

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 19th April, 2021, 7.00 pm – MS Teams (watch it [here](#))

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

Quorum: 3

1. **FILMING AT MEETINGS**

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

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

2. **PLANNING PROTOCOL**

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

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

have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

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

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

3. APOLOGIES

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 15 below.

5. DECLARATIONS OF INTEREST

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

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

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

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

6. MINUTES

To confirm and sign the minutes of the Planning Sub Committee held on 8 March 2021 (**to follow**)

7. PLANNING APPLICATIONS

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

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

8. HGY/2020/1615 26-28 BROWNLOW ROAD N11 2DE (PAGES 1 - 104)

Proposal: Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 (1 x studio, 6 x 1 bed, 14 x 2 bed, 3 x 3 bed) flats; erection of 1 detached dwelling to the rear with 1 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.

Recommendation: GRANT

9. HGY/2021/0441 807 HIGH ROAD, N17 8ER (PAGES 105 - 230)

Proposal - Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical/health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works

Recommendation: GRANT

10. HGY/2020/2762 10-12 BIDWELL GARDENS (PAGES 231 - 274)

Proposal: Erection of detached dwellinghouse with associated hard and soft landscaping.

Recommendation: GRANT

11. PRE-APPLICATION BRIEFINGS

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

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

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

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

12. PPA/2020/0025 29-33 THE HALE N17 9JZ (PAGES 275 - 284)

Proposal: Demolition of existing buildings and construction of a part 7, part 24 storey building to provide 600sqm retail floorspace (Class E uses) accommodation at base; and 435 rooms of purpose-built student accommodation with communal amenity & ancillary spaces above; ancillary uses to student housing at ground level, with associated cycle parking & refuse storage at basement level; and associated landscaping and public realm works (elements of which will provide servicing and disabled drop off)

13. UPDATE ON MAJOR PROPOSALS (PAGES 285 - 298)

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.

14. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 299 - 354)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 22.2.21-2.4.21.

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

16. DATE OF NEXT MEETING

27 May 2021 – Strategic Planning Committee (to approve membership of the Planning Committee)

7 June 2021 – Planning Committee

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River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 09 April 2021

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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2020/1615**Ward:** Bounds Green**Address:** 26-28 Brownlow Road N11 2DE

Proposal: Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 (1 x studio, 6 x 1 bed, 14 x 2 bed, 3 x 3 bed) flats; erection of 1 detached dwelling to the rear with 1 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.

Applicant: Rawlins Abbeytown Limited**Ownership:** Private**Case Officer Contact:** Tobias Finlayson

1.1 The application has been referred to the Planning Sub-committee for a decision as it is a major application that is also subject to a s106 agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.2.1 The revised proposal satisfactorily addresses the Planning Inspector's reasons for refusal of the previous application (HGY/2018/0309) which can be summarised as (1) the effect of the proposed flats on the character and appearance of the area; and (2) the effect of the proposed flats on the living conditions of the occupants of neighbouring properties.

1.2.2 All other relevant material considerations including changes to policy context since the Planning Inspector's appeal decision have been taken into account.

1.2.3 The proposed development would contribute to the housing needs of the borough by providing 24 residential units including the maximum viable level of affordable housing (via an off-site contribution).

1.2.4 In accordance with the NPPF, permission should be granted as there are no significant adverse or harmful impacts of doing so that would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole.

2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards & 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 obligations set out in the Heads of Terms below and a section 278 Highways Agreement.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director 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.
- 2.3 That the section 106 legal agreement referred to in resolution 2.1 above is to be completed no later than 19 July 2021 or within such extended time as the Head of Development Management or the Assistant Director shall in her/his sole discretion allow.
- 2.4 That following completion of the agreement(s) referred to in resolution 2.1 within the time period provided for in resolution 2.3 above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions listed in full at Appendix 1.

Conditions summary (the full text is contained in Appendix 1 to this report):

1. Time limit for implementation (3 years)
2. Development in accordance with approved drawings and documents
3. Removal of certain permitted development rights
4. Accessible dwellings
5. Satellite antenna restriction
6. Unexpected Contamination
7. Tree Protection Measures
8. Demolition and Construction Environmental Management Plan
9. NRMM
10. Piling
11. Updated Sustainability & Energy Statement
12. Materials
13. Updated Sustainable Urban Drainage System
14. Living roofs
15. Overheating
16. Landscaping
17. Secured by Design
18. Land Contamination Remediation Verification
19. Refuse management

20. Cycle parking
21. Obscure glazing

Informatives summary (the full text is contained in Appendix 1 to this report):

1. Working with the applicant
2. S106 agreement
3. CIL
4. Low Carbon Heating Strategy
5. Party Wall Act
6. Hours of construction
7. Asbestos
8. Groundwater Risk Management Permit
9. Underground Water Assets
10. Pressure
11. SbD accreditation – Metropolitan Police Advice
12. Fire safety
13. Street numbering

Section 106 Heads of Terms:

1. Affordable housing provision
 - Financial contribution (£384,903) towards provision of off-site affordable housing;
 - Early stage review if works do not commence within two years (24 months); and
 - Late stage review upon sale or let of 75% units.
2. Sustainable Transport Initiatives and Car Parking
 - Traffic Management Order amendment contribution (£4,000) for 'car capped' development; and
 - Car club membership provision for two years.
3. Carbon mitigation
 - Financial contribution towards carbon offsetting (estimate £16,481.55) to be confirmed by Energy Statement review and associated clauses; and
 - Be Seen: Commitment to uploading data to the GLA's Energy Monitoring platform.
4. Child play space
 - Financial contribution (£4,750) towards off-site provision.
5. Employment initiative – participation and financial contribution towards Local Training and Employment Plan
 - Provision of a named Employment Initiatives Co-Ordinator;

- Notify the Council of any on-site vacancies;
- 20% of the on-site workforce to be Haringey residents;
- 5% of the on-site workforce to be Haringey resident trainees;
- Provide apprenticeships at one per £3m development cost (maximum 10% of total staff); and
- Provide a support fee of £1,500 per apprenticeship towards recruitment costs.

6. Monitoring contribution

- 5% of total value of contributions (not including monitoring);
- £500 per non-financial contribution; and
- Total monitoring contribution to not exceed £50,000.

7. Section 278 highway agreement

2.5 That in the absence of the agreement referred to in resolution 2.1 above being completed within the time period provided for in resolution 2.3 above, the planning permission be refused for the following reasons:

- (i) In the absence of a legal agreement securing 1) the provision of a financial contribution in-lieu of onsite affordable housing and 2) viability review mechanisms, the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to London Plan Policy H4, Local Plan Strategic Policy SP2, and Development Management DPD Policies DM11, DM13 and DM48.
- (ii) In the absence of legal agreement securing 1) Traffic Management Order amendment contribution and 2) car club membership funding, the proposal would give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan Policy T4, Local Plan Strategic Policy SP7 and Development Management DPD Policies DM31, DM32 and DM48.
- (iii) In the absence of a legal agreement securing a carbon offset payment, the proposal would fail to mitigate the impacts of climate change. As such, the proposal is unsustainable and contrary to London Plan Policy SI2, Strategic Policy SP4 and Development Management DPD Policies DM21, DM22 and DM48
- (iv) In the absence of a legal agreement securing a financial contribution towards child play space, the proposal would fail to deliver an acceptable level of play and informal recreation based on the expected child population generated by the scheme. As such, the proposal is contrary to London Plan Policy S4, the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG and Local Plan Strategic Policy SP13.

- (v) In the absence of a legal agreement securing construction training and local labour initiatives, the proposal would fail to deliver an acceptable level of support towards local residents accessing the new job opportunities in the construction phase of the scheme. As such, the proposal is contrary to Haringey's Planning Obligations SPD 2018.

2.6 In the event that the Planning Application is refused for the reasons set out in resolution 2.7 above, the Head of Development Management or the Assistant Director (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;
- (ii) The further application for planning permission is submitted to and approved by the Head of Development Management or 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 2.1 above to secure the obligations specified therein.

Presumption in Favour of Sustainable Development (PFSD)

2.7 In the event that members choose to make a decision contrary to the officer recommendation (that the proposed development accords with the development plan overall and material considerations do not indicate otherwise), it will be necessary to consider the presumption in favour of sustainable development in the National Planning Policy Framework (NPPF). This is because the Council's delivery of housing over the last three years has been substantially below its housing target and so paragraph 11(d) of the NPPF is engaged by virtue of footnote 7 of the NPPF. Members must state their reasons including why it is considered that the presumption is not engaged.

CONTENTS

- 3.0 BACKGROUND
- 4.0 PROPOSED DEVELOPMENT
- 5.0 CONSULTATION RESPONSES
- 6.0 LOCAL REPRESENTATIONS
- 7.0 ASSESSMENT OF PROPOSED DEVELOPMENT
- 8.0 COMMUNITY INFRASTRUCTURE LEVY
- 9.0 RECOMMENDATION

APPENDICES

- Appendix 1 Conditions and Informatives
- Appendix 2 Plans and Images
- Appendix 3 Internal and External Consultation Responses
- Appendix 4 Local Representations
- Appendix 5 Previous Appeal Decision
- Appendix 6 Previous QRP Report

3.0 BACKGROUND

3.1 A similar application at this site was appealed (APP/Y542/W/18/3209344) for non-determination and the Planning Inspectorate decision (**Appendix 5**) issued in June 2019. The appeal was dismissed with the Planning Inspector finding two reasons for refusal:

- 1) The effect of the proposed flats on the character and appearance of the area; and
- 2) The effect of the proposed flats on the living conditions of the occupants of neighbouring properties, with particular reference to outlook, privacy and day and sun light; and

3.2 This application seeks to address the Planning Inspector's two reasons for refusal with an amended proposal as set out in detail below. The recent appeal decision has been given appropriate weight.

4.0 PROPOSED DEVELOPMENT

4.1 Proposed development

4.1.1 The revised planning application seeks full planning permission for the demolition of existing buildings and erection of a part 3 and part 4 storey building comprising 23 (1 x studio, 6 x 1 bed, 14 x 2 bed, 3 x 3 bed) flats; erection of 1 detached dwelling to the rear with 1 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.

Amendments since submission

4.1.2 Since the current application was submitted and publicly consulted upon, the following amendments have been made to the proposed development:

- Top floor metal cladding changed to facing brickwork to enhance verticality;
- Recessed grey brickwork to top floor above balconies along street elevation;
- Glazed balustrades replaced with metal railings;
- Additional windows to north elevation at first, second and third floor to provide dual aspect; and
- Section of buff brickwork to south elevation to enhance verticality.

Differences between appeal and current schemes

- 4.1.3 In addition to the above amendments since submission, to address the appeal grounds for refusal of the previous proposal, the current application differs from the previous proposal in the following aspects:
- Reduced building mass by one storey, bringing the roof top level in line with Beaumaris and eaves of no.30;
 - Removing a storey meaning one of the circulation cores can be omitted thereby reducing the circulation footprint, providing more liveable area;
 - Setting back of the proposal further away from Brownlow Road to align with neighbouring buildings and reducing its dominant presence on the streetscape;
 - Reduced massing on rear corner adjacent to no.30 to improve relationship and outlook from no.30;
 - Removed projecting balconies to the rear corner nearest to no.30 to stop overlooking into the property's garden

4.2 Site and surrounding context

- 4.2.1 The application site is a rectangular plot of land that measures 75m by 35m, totalling 0.26 hectares. The site comprises two detached dwellings, one of which is derelict following a fire in 2017 and one of which is vacant.
- 4.2.2 The site fronts onto Brownlow Road with a central dropped kerb. No.26 is a two storey brick built dwelling with limited architectural merit. No.28 is a small two storey dwelling dating from the 19th Century, which has been severely damaged by the fire. Neither of the buildings are listed and the site is not within a conservation area.
- 4.2.3 The surrounding area has a broadly residential character defined by a mix of housing types, including four to five storey flatted blocks and two storey semi-detached dwellings. Immediately adjacent to the south is a four storey block of flats known as Beaumaris and to the north is a three storey Victorian dwelling (no.30). The character has a more retail feel to the south towards Bounds Green Station and Bounds Green Road and is a designated neighbourhood centre in the Local Plan.
- 4.2.4 The site has excellent access to public transport, with a PTAL rating of 6a. It is within a two-minute walk to Bounds Green Station on the Piccadilly line and has access to a range of bus routes on and around Bounds Green Road.

4.3 Other relevant planning history

- 4.3.1 Planning permission (HGY/2016/3130) was granted in 2016 to the rear of 26 Brownlow Road (i.e. what is currently the rear garden) for the erection of two, three-bed detached dwellings with parking, cycle and refuse storage and formation of an access. The planning permission has technically commenced (but not yet completed) through the construction all of the drain connections in to the access road to the rear, which has been inspected and signed off by Building Control. These works of implementation followed the discharge of a number of pre-commencement planning conditions and the payment of CIL.

5.0 CONSULTATION REPONSES

- 5.1 The following is a summary of the internal and external consultation responses received regarding the application. The full text of the consultation comments from internal and external consultees is contained in **Appendix 3**.

Internal:

- 5.1.1 Design Officer: No objection – number of single aspect flats reduced.
- 5.1.2 Transportation Group: No objection subject to conditions and s106 obligations.
- 5.1.3 Housing: No objection subject to s106 obligations.
- 5.1.4 Carbon Management (Climate Change): No objection subject to conditions and s106 obligations.
- 5.1.5 Carbon Management (Pollution): No objection subject to conditions.
- 5.1.6 Flood, Surface Water and Drainage: No objection subject to condition.
- 5.1.7 Building Control: No objection.
- 5.1.8 Waste Management: No objection subject to condition.

External:

- 5.1.9 London Borough of Enfield: No objection.
- 5.1.10 Transport for London: No objection subject to cycle parking provision increase.
- 5.1.11 Thames Water Utilities: No objection subject to condition and informatives.
- 5.1.12 London Fire Brigade: No objection.

6.0 LOCAL REPRESENTATIONS

6.1 The following consultation was undertaken in accordance with national requirements under the Town and Country Planning (Development Procedure) (England) Order 2015 as well as the Council's Statement of Community Involvement 2017:

- 355 owner/occupiers of neighbouring properties notified by letter;
- 2 resident/community associations (Bounds Green & District Residents Association; and Bowes Park Community Association);
- 2 site notices displayed near the application site - one to the front (Brigstock Road) and one to the rear (Queen's Road) on 24 July 2020; and
- 1 press notice placed in the local paper (Enfield & Haringey Independent) on 22 July 2020

6.2 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: 50
Objecting: 50

6.3 The following Member of Parliament made representations:

- Catherine West – Labour MP for Hornsey and Wood Green

6.4 The following Councillor made representations:

- Councillor Chiriyankandath

6.5 The fuller summary of representations received and the officer response are set out in **Appendix 4**. A summary of issues that are material considerations is given below:

Principle and housing
Affordable housing
Density, size, scale, design, character and appearance
Neighbouring residential amenity
Energy and climate change
Environment (contamination, trees, landscaping, flooding, SuDs and ecology)
Parking, transport, access and highways
Construction impacts

7.0 ASSESSMENT OF PROPOSED DEVELOPMENT

7.1 The proposed application seeks to address the reasons for refusal given by the Planning Inspector in the appeal decision on the previous proposal, which were:

- 1) The effect of the proposed flats on the character and appearance of the area; and
- 2) The effect of the proposed flats on the living conditions of the occupants of neighbouring properties, with particular reference to outlook, privacy and day and sun light.

7.2 In addition to the above, although previously held as acceptable, as the policy context has changed since the Planning Inspector's decision, the following matters still need to be assessed:

- Changes to policy context;
- Principle of development;
- Character and appearance of the area
- Effect on the living conditions of the occupants of neighbouring properties
- Affordable housing
- Housing quality and unit mix
- Transportation, access, servicing, parking and highway safety
- Energy, climate change and sustainability
- Environment
- Ecology
- Fire safety
- Construction impacts
- S106 mitigation/planning obligations
- Equalities
- Conclusion

7.3 Principle of development

Changes in policy context

7.3.1 Since the Planning Inspector's decision, there have been three material changes in the planning policy context.

7.3.2 Firstly, the NPPF has been updated (June 2019) and requires Local Planning Authorities to significantly boost the supply of housing (paragraph 59).

7.3.3 Secondly, the 2020 Housing Delivery Test (HDT) results were published on 19 January 2021 and as a result, Haringey Local Planning Authority is now subject to the presumption in favour of sustainable development and paragraph 11d of the NPPF is highly relevant. The Council's delivery of housing over the last three years has been substantially below its housing target and so paragraph 11d of the NPPF is engaged by virtue of footnote 7 of the NPPF. Nevertheless, the proposed development has been found to be in accordance with development plan policies and, therefore, consideration of paragraph 11(d) is not specifically required in this instance (but would be if the application were to be refused).

- 7.3.4 Thirdly, the Mayor of London published the new London Plan on 2 March 2021. This means that for the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004, the development plan includes the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and the London Plan (2021). Officers have taken full account of this and the adopted London Plan policies when assessing this application and have reviewed all references to London Plan policies referred to in the previous appeal decision (Appendix 5) where relevant.

Assessment of principle

- 7.3.5 The Inspector did not raise the principle of development (including demolition of existing buildings) as a reason for refusal of the previous application. The principle of developing this site for housing remains acceptable.
- 7.3.6 Furthermore, the published London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. London Plan (2021) Policy H1 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites (of which this is one, notwithstanding that garden land is excluded from the definition of ‘brownfield’), especially sites with good public transport access levels (PTALs) or which are located within 800m of a station or town centre boundary – again, of which this site is one.
- 7.3.7 Given the above, the principle of development remains acceptable and furthermore, when considered against the changes in policy context, the provision of housing should be afforded additional weight compared to when it was previously considered.

7.4 Character and appearance of the area

Policy context

- 7.4.1 Published London Plan Policies D1 (London’s form, character and capacity for growth), D4 (Delivering good design) and D6 (Housing quality and standards) replace former London Plan Policies 7.4, 7.5 and 7.6 referred to in the previous appeal decision (Appendix 5) however, the policy objectives are largely similar.

Quality Review Panel

- 7.4.2 Whilst the Quality Review Panel (QRP) has not reviewed the current scheme, it reviewed the previously appealed scheme of larger bulk and mass. The QRP report on the previous scheme is set out in full at **Appendix 6** with the summary from the final report as below:

The Quality Review Panel feels that the combined sites at 26-28 Brownlow Road offer great potential for redevelopment due to their proximity to Bounds Green Underground Station. Whilst it welcomes the plans to replace the two low-density houses on the combined site with a higher density residential scheme, the panel considers that some further refinements to the proposal will be required in order to ensure that the development fulfils its obvious potential.

The panel broadly supports the scale and configuration of the development; however, it feels that scope remains to improve the entrance and circulation of the main block of accommodation, the quality and accessibility of the communal garden, and the arrangements for servicing and cycle storage. The panel would also encourage further consideration of the ground floor plan in the south-eastern corner of the main block, and some refinement of the fenestration and architectural expression.

Assessment of design differences between appeal and current schemes

- 7.4.3 To address the appeal grounds for refusal of the previous proposal relating to the character of the area as well as the QRP suggested amendments, the current application differs from the previous proposal in the following aspects:
- Reduced building mass by one storey, bringing the roof top level in line with Beaumaris and eaves of no.30;
 - Removing a storey meaning one of the circulation cores can be omitted thereby reducing the circulation footprint, providing more liveable area;
 - Setting back of the proposal further away from Brownlow Road to align with neighbouring buildings and reducing its dominant presence on the streetscape; and
 - Reduced massing on rear corner adjacent to no.30.
- 7.4.4 To further improve the design of the scheme and how it relates to the character of the area, since the current application was submitted, the following further amendments have been made to the proposed development:
- Top floor metal cladding changed to facing brickwork to enhance verticality;
 - Recessed grey brickwork to top floor above balconies along street elevation;
 - Glazed balustrades replaced with metal railings;
 - Additional windows to north elevation at first, second and third floor to provide double aspect; and
 - Section of buff brickwork to south elevation to enhance verticality.

- 7.4.5 The revised design has reduced the height of the building by a whole storey and set the top floor in from the boundary with no. 30, which brings the roof's top level in line with Beaumaris and the eaves of no.30. This reduction in height ensures that the building better responds to and sits comfortably within its street scene context and would no longer appear notably taller than its neighbours, as previously found by the Inspector. The building now responds to the prevailing height.
- 7.4.6 The Inspector also found that the previously excessive height was compounded by the massing and forward projection of the building, making it appear dominant and out of place. As noted above, in response, the revised scheme has brought the building line back so that it aligns with both of its neighbours. This has a significant effect on its dominance within the street which, when coupled with the reduction in height, ensures the building respects its context. In addition, the massing has been broken up with a series of three projecting, solid brick elements intertwined with recessed balconies. This again lessens the overall scale of the building and is considered to address the Inspector's concerns regarding the building's dominance.
- 7.4.7 The architectural approach has changed slightly, however, still retains the core of the architecture of the previous scheme that was commended by the Inspector. The approach taken is the New London Vernacular and includes the use of robust and durable brickwork that directly responds to the local context. As the building is now a whole storey lower and the footprint of the storey has been reduced, the upper floor appears as a distinct roof element that helps to cap the architectural composition. Finally, powder coated aluminium glazing helps to off-set the brick and the use of recessed balconies with metal railings adds a good degree of depth and relief to the façade.
- 7.4.8 The Council's Design Officer has assessed the current proposal and advises that it is much improved in terms of the height as the building addresses its context and mediates between its 3 storey and 4 storey neighbours. They highlight that the proposed building has been pushed back to realign with the frontages of no.30 and the Beaumaris apartment block. The 3D views demonstrate how these changes allow the building to sit more harmoniously into the context of the street. The design impact of the proximity to the adjoining property at no.30 has been reduced by the changes made in alignment and scale. The Design Officer is convinced and satisfied with the changes made and that some necessary compromises have been made to improve the architectural and urban design qualities of the scheme.

Conclusion

- 7.4.9 Given the above, the Inspector's reason for refusal regarding the effect of the development upon the character of the area with particular emphasis on height and dominance within the street has been overcome and the development is acceptable and in accordance with London Plan Policies D1, D4 and D6.

7.5 Effect on the living conditions of the occupants of neighbouring properties

Policy context

- 7.5.1 Published London Plan Policy D6 (Housing quality and standards) replaces former London Plan Policy 7.6 referred to in the previous appeal decision (Appendix 5) however, the policy objectives are largely similar.

Outlook

- 7.5.2 The revised proposals address the Inspector's concerns by stepping the building mass in further away from the boundary with no.30 where it projects beyond this property. The revised proposals also project beyond no.30 less at first and second floor when compared with the previous scheme and the rearmost projection is further stepped-in from the boundary, which increases the separation between the neighbour and the stepped out part of the building. This approach ensures that a '45-degree line' BRE guide is preserved from the nearest habitable window in the neighbouring property. In addition, the overall height of the building adjacent to no.30 has been reduced by a storey and is now of the same height as this property. Overall, these amendments are considered to help significantly reduce the impression of an imposing mass of structure to the neighbouring property. Whilst the new building may be visible in oblique views from the neighbouring house, it is considered to be sufficiently set away and stepped in to not result in a sense of enclosure or overwhelming loss of outlook for its occupiers who will continue to maintain an open outlook along their garden.
- 7.5.3 Furthermore, whilst not raised by the Inspector, the building no longer projects beyond the front building line of no.30, which will also improve the relationship and ensure an open outlook at the front. This improvement, together with the improvements at the rear, will ensure that the occupiers of no.30 do not feel enclosed by a 'wall' of development.
- 7.5.4 The relationship with Beaumaris is largely unchanged, with the proposed flats only projecting marginally beyond the line of the previous scheme but still within the '45-degree line' BRE guide. Therefore, the Inspector's previous conclusion that "the flats would be located far enough in from the boundary with Beaumaris to ensure no harmful effect upon the outlook from that building" is still applicable.
- 7.5.5 The relationship between the rear dwelling and surrounding properties is considered to remain acceptable as per the Inspector's conclusions and the findings of the Council in granting permission for the two dwellings at the rear of no.26.

Privacy

- 7.5.6 The proposed development addresses the Inspector's concern by removing all overhanging balconies on the part of the building adjacent at the border with no.30. The originally submitted version of the current application also removed all windows from the flank elevation where it extends beyond the neighbouring property. However, whilst not a concern raised by the Inspector, to make an additional two units dual aspect, at the request of officers, the applicant inserted obscure glazed oriel windows at first and second floor within the western flank elevation. Given the angle nature of the oriel windows, in conjunction with the obscure glazing, separation distance and boundary treatment of established mature trees, there would be no loss of privacy or harmful perception of overlooking for the occupants of no.30.
- 7.5.7 In addition, bringing the balconies within the envelope of the façade with a slight walled projection beyond the usable area of the balcony will ensure that the outlook is over the communal garden and not towards no.30. It also removes the visual presence of projecting balconies close to the neighbouring property. However, as required by relevant policies, it is beneficial to provide some outdoor amenity space for each flat and the design measures have addressed the Inspector's concerns about the possibility of overlooking and loss of privacy arising.
- 7.5.8 As per the Inspector's previous finding, the development would preserve the privacy of the flats and gardens of Beaumaris as there is no change in relationship here. In addition, the building would continue to preserve the privacy of the properties on Queen's Road, which was not raised as a reason for refusal by the Inspector.

Sunlight and daylight

- 7.5.9 The application includes a daylight and sunlight assessment on the effect of their proposed development on neighbouring dwellings. The report has 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".
- 7.5.10 The daylight sunlight assessment confirms that the proposed development would be in accordance with the BRE guide and not have any harmful impact on neighbouring properties with regard to harmful loss of sunlight or daylight. Therefore, as concluded by the Inspector in considering the previous scheme of greater mass and bulk than the current proposal, in the absence of evidence to the contrary, the relationship is considered to be acceptable in this respect.

Conclusion

- 7.5.11 Given the above, the Inspector's reason for refusal regarding the effect of the proposed flats on the living conditions of the occupants of neighbouring properties, with particular reference to outlook, privacy and day and sun light has been overcome and the development is acceptable and in accordance with London Plan Policy D6 and Development Management DPD Policy D1.

7.6 Affordable housing

Policy context

- 7.6.1 The NPPF 2019 (paragraph 62) states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:
- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
 - b) the agreed approach contributes to the objective of creating mixed and balanced communities.
- 7.6.2 London Plan 2021 Policy H4 states that affordable housing should be provided on site and only be provided off-site or as a cash in lieu contribution in exceptional circumstances. The Mayor's Affordable Housing and Viability SPG 2017 further states that all schemes which propose off-site affordable housing or cash in lieu payments are required to provide a detailed viability assessment as part of the justification that off-site or cash in lieu is acceptable, in-line with the London Plan and relevant local policies. In addition, viability alone is insufficient justification for off-site affordable housing provision or a cash in lieu payment.
- 7.6.3 Policy SP2 of the Local Plan requires developments of more than 10 units to provide a proportion of affordable housing subject to viability to meet an overall borough target of 40%.
- 7.6.4 Development Management DPD Policy DM13(F) states that on-site provision of affordable housing will be required. Only in the following exceptional circumstances may an off-site provision be acceptable - where a development can:
- a) Secure a higher level of affordable housing, on an alternative site;
 - b) Secure a more inclusive and mixed community in accordance with Policy DM11; and
 - c) Better address priority housing needs.
- 7.6.5 Haringey's Planning Obligations SPD 2018 states that although the Council's preference is to negotiate on-site affordable housing there may be circumstances where the Council agrees that a cash in lieu of provision contribution may be suitable. Cases where a case for financial payment could be made are:

- Where no RP is identified, or the Council not is willing to take the units on;
- The size of the site is too small; or
- Practicalities of design and management.

7.6.6 The Planning Obligations SPD 2018 further adds that all schemes that propose off-site provision or a cash-in-lieu payment are required to provide a detailed viability appraisal to justify this approach.

Viability

7.6.7 Haringey's viability consultant has assessed the development and considers the scheme could provide two on-site affordable homes or a contribution in-lieu of towards off-site affordable housing provision of £384,903, which is the maximum reasonable amount. However, on the same basis as the previous concessions (values and profit), the applicant's viability assessment shows a surplus of only £280,383 against the viability benchmark, which is more than £100k less than officers' position.

7.6.8 Despite the differing position, in the interests of progressing the development, the applicant has agreed to accept officers' position on the sum of 'in lieu' financial contribution. The applicant has also agreed to s106 obligations ensuring an 'early stage' review should the development not commence within 24 months of permission being granted and a 'late stage' review upon sale or let of 75% of the units. Both review mechanisms are to ensure that the maximum reasonable amount of financial contribution towards affordable housing is delivered.

Payment in lieu of on-site affordable housing provision

7.6.9 The council's Housing Team advises that the Council would not wish to acquire the low number of affordable units (two) of different tenure within this scheme due to the associated practicalities of design and management issues. He also advises it unlikely Registered Providers of Affordable Housing (RP) would be will to take on the units for the same reasons. A commuted s106 contribution in this case can be used against the Council's own Housing Delivery Programme to support the delivery of larger family homes, which are difficult to make viable with grant and will therefore better address priority housing needs. Furthermore, it is likely that a higher level of affordable housing could be secured on an alternative site given the relatively high value of the units. Therefore, the development can be considered an exceptional circumstance in this instance and a financial contribution towards off site provision would better benefit the borough.

Conclusion

7.6.10 Whilst the proposed development does not provide any on-site affordable housing, exceptional circumstances of the site have been demonstrated. Therefore, a financial contribution of £384,903 in lieu of on-site provision to be secured by s106 obligation is acceptable in this instance and in accordance with relevant policies as it would allow the development to come forward whilst also providing the maximum reasonable amount of contribution towards affordable housing.

7.7 Housing quality and unit mix

Housing quality

7.7.1 London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space.

7.7.2 The Inspector did not raise housing quality as a reason for refusal of the previous application. Therefore, as the current proposal maintains compliance with the prescribed space and amenity standards as well as increasing the number of dual aspects units by two, the proposed development is considered acceptable in housing quality terms.

Unit mix

7.7.3 London Plan 2021 Policy H12C notes that boroughs should not set prescriptive dwelling size mix requirements (in terms of numbers of bedrooms) for market homes.

7.7.4 Haringey's Housing Strategy does not set out a target dwelling mix for market housing. However, Development Management DPD Policy DM11 requires proposals for new residential development to provide a mix of housing with regard to site circumstances, the need to optimise output and in order to achieve mixed and balanced communities.

7.7.5 The overall unit mix of housing within the proposed development:

Unit type	Number of units	Proposed mix
One bedroom flat	7	29.17%
Two bedroom flat	14	58.33%
Three bedroom flat	2	8.33%
Three bedroom house	1	4.17%
Total	24	100%

7.7.6 The overall unit mix of housing within the previously refused development:

Unit type	Number of units	Proposed mix
One bedroom flat	14	46.67%
Two bedroom flat	12	40%
Three bedroom flat	1	3.33%
Three bedroom house	3	10%
Total	30	100%

7.7.7 The Inspector did not raise unit mix as a reason for refusal of the previous application. However, it is important to note that the revised design of the current proposal results in a greatly reduced percentage of 1 bedroom units with a greater percentage of 2 to 3 bed units, which is supported.

7.7.8 Overall, the proposed unit mix is considered acceptable given the site's location within a highly sustainable area i.e. in close proximity to public transportation and when weighed against the need to provide additional housing to meet the borough's housing target.

7.8 Transportation, access, servicing, parking and highway safety

7.8.1 Published London Plan 2021 Policy T1 (Strategic approach to transport) continues to support development that generates high levels of trips at locations with high levels of public transport accessibility and encourages shifts to more sustainable modes and promotes walking by ensuring an improved urban realm (effectively replacing Policy 6.1 in the previous London Plan). Similarly, Published London Plan Policies T2 (Healthy Streets), T5 (Cycling) and T6 (Car parking) replace previous London Plan Policies 6.9, 6.1 and 6.13 and former Intend to Publish London Plan Policy T5. In doing so, they continue to promote walking and cycling.

7.8.2 The Inspector did not raise transportation, access, parking and highway safety as a reason for refusal of the previous application. Furthermore, when considered against the previous scheme, the current proposal is likely to result in less demand given there are less units. Therefore, given the site's highly sustainable location (PTAL 6a), subject to the recommended conditions and s106 obligations such as removing permits and car club membership, the proposed development is acceptable in transportation, access, parking and highway safety terms.

7.9 Energy, climate change and sustainability

- 7.9.1 Former adopted London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11 have been replaced by published London Plan Policies SI 2 (Minimising greenhouse gas emissions), SI 3 (Energy infrastructure) and SI 4 (Managing heat risk). These continue and strengthen the approach to climate change and require 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.
- 7.9.2 Energy, climate change and sustainability were not raised as a reason for refusal on the previous application. However, policy has moved on since then and the Council's Climate Change Officer has assessed the application against current policy (including new London Plan 2021 requirements) and considers it acceptable. It is important to note that the revised design of the current proposal is an improvement on the previous scheme in that it results in a greater carbon reduction (71.5%) when compared against the previous proposal (43.7%). It is therefore considered policy compliant and is acceptable.

7.10 Environment

Contamination

- 7.10.1 Development DPD 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.
- 7.10.2 Contamination was not raised as a reason for refusal in the previous application. Like that previous application, the current application includes a Report on a revised Remediation Strategy and Remedial Action Plan to appropriately manage and dispose of the contamination on site. The Council's Pollution Officer has assessed the report and confirms that having considered all the submitted supportive information, he has no objection to the proposed development in relation to land contamination subject to the imposition of a (standard) planning condition requiring a contamination verification report. Therefore, the proposed development is acceptable in land contamination terms.

Trees and landscaping

- 7.10.3 Published London Plan 2021 Policy G7 (Trees and woodlands) seeks to ensure that existing trees of value are retained and encourages the planting of new trees.
- 7.10.4 Whilst the Inspector did not raise trees and landscaping as a reason for refusal of the previous application the current application has been reassessed against current policy. Like the previous proposal, the current scheme includes an

arboricultural report assessing the impact of the development on the trees on and around the site. Due to the contamination remediation necessary, several existing trees need to be removed. However, a condition requiring a detailed landscaping plan is recommended and will ensure a balance between a suitable number and species of trees are planted whilst at the same time allowing sufficient space for open gardens and movement/access space. The proposed development is therefore acceptable in trees and landscaping terms.

Flooding and Sustainable Urban Drainage Systems (SUDS)

- 7.10.5 Former London Plan Policies 5.12, 5.13 and 5.14 have been replaced by published London Plan Policies SI 5 (Water infrastructure), SI 12 (Flood risk management) and SI 13 (Sustainable drainage) and continue to call for development to utilise Sustainable Urban Drainage Systems (SUDS) and ensure adequate wastewater infrastructure capacity is available.
- 7.10.6 When assessing the previous application, no concerns were raised with regards to energy, climate change and sustainability. The proposed development follows relevant, current policy guidance and the SUDS hierarchy to maximise the use of SUDS solutions (green roofs, water butts to collect rain water for reuse to irrigate the planted gardens, permeable paving, rain gardens and a small swale) to control the surface water. Attenuation of surface water will be achieved using a cellular storage system before being discharged at an appropriate rate (2l/s) to the public sewer network. Furthermore, a comprehensive management maintenance schedule has been provided and will be in place for the lifetime of the development with the maintenance being undertaken by a management company. The council's Drainage Engineer has assessed the proposed development and confirms it acceptable.

Ecology

- 7.10.7 Former adopted London Plan Policy 7.19 has been replaced by published London Plan Policy G6 (Biodiversity and access to nature) which continues to indicate that whenever possible development should make a positive contribution to the protection enhancement creation and management of biodiversity. Local Plan Policy SP13 states that development shall contribute to providing ecological habitats including through providing green roofs plus other methodologies.
- 7.10.8 The Inspector did not raise ecology as a reason for refusal of the previous application and the site is not designated for its nature conservation value. However, the revised design of the current proposal includes a green roof and a condition securing submission of hard and soft landscaping details, including nest boxes etc is recommended.
- 7.10.9 Given the above, the proposed development is acceptable in ecology terms.

7.11 Fire safety

- 7.11.1 Fire safety is generally assessed at Building Regulations stage along with other technical building requirements relating to structure, ventilation and electrics, for example. However, since the Planning Inspector's decision, published London Plan 2021 Policy D12 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.
- 7.11.2 The statement consists of a high-level review of fire safety requirements for the proposed development based on relevant British Standards and addresses means of escape, fire safety systems, internal fire spread, external fire spread and access and facilities for the fire service.
- 7.11.3 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 Building Control 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.
- 7.11.4 Upon consultation, the London Fire Brigade and Haringey Building Control have confirmed that they are satisfied with the proposed development at this stage.

7.12 Construction impacts

- 7.12.1 The Inspector did not raise construction impacts as a reason for refusal of the previous application. Furthermore, the impacts of construction such as noise, dust and traffic are temporary and are proposed to be controlled by condition, notably construction logistics and management plans. The applicant will also be required to join the Considerate Constructors Scheme with proof of registration provided to the Local Authority.
- 7.12.2 It is also noted that hours of construction are controlled by other legislation (Control of Pollution Act) and an informative is recommended in this regard.

7.13 S106 mitigation/planning obligations

- 7.13.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority to seek planning obligations to mitigate the impacts of a development. As such, the s106 Heads of Terms are listed in section 2 of this report and are all considered necessary, directly related to the development and reasonably related in scale and kind.

7.14 Equalities

- 7.14.1 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.
- 7.14.2 The proposed development provides additional housing, which would add to Haringey's stock of market homes and also providing the maximum viable amount of financial contribution towards affordable housing.
- 7.14.3 An employment and skills 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.
- 7.14.4 The proposed development would add to the stock of (private) wheelchair accessible and adaptable dwellings in the locality in accordance with London Plan and local planning policy requirements.

7.15 Conclusion

- 7.15.1 The revised proposal satisfactorily addresses the Planning Inspector's reasons for refusal of the previous application (HGY/2018/0309) which were, the effect of the proposed flats on the character and appearance of the area; and the effect of the proposed flats on the living conditions of the occupants of neighbouring properties.
- 7.15.2 All other relevant material considerations including changes to policy context since the Planning Inspector's appeal decision have been taken into account.
- 7.15.3 The proposed development would contribute to the housing needs of the borough by providing 24 residential units including the maximum viable level of financial contribution towards affordable housing provision.
- 7.15.4 In accordance with the NPPF, permission should be granted as there are no significant adverse or harmful impacts of doing so that would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole.

8.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 Based on the information given in the application, the Mayoral CIL charge will be £95,729.55 (Net GIA 1,581sqm x £60.55 with indexation) and the Haringey CIL charge for the Central Zone will be £363,471.90 (Net GIA 1,581sqm x £229.90 with indexation). This results in a combined CIL total estimate of £459,201.45.
- 8.2 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 RICS CIL Index. An informative will be attached advising the applicant of this charge.

9.0 RECOMMENDATION

- 9.1 **GRANT PERMISSION as set out in section 2 above.**

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Appendix 1: Conditions and informatives

Conditions:

Compliance:

COMPLIANCE: Time limit for implementation (LBH Development Management)

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

2. The approved plans comprise drawing numbers and documents:

Drawings:

19225-LSI-AAA-GF-DR-A-1170 Rev P01 (Site Location); 19225-LSI-AAA-R1-DR-A-1175 Rev P04 (Block Plan); 19225-LSI-AAA-GF-DR-A-1730 Rev P05 (Proposed Landscape Plan); 19225-LSI-AAA-GF-DR-A-2000 Rev P08 (Ground Floor); 19225-LSI-AAA-01-DR-A-2001 Rev P07 (First & Second Floor); 19225-LSI-AAA-RF-DR-A-2015 Rev P06 (Third Floor); 19225-LSI-AAA-R1-DR-A-2020 Rev P04 (Roof Level); 19225-LSI-AAA-XX-SH-A-2050 Rev P03 (Approximate Area Schedule); 19225-LSI-AAA-ZZ-DR-A-2050 Rev P06 (Front & Rear Elevations); 19225-LSI-AAA-ZZ-DR-A-2051 Rev P05 (Side Elevations); 19225-LSI-AAA-XX-DR-A-2070 Rev P03 (Sections); 19225-LSI-AAA-ZZ-DR-A-0004 Rev P01 (Cycle Store); 11170-01 (Existing Site & Ground Floor Plans); 11170-02 (Site Location Plan – Existing Roof, Basement & First Floor Plans); 11170-03 (Existing Front & Side Elevations and No 24 & 30 Brownlow Rd Side Elevations); 11170-04 (Existing Rear Elevation & Side Elevation/Site Section); 11170-22 A (Proposed Floor Plans & Section (house)); 11170-23 (Proposed Elevations (house)); 11170-25 A (Proposed Floor Plans & Section – House C); 11170-26 (Proposed Elevations – House C)

Documents:

Daylight and Sunlight Assessment by Herrington Consulting Limited Rev 4 date 2 June 2020; Surface Water Management Strategy by Herrington Consulting Limited Rev 5 date 5 June 2020; Report on a Phase 1 Risk Assessment by Site Analytical Services Ltd Ref: 16/25819 date November 2016; Report on a Phase 2 Ground Investigation by Site Analytical Services Ltd Ref: 16/25819-1 date November 2016; Report on a Revised Remediation Strategy and Remedial Action Plan by Site Analytical Services Ltd Ref: 16/26111 date January 2017; Tree protection plan, arboricultural implications assessment and method statement by David Archer

Associates date May 2020; Construction Phase Plan by Bespoke Safety Solutions (BSS) Ltd; Transport Statement Report by TPHS date May 2020; Planning Statement by Savills date June 2020; Supporting Design Statement by LSI date May 2020; Letter by Savills date 19 August 2020 in response to Inspector's comments on massing; Statement on Community Involvement date August 2020; Sustainability and Energy Statement by Bluesky Unlimited Issue D date 24 February 2021; Overheating Risk, Thermal Model COBSE TM59:2017 Report by Queensberry Design Ltd Ref: QD1716 date 27 November 2020; Falco Level Premium+ Two-Tier Cycle Parking Technical Specifications; Affordable Housing Viability Assessment by BNP Paribas Real Estate date 16 June 2020; Letter by BNP Paribas Real Estate date 12 February 2021 in response to DVS' (Acting for Council) Development Viability Assessment; London Plan Fire Statement by Trenton Fire ref: TX145737 (Issue 2) date 01 March 2021; Letter by Savills date 25 March 2021 in response to QRP's comments; Email by Savills dated 24 March 2021 confirming acceptance of DVS findings on development viability

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

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

COMPLIANCE: Removal of certain permitted development rights (LBH Development Management)

3. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no development under Class A, B, C or E of the Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard neighbouring residential amenities.

COMPLIANCE: Accessible dwellings (LBH Development Management)

4. 90% of the residential units shall be built to Part M4(2) "accessible and adaptable dwellings" of the Building Regulations 2010 (as amended) and 10% shall be built to "wheelchair user dwellings" in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

COMPLIANCE: Satellite antenna restriction (LBH Development Management)

5. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no satellite antenna shall be erected or installed on the building hereby approved. The proposed

development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

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

COMPLIANCE: Unexpected Contamination (LBH Carbon Management - Pollution)

6. 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. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

Pre-commencement:

PRE-COMMENCEMENT: Tree Protection Measures (LBH Arborist)

7. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, the tree protection measures detailed in the approved "Tree protection plan, arboricultural implications assessment and method statement by David Archer Associates dated May 2020" shall be carried out as approved and maintained as such until all demolition and construction has been completed and all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

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

PRE-COMMENCEMENT: Demolition and Construction Environmental Management Plan (LBH Carbon Management – Pollution and LBH Transportation)

8. Demolition and Construction Environmental Management Plans:

- a. Demolition works shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst;
- b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both parts a and b above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition and construction works are to be undertaken respectively 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 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays with no working on Sundays and Bank Holidays;
- 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.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the site;
- v. Timing of deliveries to and removals from the site (to avoid peak times, as agreed with Highways Authority, 0700 to 900 and 1600 to 1800, where possible);
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the site during the demolition and construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will 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. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details with relevant Air Quality Mitigation Measures in addition to the measures submitted in the Control of Dust during Construction Report.

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.

The applicant submitted Construction Phase Plan and Control of Dust during Construction Reports above can form part of the documents to discharge this condition.

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

PRE-COMMENCEMENT: NRMM (LBH Carbon Management - Pollution)

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

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

Reason: To protect local air quality.

PRE-COMMENCEMENT: Piling/intrusive groundworks (Thames Water)

10. 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

PRE-COMMENCEMENT: Updated Sustainability & Energy Statement (LBH Carbon Management – Climate Change)

11. (a) Prior to the commencement of development, an updated Sustainability & Energy Statement shall be submitted and approved by the Local Planning Authority. This shall be based on the submitted Sustainability and Energy Statement by Bluesky Ltd (dated 24 February 2021) and Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). The development shall deliver minimum 71.5% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors.

The updated strategy shall include the following:

- A minimum 12% reduction under Be Lean, with high fabric efficiencies and triple glazing;
- A minimum 27.2kWp solar photovoltaic (PV) array; with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy;
- Thermal bridging calculations;
- A low-carbon space heating and hot water strategy;
- Specification, 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;
- A metering strategy.

(b) Prior to the occupation of development, evidence that the ASHPs and solar PV comply with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.

(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained for the lifetime of the development, and cleaned at least annually following installation.

Should the zero-carbon target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,850 per tonne of carbon plus a 10% management fee. Should an increased level of CO2 reduction be achieved, any carbon offset payment would be reduced by £2,850 per tonne.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

Prior to above ground works:

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Materials (LBH Development Management)

12. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details, including samples, of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

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

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Updated Sustainable Urban Drainage System (LBH Drainage)

13. No development above ground shall take place until an updated surface water drainage scheme for site including overland flow path and final detailed drainage drawings based on an up to date LLFA Sustainable Drainage proforma has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of its maintenance and management after completion.

The development shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details and shall be managed and maintained thereafter in accordance with the approved details including the management and maintenance plan.

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

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Living roofs (LBH Carbon Management – Climate Change)

14. Prior to the above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.

The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs;

- ii) A plan showing details of 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 (wild)flowers 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; and
- vii) Irrigation, management and maintenance arrangements, particularly for the first and second floor smaller living roofs, and those on the third floor.

The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Overheating (LBH Carbon Management – Climate Change)

15. (a) Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and demonstrate how the risks can be mitigated prior to occupation, or as part of a retrofit plan. This assessment will be based on the Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). It shall include:
- Further modelling of units modelled and the overheating risk with the 2050s and 2080s weather files for central London;
 - Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
 - Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment);
 - Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.
- (b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures:

- Openable windows;
- Fixed internal blinds with white backing;
- Window g-values of 0.18 or better;
- Mechanical ventilation (4ach);
- Hot water pipes insulated to high standards.

REASON: In the interest of reducing the impacts of climate change, 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 SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Landscaping (LBH Development Management)

16. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure including gates and boundary treatments; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc, nesting boxes etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

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

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design (Metropolitan Police)

17. a) Prior to the commencement of above ground works to each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.
- b) Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

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

Prior to first occupation:

Land Contamination Remediation Verification (LBH Carbon Management - Pollution)

18. Before the development is first occupied, a report providing verification that the required remediation verification works detailed in the Report on a Revised Remediation Strategy and Remedial Action Plan prepared by Site Analytical Services Ltd reference 17/26111 Revision 2 dated January 2017 have been carried out, shall be submitted to and approved in writing by the Local Planning Authority before to first occupation of the development.

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

PRIOR TO FIRST OCCUPATION: Waste Management (LBH Transport)

19. Prior to first occupation of the development hereby permitted, the waste and recycling storage area as set out on drawing number 19225-LSI-AAA-GF-DR-A-1730 Rev P05 (Site Proposed Landscape Plan) shall be installed and details of how refuse is to be collected from the site and ensuring that bins are moved and suitably stored within the required carrying distances on waste collection day, submitted to and approved by the Local Planning Authority and retained as such thereafter

Reason: In order to protect the amenities of the locality and to ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway

PRIOR TO FIRST OCCUPATION: Cycle Storage Provision (LBH Transport)

20. The development shall not be occupied until a minimum of 44 cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

PRIOR TO FIRST OCCUPATION: Obscure glazing (LBH Development Management)

21. Before first occupation of the development hereby permitted, the windows within the eastern and western flank elevations (as annotated on approved drawing 19225-LSI-AAA-ZZ-DR-A-2051 Rev P05 (Side Elevations) shall be fitted and installed with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

Informatives:

Working with the applicant (LBH Development Management)

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

S106 agreement (LBH Development Management)

2. INFORMATIVE: This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended).

CIL (LBH Development Management)

3. INFORMATIVE: The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given in the application, the Mayoral CIL charge will be £95,729.55 (Net GIA 1,581sqm x £60.55) and the Haringey CIL charge will be £363,471.90 (Net GIA 1,581sqm x £229.90). 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.

Low Carbon Heating Strategy (LBH Carbon Management – Climate Change)

4. INFORMATIVE: The applicant should explore a low-carbon heating strategy that avoids direct electric heating, unless strong justification is provided, or the scheme delivers Passive House-level fabric efficiencies. This is in line with the Mayor of London's current Energy Assessment Guidance (April 2020). The applicant should also report on the space heating demand (kWh/m²/year) in their Energy Strategy.

Party Wall Act (LBH Development Management)

5. 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.

Hours of construction (LBH Development Management)

6. INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays

Asbestos (LBH Environmental Services)

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

Groundwater Risk Management Permit (Thames Water)

8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Underground Water Assets (Thames Water)

9. INFORMATIVE: The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near their pipes or other structures: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Pressure (Thames Water)

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

SbD accreditation – Met Advice (Thames Water)

11. INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Fire safety (London Fire Brigade)

12. INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments. 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.

Street numbering (LBH Transportation)

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

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Appendix 2: Plans and images

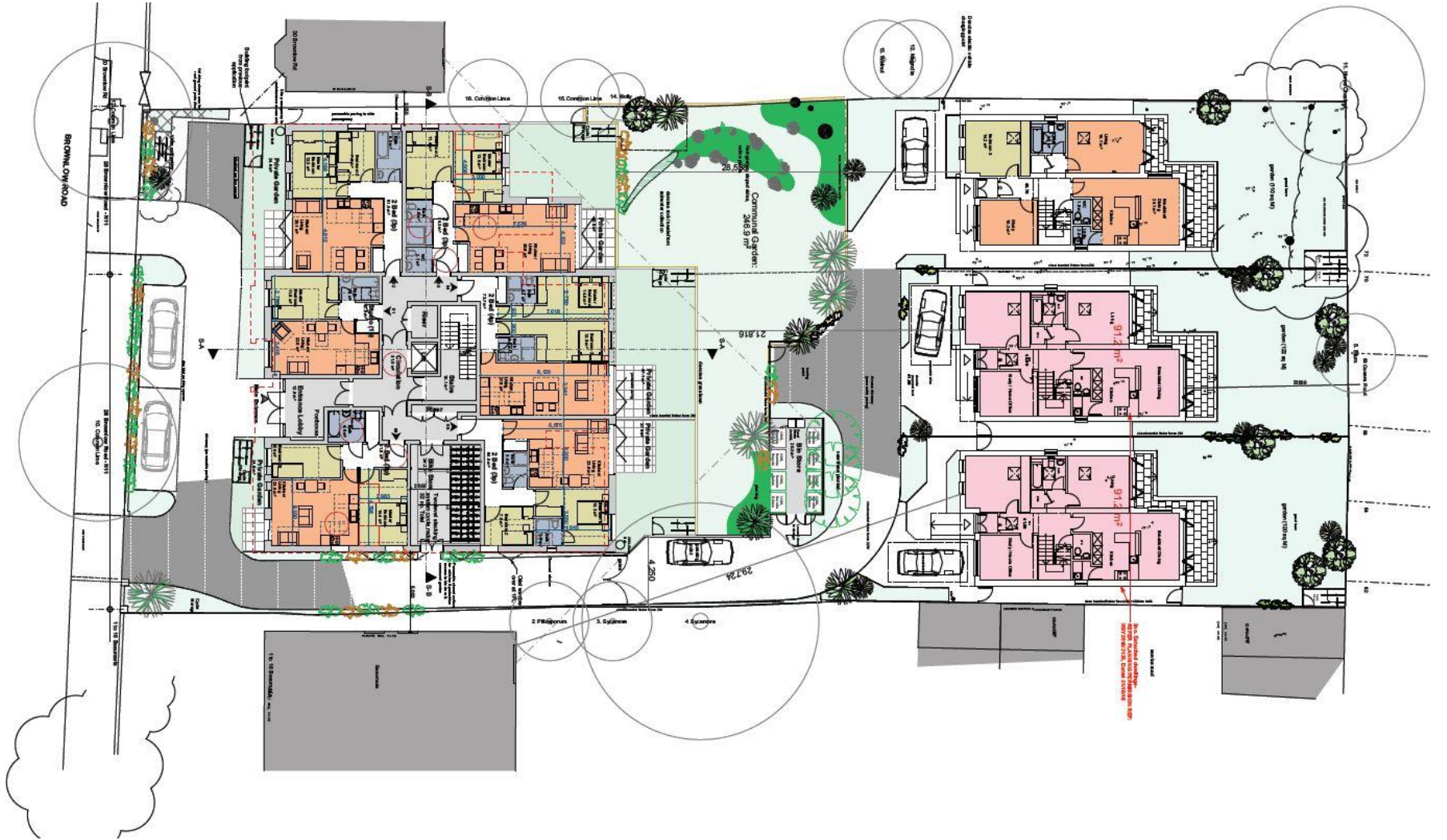
Location plan



Aerial photograph



Proposed landscape plan



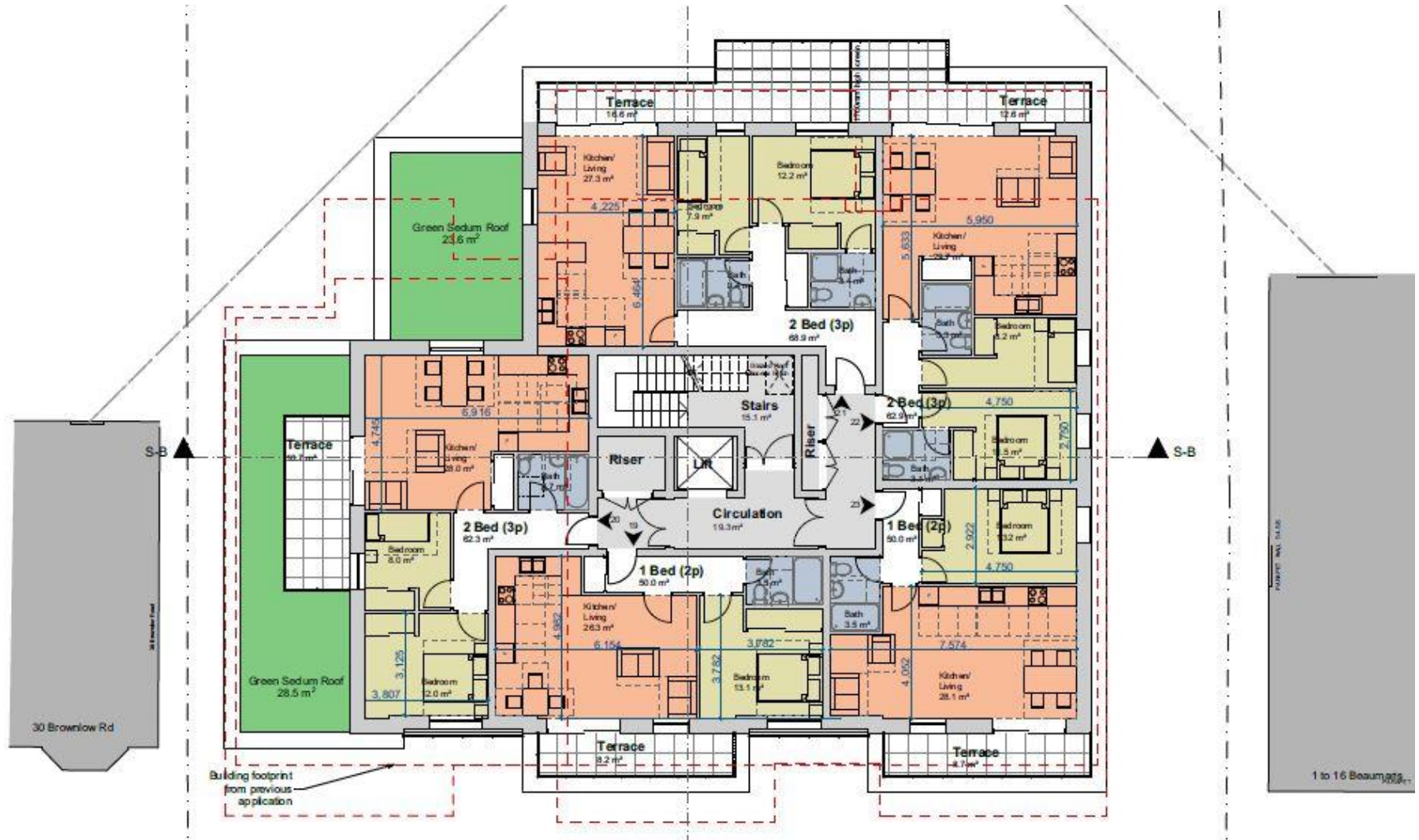
Ground floor plan



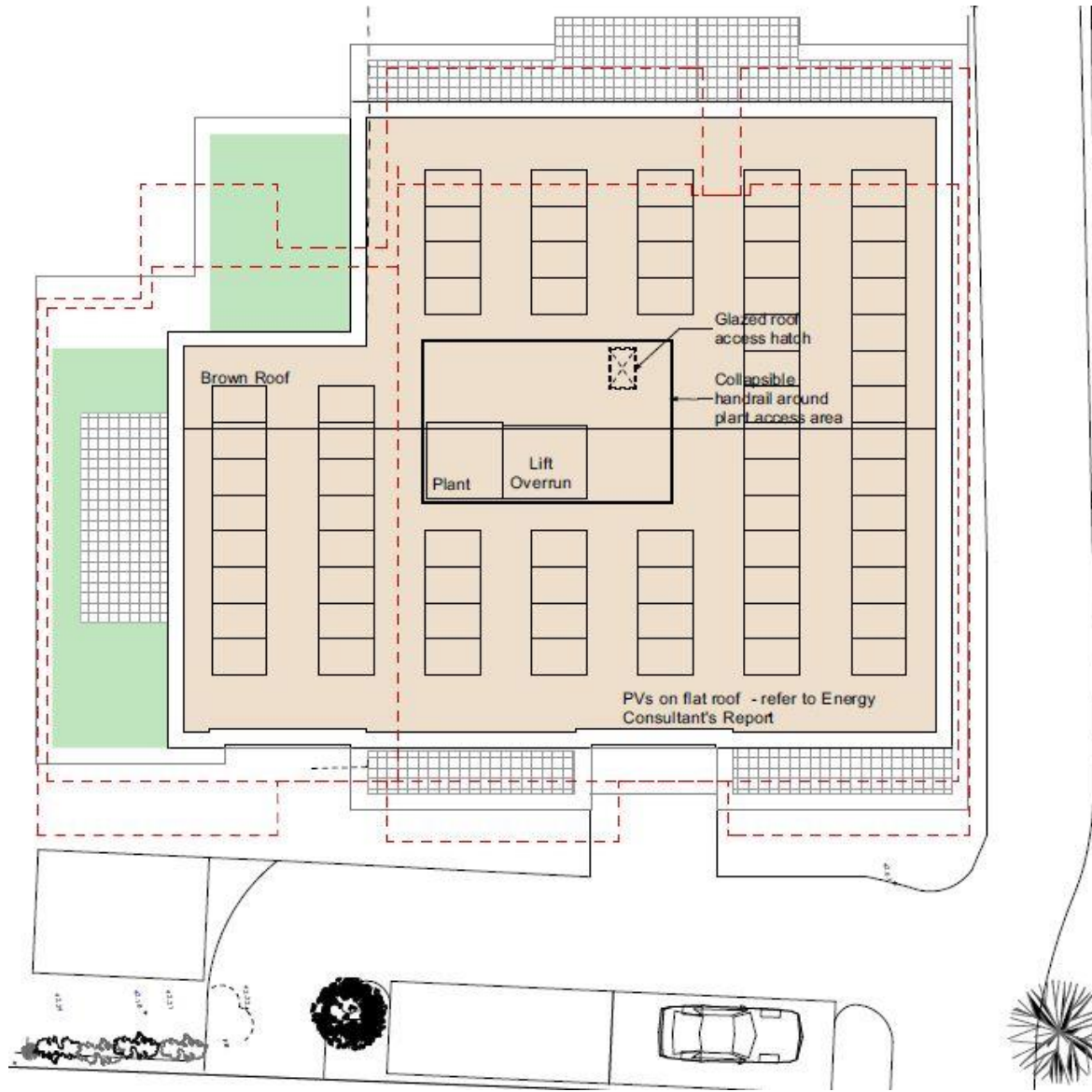
Proposed first and second floor plans



Proposed third floor plan



Proposed roof plan



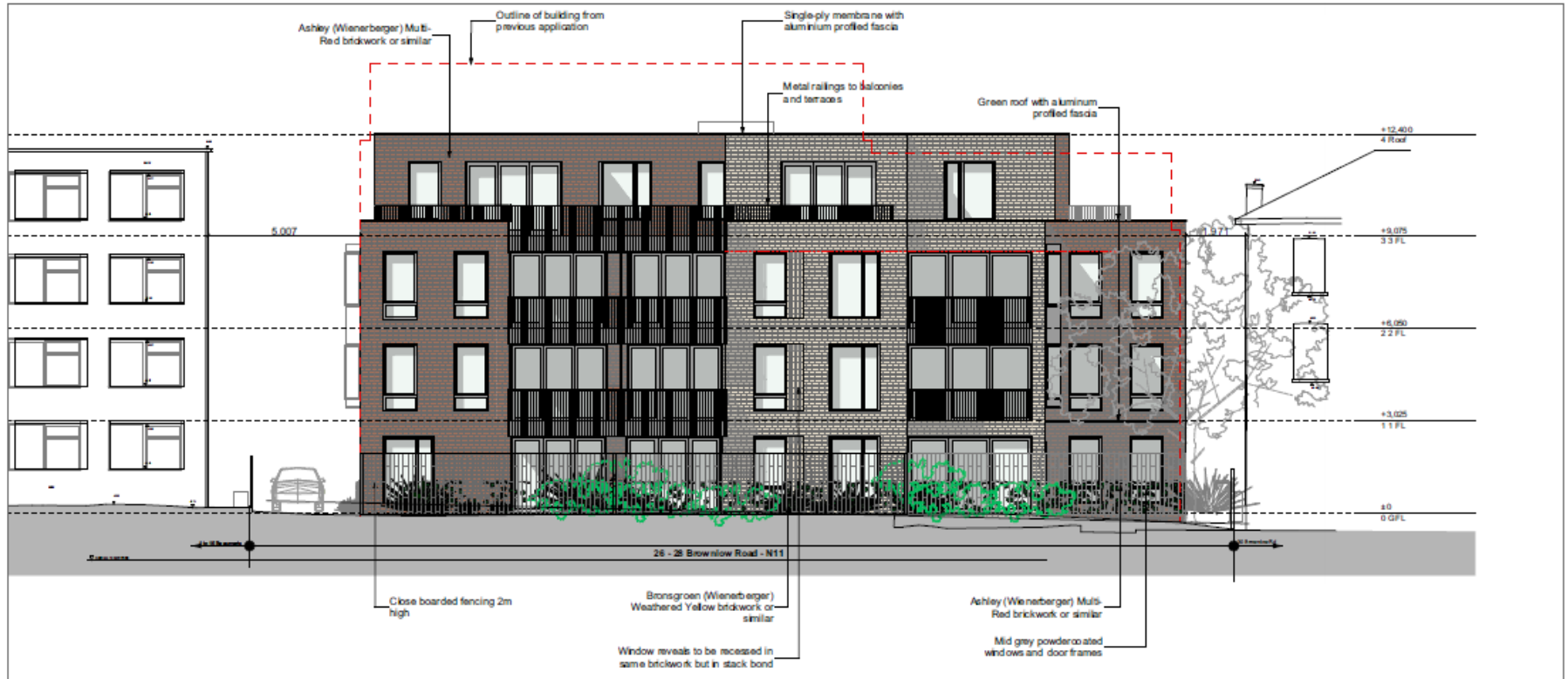
Proposed elevations

Front (west) elevation



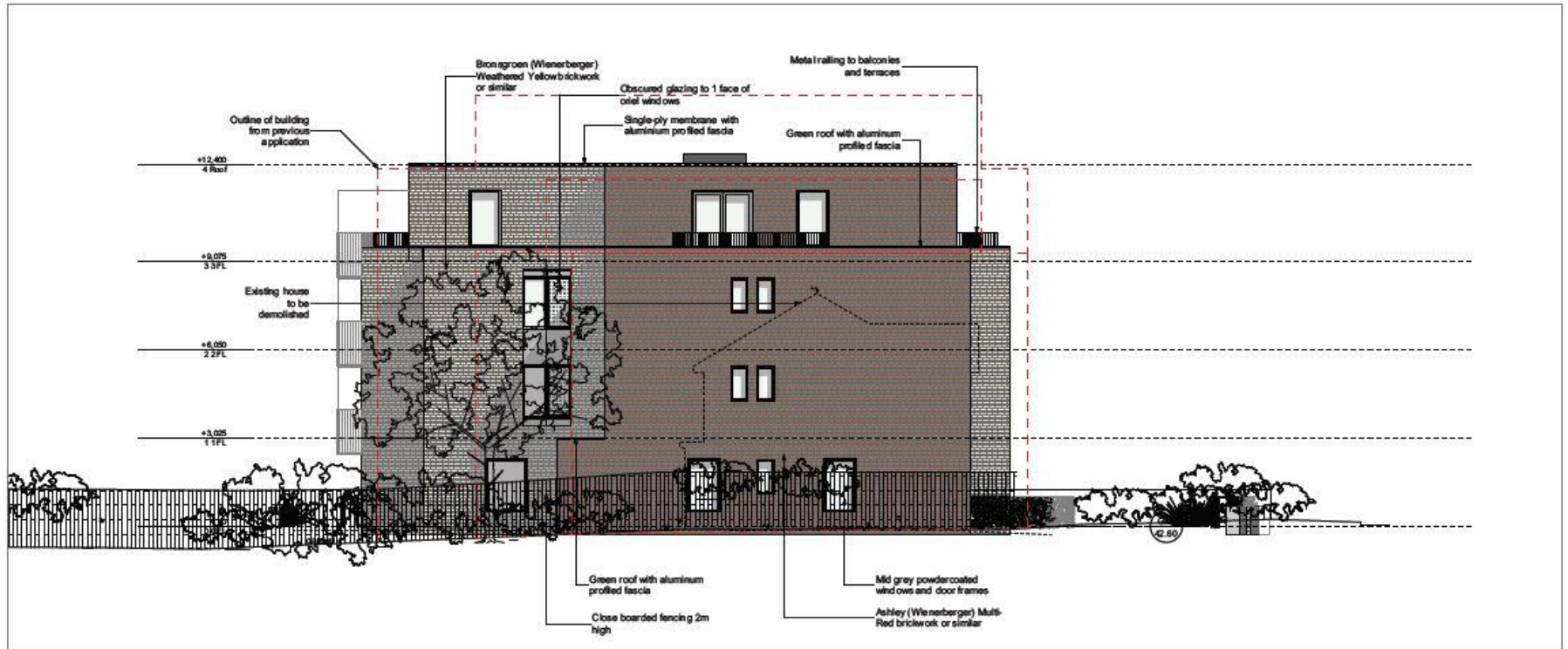
Proposed elevations

Rear (east) elevation



Proposed elevations

Side (south) elevation (facing no.30 Brownlow Road)



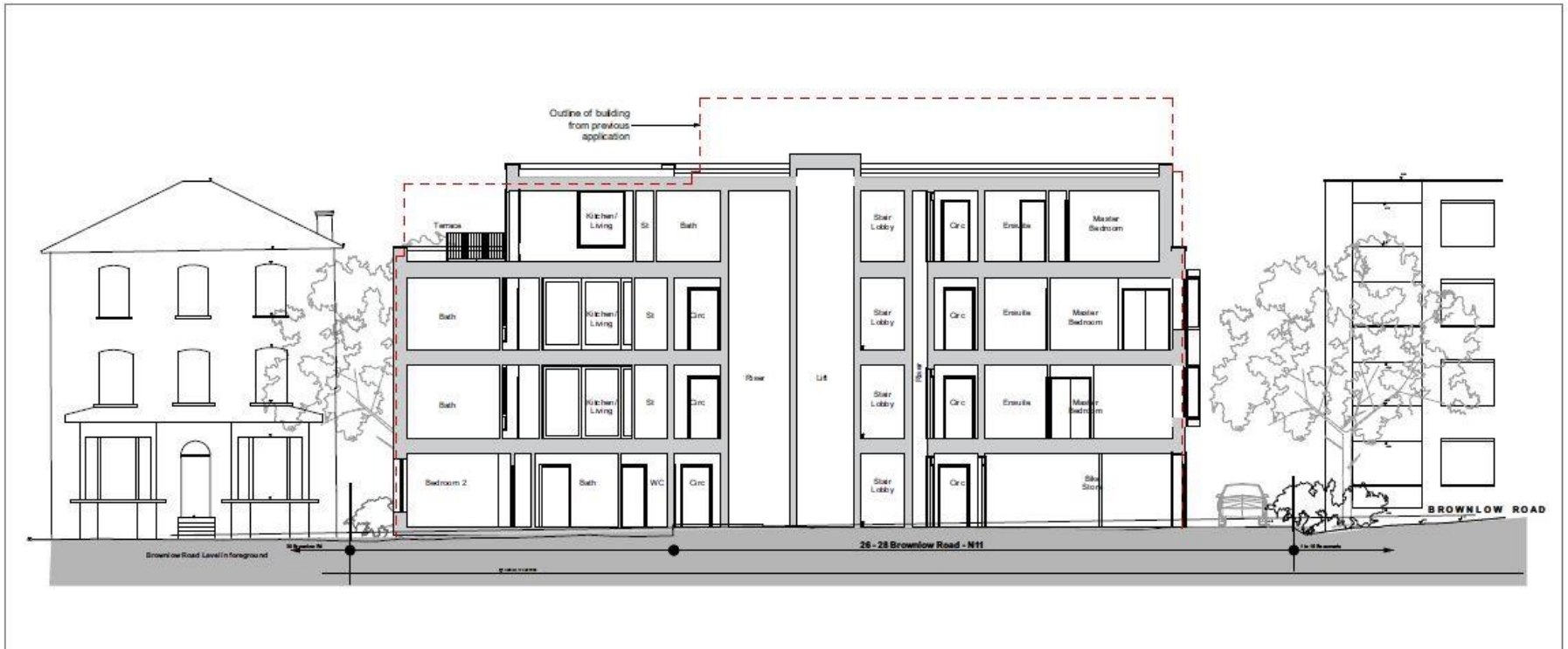
Proposed elevations

Side (north) elevation (facing 'Beaumaris')



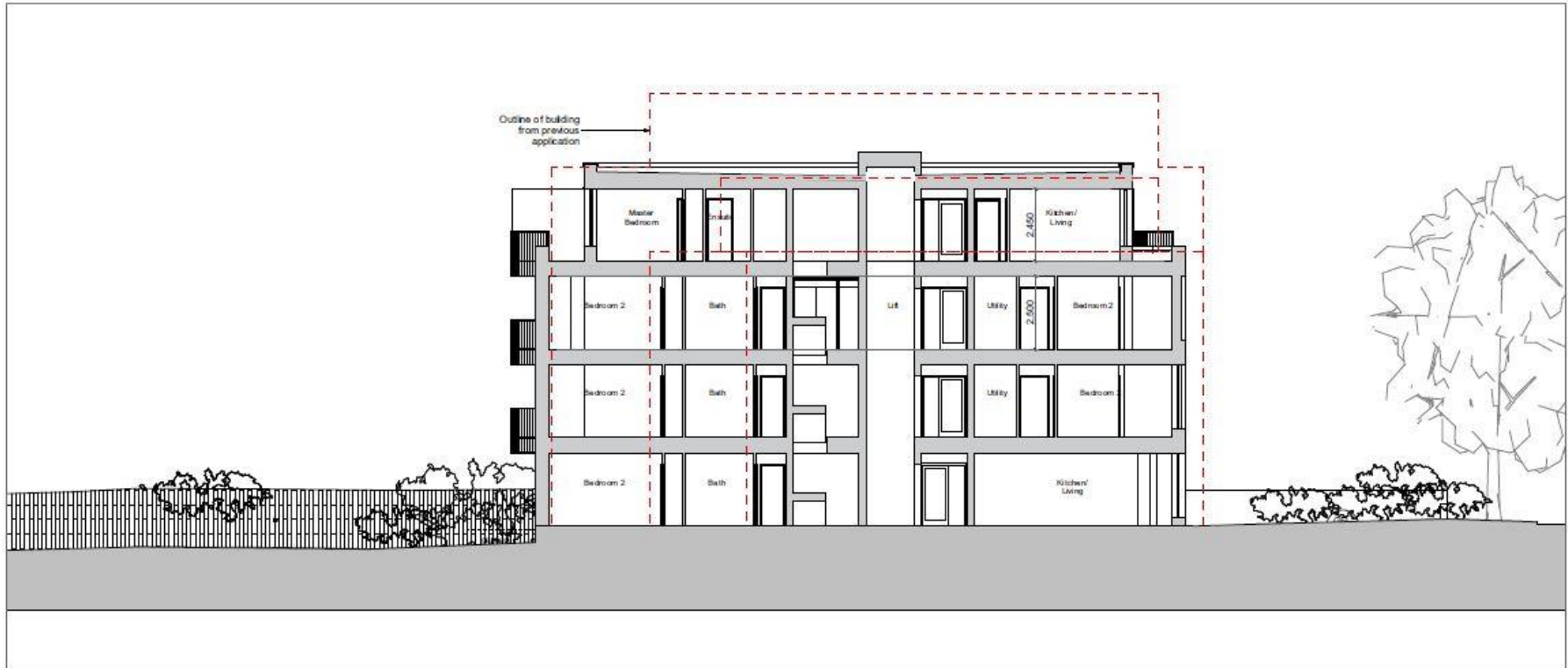
Proposed sections

Building Section A-A: cut through north to south



Proposed sections

Building Section B-A: cut through east to west



Proposed Computer Generated Images (CGIs)

Front elevation looking west



Proposed Computer Generated Images (CGIs)

Front elevation looking east



Proposed Computer Generated Images (CGIs)

Rear elevation looking west



Appendix 3 Internal and external consultee representations

Stakeholder	Comment	Response
INTERNAL		
Design	<p>Much better with the height now – the building addresses its context and mediates between its 3 storey and 4 storey neighbours. The proposed building has been pushed back to realign with the frontages of no 30 and the Beaumaris apartment block. The 3D views demonstrate how these changes allow the building to sit more harmoniously into the context of the street. The distance between the proposed and no30 has remained the same but the impact of that proximity has been reduced by the changes they have made in alignment and scale – it’s not an option to bring the building any closer to the neighbouring apartment block’s windows.</p> <p>There is still the issue of the single aspect flats on each floor, which are avoidable on this site. A window on the west elevation of the north facing flat looking out onto the sedum roof terrace would not overlook its neighbours’ windows and there are some large trees on the boundary which could help with privacy to the garden - seems an easy fix.</p> <p>Good to see they’ve switched the glass balustrades to metal railings too.</p> <p>I’m convinced and happy with the changes they’ve made, some necessary compromises have been made to improve the architectural and urban design qualities of the scheme. Not bad in my view.</p>	<p>Noted.</p> <p>A condition requiring material samples be submitted and approved will be included with any grant of planning permission.</p>
Transport	<p>HGY/2020/1615 - 26-28 Brownlow Road London N11 2DE</p> <p>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.</p> <p>UPDATED COMMENTS 7/2/21 FOLLOWING UPDATED PROPOSALS</p>	<p>Noted.</p> <p>The recommended s106 obligations, s278 agreement and conditions will be included with any grant of planning permission.</p>

Stakeholder	Comment	Response
	<p>This application seeks to redevelop the existing site at 26 to 28 Brownlow Road in Bounds Green. It currently accommodates two separate houses. It is proposed to construct a four-storey new-build block comprising 23 flats at the front end of the site, and a detached residential dwelling to the rear of the site which would be in addition to two detached houses consented under HGY/2016/3130.</p> <p>The breakdown of the residential units with the proposal is as follows;</p> <ul style="list-style-type: none"> • 7 No. 1 bedroom flats • 14 No. 2 bedroom flats • 2 No. 3 bedroom flats • 1 No. 3 bedroom house <p>A parking space is proposed for the three bedroom house towards the rear of the site and three blue badge bays to the front forecourt for the flats. 44 cycle parking spaces are proposed in total for the development.</p> <p><u>Location and access</u></p> <p>This site is located to the eastern side of Brownlow Road, north of the junction with Maidstone Road. It has a PTAL value of 6a which is considered 'excellent' access to public transport services. 6 different bus services are close by, accessible within 2 to 6 minutes' walk of the site, Bounds Green Underground station is 3 minutes' walk away, and Bowes Park National Rail station is 7 minutes away on foot.</p> <p>It is located within the Bounds Green CPZ which has operating hours of 10.00 – 12.00 Monday to Friday. This CPZ arrangement is primarily for preventing rail heading at the two stations in the locality.</p> <p>At present the site has a double width crossover servicing both no. 26 and no. 28, the earlier consent includes a crossover to the southern side of the site, and this application includes an additional crossover towards the north side which will enable the site to be served by both crossovers providing a carriage drive type arrangement. At this location</p>	

Stakeholder	Comment	Response
	<p>along Brownlow Road there are single yellow line waiting and loading restrictions in place, no formal CPZ bays are there so no on street parking bays would be lost by the altered crossover proposals. The applicant would need to enter into the appropriate Highways Act Agreement with the Highway Authority to cover the costs of altering the crossovers and reinstating kerb lines and footways as required.</p> <p>Vehicle tracking plots have been provided with respect to accessing and egressing the disabled parking spaces at the front of the development plus the other spaces and the passing bay along the access to the units at the rear. These appear satisfactory.</p> <p><u>Car Parking considerations</u></p> <p>As commented earlier in this response, it is proposed for the flatted element of the development to be essentially car free except for three blue badge spaces, and to provide a space for the detached three bedroom dwelling. This is a revision from the initial submission which proposed two spaces.</p> <p>Given the excellent public transport accessibility (6A) and local shops and services a short walk away, it is appropriate for the development to be designated as permit/car free, with the applicant entering into the appropriate planning agreement to formalise this. The Council's administrative costs to do this will need to be paid by the applicant and this will be £4,000.</p> <p>Provision of a single car parking space for the detached three bedroom dwelling follows the arrangements with the previously consented detached dwellings that are adjacent which were also consented with a single parking space. The forthcoming/draft London Plan details that for all areas of PTAL 5 to 6, all residential development should be car free. In this instance, Transportation consider provision of one parking space for the detached three bedroom house will be appropriate, to match the previously consented houses adjacent and given the house will be a family sized house.</p>	

Stakeholder	Comment	Response
	<p>Considering potential parking impacts in the locality of the site, a Parking Stress Survey was undertaken in accordance with the Lambeth Methodology, and this recorded a parking stress of 67% on the busier of the two survey nights, with 29 spaces free within the 88 available within the 2300m walk survey area.</p> <p>There may be some additional on street parking demands generated by the flats, however given the excellent PTAL and close location to shops and services, it is not expected these will be of any magnitude and should not be problematical in terms of creating a nuisance for existing residents. Designation as 'permit free' should reduce potential new parking demands.</p> <p><u>Cycle parking</u></p> <p>It is proposed to provide a total of 44 cycle parking spaces at the development. 2 spaces for each of the ground floor flats with private outdoor amenity space, plus the three bedroom detached dwelling, and the remainder (36 spaces) being located within an internal cycle parking store for the remaining flats within the block. In terms of the quantum for long stay cycle parking, this meets the requirements of the forthcoming London Plan, however two visitor cycle parking spaces should be provided as well and these are not shown on the drawings.</p> <p>It was noted initially that the proposed cycle parking arrangements included both vertical and wall mounted cycle parking with the internal cycle parking for the flats. The applicant is now proposing in correspondence that all cycle parking within the internal cycle store for the flats will be utilising a two level stacking system with no wall mounted/vertical cycle parking to be used. However the most recent drawings still reference the use of vertical cycle parking within the internal store, and there is still no visitor cycle parking shown (two spaces are required). Also, the drawings indicate 32 cycle parking spaces in the internal store, not 36.</p> <p>As well as meeting the numerical requirements of the London Plan for long stay and short stay cycle parking provision, the applicant will also need to demonstrate the</p>	

Stakeholder	Comment	Response
	<p>proposed arrangements accord with TfL's London Cycle Design Standards chapter 8 for cycle parking, and ensure that there is sufficient space for residents to easily use the proposed cycle parking and to meet the requirements for headroom and manoeuvring space (2.5m is required behind two tier parking). There should be 5% provision for larger cycles and clarity over the proposed wall mounted cycle parking should be provided.</p> <p>With respect to the external cycle parking for the detached house and ground floor flats, it will need to be demonstrated that the proposed arrangements will be sufficiently secure and weatherproof.</p> <p>Full details of the proposed arrangements, including scaled drawings showing the proposed layout/arrangements and how the standards of chapter 8 of the London Cycle Design Standards are met, can be covered by condition, with a requirement that the proposed arrangements are approved prior to commencement of the works.</p> <p><u>Delivery and Servicing Access and arrangements</u></p> <p>It is proposed that any visiting delivery and servicing vehicles dwell on the single yellow line at the site or alternatively they can use the formal CPZ bays opposite for short dwell stays associated with service/delivery visits to the development.</p> <p>With regards to waste and recycling, a communal facility is proposed which is about 40m from the highway frontage of the site. It is proposed that the building management team will move bins to a suitable collection point adjacent to the public highway on collection days.</p> <p>It is suggested that a condition be required to detail the arrangements for collection, given the numbers of bins that will be assembled and collected, with details and dimensions of the proposed location for the bins on collection days. Again, this should be clarified prior to commencement of the works to ensure a workable arrangement can be achieved.</p>	

Stakeholder	Comment	Response
	<p><u>Sustainable transport initiatives</u></p> <p>The applicant proposes that a 'Home Users Guide' will be issued to each of the residential properties that includes a range of information relating to travel options available to residents. The pack will include details of the on-site car parking strategy, allocating the blue badge spaces to the fully accessible units, how to use the cycle storage facilities, as well as a map identifying cycle paths and routes in the area, a map identifying local public transport routes in and through the area (bus and rail), and timetables for these public transport services. This is welcomed as an initiative.</p> <p>In addition to the 'users guide' the applicant proposes the following to encourage the uptake of sustainable transport modes;</p> <ul style="list-style-type: none"> • provide reimbursement of up to £200 per household within the first year of occupation in relation to purchases made at a number of cycling and sportswear outlets in the borough; • provide London Transport Monthly Travelcards for Zones 1 to 6, totalling no more than two per household within the first year of occupation, but which can be made available to any resident within each household during that period; • fund car club membership for each household, with the funding for each to cover a two-year period at any time within three years from initial occupation of the unit. <p>Transportation are supportive of these proposals and it is suggested that they be covered within the S106 agreement for the development/application.</p> <p><u>Construction Phase</u></p> <p>A construction phase plan has been submitted with the application, this does provide some useful information with respect to the build out of the development, it does reference the use of banksmen to oversee vehicle arrivals, departures and manoeuvres into and around the site, and the scheduling of arrivals and departures by construction</p>	

Stakeholder	Comment	Response
	<p>related vehicles to avoid the AM and PM peak periods, and the location and utilisation of a wheel wash.</p> <p>It is suggested that a more worked up version of a construction method statement or similar is conditioned, for submission and approval prior to commencement of the works, this should include information on the construction programme, and provide details of the vehicles that will be visiting the site, such as vehicle sizes, the numbers attending the site on a weekly basis and the like, and clarify/detail how all visiting vehicles will enter and leave the site in a forward gear.</p> <p><u>Summary</u></p> <p>This application seeks to redevelop most of the site at 26 to 28 Brownlow Road in Bounds Green, to construct a four-storey new-build block comprising 23 flats at the front end of the site, and a detached residential dwelling to the rear of the site which would be in addition to two detached houses consented under HGY/2016/3130.</p> <p>Three blue badge spaces will be provided for the block of flats and the fully accessible units within it, and a parking space is proposed for the new three bedroom dwelling to the rear of the site.</p> <p>Given the site's location close to shops and services, and with excellent accessibility to public transport services, it is appropriate that the development be formally designated as car free/permit free, and the applicant will need to meet the Council's costs to do this via the S106 agreement.</p> <p>Otherwise, the applicant is proposing that a number of sustainable transportation initiatives are provided and arranged, including car club membership, vouchers for cycling equipment and clothing, travelcards for the first year of occupation plus local transport information for new residents. These are welcomed and can be covered by the S106 agreement for the development.</p>	

Stakeholder	Comment	Response
	<p>Further detail is also required in relation to the proposed arrangements for cycle parking, the construction phase and the refuse/recycling collection arrangements. These items can be covered by pre commencement conditions.</p> <p>Subject to the S106 contributions and conditions referenced above, Transportation do not object to this application.</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> • Cycle parking • Refuse and recycling collection arrangements • Construction method statement <p><u>S106</u></p> <ul style="list-style-type: none"> • S278 agreement • Formal designation as a permit free/car free development (£4000) • Car club membership provision for two years <p>CONFIRMED 07/03/2021 AMENDED CYCLE STORAGE WAS ACCEPTABLE</p>	
Housing	<p>The Council would not be interested in acquiring two affordable homes of different tenures within this scheme and I suspect that RP's won't be either. I would suggest that the Council accepts a commuted s106 contribution in this case which can be used against the Housing Delivery Programme to support the delivery of larger family homes which are difficult to make viable with grant.</p>	<p>Noted.</p> <p>S106 obligations to secure the affordable housing contribution along with review mechanisms will be included with any grant of planning permission.</p>
Carbon Management (Climate Change)	<p>Carbon Management Response 19/08/2020</p>	<p>Noted.</p> <p>The recommended conditions and s106</p>

Stakeholder	Comment	Response
	<p>In preparing this consultation response, we have reviewed Sustainability and Energy Statement (dated 5 May 2020), prepared by Bluesky Unlimited and relevant supporting documents.</p> <p>Summary The development does not meet the London and Haringey policy requirements. Only a reduction of 24.91% carbon dioxide emissions is achieved on site, which is not supported. Improvements must be made to meet Haringey's requirement to reduce 100% of emissions on site, or at the very minimum, exceed the London Plan minimum of 35% emissions. This should be based on SAP10 carbon factors. Further information needs to be provided in relation to the energy strategy, overheating and sustainability assessments. This should be addressed prior to the determination of the application to remove our objection to the scheme.</p> <p>Energy – Overall Policy SP4 of the Local Plan Strategic Policies, requires all new 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>The overall predicted reduction in CO2 emissions for the development, from the Baseline development model (which is Part L 2013 compliant), shows an improvement of approximately 24.91% in carbon emissions with SAP10 carbon factors. This represents an annual saving of approximately 5.19 tonnes of CO2 from a baseline of 20.84 tCO2/year.</p> <p>The applicant has also set out carbon reductions based on SAP10.1 carbon factors, however these were only published for consultation and the GLA has set out that SAP10 carbon factors should be used for schemes such as the proposed scheme.</p> <p><u>Actions:</u></p>	<p>obligations will be included with any grant of planning permission.</p>

Stakeholder	Comment	Response														
	<ul style="list-style-type: none"> - Resubmit the report with SAP10 factors only. - Provide summary tables alongside bar graphs as per Tables 3, 5, 6 & 7 in section 6 of the GLA guidance: https://www.london.gov.uk/sites/default/files/energy_assessment_guidance_2018.pdf - Submit SAP worksheets for a representative selection of dwellings, for those set out in the report. <p>Energy – Lean</p> <p>It is not clear what the % improvement of emissions is through improved energy efficiency standards in key elements of the build. The minimum is 10%, set in Policy SI2 in the Intended to Publish London Plan. The following u-values, g-values and air tightness are proposed:</p> <table border="1" data-bbox="302 740 1016 1081"> <tbody> <tr> <td>Floor u-value</td> <td>0.13 W/m2K</td> </tr> <tr> <td>External wall u-value</td> <td>0.17 W/m2K</td> </tr> <tr> <td>Roof u-value</td> <td>0.13 W/m2K</td> </tr> <tr> <td>Door u-value</td> <td>1.60 W/m2K</td> </tr> <tr> <td>Window u-value</td> <td>1.40 W/m2K</td> </tr> <tr> <td>Air permeability rate</td> <td>4 m3/hm2 @ 50Pa</td> </tr> <tr> <td>Mechanical ventilation with heat recovery</td> <td>Efficiency not disclosed</td> </tr> </tbody> </table> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - More units should be designed to be dual or triple aspect to allow for more daylight and better natural ventilation, especially in warm weather. 43.5% of homes will be single aspect. - The u-values can be improved further to achieve higher reductions under Be Lean, in particular the doors and walls. 	Floor u-value	0.13 W/m2K	External wall u-value	0.17 W/m2K	Roof u-value	0.13 W/m2K	Door u-value	1.60 W/m2K	Window u-value	1.40 W/m2K	Air permeability rate	4 m3/hm2 @ 50Pa	Mechanical ventilation with heat recovery	Efficiency not disclosed	
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Air permeability rate	4 m3/hm2 @ 50Pa															
Mechanical ventilation with heat recovery	Efficiency not disclosed															

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> - An air permeability rate of 3 m³/hm² @ 50Pa or lower should be achieved on site so that the MVHR and air source heat pumps (ASHPs) can work more efficiently and use less electricity. - Please set out the efficiency of the MVHR - The Be Lean SAP calculations must be done with communal gas boilers, not with the proposed ASHP. Please revise the energy strategy to split out the carbon reduction in line with the GLA's Energy Assessment Guidance (2018). - Confirm that sub-metering will be installed for all dwellings. - What is the proposed g-value of the windows? - Improve lighting energy demand: daylight control and occupancy sensors for communal areas. - Unregulated emissions and demand side response to reducing energy: smart grids, smart meters, battery storage - Set out the energy demand summary, delivered energy requirement at point of use – MWh/year - What is the improvement in the fabric energy efficiency? <p>Energy – Clean The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site. The report does not assess whether there would be any nearby heat sources to connect to.</p> <p>Energy – Green The application has reviewed the installation of various renewable technologies, but it does not provide sufficiently evidenced reasons why ground source heat pumps, solar thermal or solar photovoltaic panels are not proposed. The report only proposes air source heat pumps (ASHPs) to deliver the Be Green requirement. The ASHPs system will provide hot water and heating to the dwellings through a wet system. It is not clear what % reduction of emissions are proposed under Be Green measures and whether it meets the 20% minimum.</p>	

Stakeholder	Comment	Response										
	<p>As the on-site carbon reductions are so low, there are opportunities to reduce emissions after further fabric improvements have been made to introduce further renewable energy generation.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - Please clarify where the air source heat pumps will be located, whether this will be a communal or individual system, what their SCOP will be and how the units will be mitigated in terms of visual and noise impact. - Consider additional renewable energy generation. <p>Carbon Offset Contribution</p> <p>A carbon shortfall of 15.65 tCO₂/year remains. The applicant first needs to reduce more carbon emissions on site before a carbon offset contribution can be considered. This will then be calculated at £95/tCO₂ over 30 years.</p> <table border="1" data-bbox="302 781 1205 1008"> <thead> <tr> <th></th> <th>Residential</th> </tr> </thead> <tbody> <tr> <td>Baseline emissions (tCO₂)</td> <td>20.84</td> </tr> <tr> <td>Cumulative savings: Be Lean, Be Clean and Be Green (tCO₂)</td> <td>5.19</td> </tr> <tr> <td>% improvement</td> <td>24.91%</td> </tr> <tr> <td>Carbon shortfall to offset (tCO₂)</td> <td>15.65</td> </tr> </tbody> </table> <p>Overheating</p> <p>No thermal dynamic overheating assessment has been done. The SAP methodology is not sufficient to assess overheating risk.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - Demonstrate the cooling hierarchy has been followed <ul style="list-style-type: none"> ○ Internal heat generation, i.e. heat distribution infrastructure ○ Heat entering building, i.e. shutters, trees, vegetation, blinds ○ Manage heat through thermal mass and high ceilings 		Residential	Baseline emissions (tCO ₂)	20.84	Cumulative savings: Be Lean, Be Clean and Be Green (tCO ₂)	5.19	% improvement	24.91%	Carbon shortfall to offset (tCO ₂)	15.65	
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Stakeholder	Comment	Response
	<ul style="list-style-type: none"> ○ Passive ventilation, i.e. openable windows, shallow floorplates, dual aspect, stack effect ○ Mechanical ventilation, i.e. free cooling from outside air in shade, by-pass summer mode - Undertake a Thermal Dynamic Overheating Assessment to demonstrate any potential overheating risk has been mitigated. This must be done in line with CIBSE TM59 with TM49 weather files. - The assumptions and inputs should be clearly reported within the overheating assessment. - Model the following most likely to overheat rooms: <ul style="list-style-type: none"> ○ 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/western facing; ○ 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); ○ Communal spaces; ○ Heat losses from pipework and heat interface units for community heating systems - Model all three Design Summer Years 1-3 (DSY), in the urban dataset; - Model all future weather patterns to projected impacts over the time periods 2020s, 2050s and 2080s, the risks, impacts and mitigation strategy set out for each; - Implement mitigation measures and demonstrate compliance with DSY1 for 2020s weather file (high emissions, 50% percentile); - Set out a retrofit plan for future weather files, demonstrating how these measures can be installed and who will be responsible for overheating risk. <p>Sustainability Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The Sustainability</p>	

Stakeholder	Comment	Response
	<p>section in the report sets out the proposed measures to improve the sustainability of the scheme.</p> <p>The development is proposing an extensive living roof. Living roofs are supported in principle, subject to detailed design. Sedum roofs are not supported as the species that grow on such roofs are not native to the UK. Details for both roofs would need to be submitted as part of a planning condition.</p> <p><u>Sustainability actions:</u></p> <ul style="list-style-type: none"> - Details on the biodiversity benefits that this scheme will bring (green infrastructure, bird boxes, bat boxes etc to connect to the green spaces around the site) - Details on the EV charging points that will be delivered in the car park. - A target (%) for responsible sourced materials used during construction. - How surface water runoff will be reduced, that it will be separated from wastewater and not discharged into the sewer. <p>Conclusion Overall, it is considered that the application cannot currently be supported from a carbon reduction and overheating point of view.</p> <p>Carbon Management Response 12/02/2021</p> <p>Some emails were exchanged with the applicant about the Energy Strategy and Overheating reports. A summary is provided below.</p> <p>Overall Energy Strategy The applicant submitted a revised Sustainability and Energy Strategy, dated 27th November 2020.</p> <p>This noted a revised carbon reduction figure of 52.3% with SAP10 carbon factors.</p>	

Stakeholder	Comment		Response	
	Residential			
	Baseline emissions	20.885		
	Be Lean savings	2.519		12.1%
	Be Clean savings	2.617		12.5%
	Be Green savings	5.783		27.7%
	Cumulative savings	10.919		52.3%
	Carbon shortfall to offset (tCO2)	9.966		
	Carbon offset contribution	£95 x 30 years x 9.97 tCO2/year = £28,403		
	Be Lean	The applicant is now proposing triple glazing, with amended fabric efficiency figures noted below.		
Floor u-value	0.11 W/m2K			
External wall u-value	0.17 W/m2K			
Roof u-value	0.13 W/m2K			
Door u-value	1.60 W/m2K			
Window/glazed doors u-value (triple glazed)	0.80 W/m2K			
Air permeability rate	3 m3/hm2 @ 50Pa			
Mechanical ventilation with heat recovery	Efficiency not disclosed			
Heating strategy	The proposed heating strategy of air source heat pumps with direct electric underfloor heating is not considered acceptable. The scheme should avoid direct electric heating unless Passive House fabric efficiencies are being delivered.			

Stakeholder	Comment	Response																													
	<p data-bbox="300 269 945 305">Carbon Management Response 04/03/2021</p> <p data-bbox="300 345 1516 488">The applicant submitted a revised Sustainability and Energy Statement by Bluesky Ltd (dated 24 February 2021). The revised report reflects a revised energy strategy of individual ASHPs providing space heating through radiators or underfloor heating and hot water. It also proposes a 27.2kWp solar PV array.</p> <p data-bbox="300 529 1497 634">This achieves a revised carbon reduction figure of 71.5% with SAP10 carbon factors. This results in a £16,481.55 carbon offset contribution. The final contribution will be subject to submitting Design Stage and As Built SAP figures.</p> <table border="1" data-bbox="300 670 1371 1016"> <thead> <tr> <th data-bbox="300 670 919 708"></th> <th colspan="2" data-bbox="919 670 1371 708">Residential</th> </tr> <tr> <th data-bbox="300 708 919 745"></th> <th data-bbox="919 708 1108 745">tCO2</th> <th data-bbox="1108 708 1371 745">%</th> </tr> </thead> <tbody> <tr> <td data-bbox="300 745 919 782">Baseline emissions</td> <td data-bbox="919 745 1108 782">20.885</td> <td data-bbox="1108 745 1371 782"></td> </tr> <tr> <td data-bbox="300 782 919 820">Be Lean savings</td> <td data-bbox="919 782 1108 820">2.519</td> <td data-bbox="1108 782 1371 820">12.1%</td> </tr> <tr> <td data-bbox="300 820 919 857">Be Clean savings</td> <td data-bbox="919 820 1108 857">6.629</td> <td data-bbox="1108 820 1371 857">31.7%</td> </tr> <tr> <td data-bbox="300 857 919 894">Be Green savings</td> <td data-bbox="919 857 1108 894">5.783</td> <td data-bbox="1108 857 1371 894">27.7%</td> </tr> <tr> <td data-bbox="300 894 919 932">Cumulative savings</td> <td data-bbox="919 894 1108 932">14.931</td> <td data-bbox="1108 894 1371 932">71.5%</td> </tr> <tr> <td data-bbox="300 932 919 969">Carbon shortfall to offset (tCO2)</td> <td colspan="2" data-bbox="919 932 1371 969">5.783</td> </tr> <tr> <td data-bbox="300 969 919 1016">Carbon offset contribution (£2,850/tCO2)</td> <td colspan="2" data-bbox="919 969 1371 1016">£16,481.55</td> </tr> </tbody> </table> <p data-bbox="300 1057 489 1092">Overheating</p> <p data-bbox="300 1092 1537 1162">An Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd, dated 27th November 2020 was submitted as part of this application.</p> <p data-bbox="300 1203 1514 1273">The results are summarised in the table below. Nine flats were modelled (27 habitable rooms). Apartment circulation and communal corridor spaces were also modelled.</p> <table border="1" data-bbox="300 1308 1499 1365"> <tr> <td data-bbox="300 1308 1148 1365">Residential homes: 18 homes modelled; 59 rooms</td> <td data-bbox="1148 1308 1499 1365">Corridors: 3 modelled</td> </tr> </table>		Residential			tCO2	%	Baseline emissions	20.885		Be Lean savings	2.519	12.1%	Be Clean savings	6.629	31.7%	Be Green savings	5.783	27.7%	Cumulative savings	14.931	71.5%	Carbon shortfall to offset (tCO2)	5.783		Carbon offset contribution (£2,850/tCO2)	£16,481.55		Residential homes: 18 homes modelled; 59 rooms	Corridors: 3 modelled	
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Stakeholder	Comment					Response
	Criterion A (<3% hours of overheating) Criterion B hours >26°C (pass <32 hours)	% of rooms pass	Mitigation measures included	Corridor criterion (≤3% over 28°C)	Mitigation measures included	
	DSY1 2020s	44%	No mitigation measures (g-value 0.63; no internal blinds; 30° and 45°)	100%	N/A	
	DSY1 2020s	51%	G-value 0.18			
	DSY1 2020s	81%	Additional ventilation (4ach)			
	DSY1 2020s	100%	More openable windows Internal blinds			
	DSY2 2020s	N/A	Not modelled			
	DSY3 2020s	N/A	Not modelled			
	DSY1 2050s	N/A	Not modelled			
	DSY1 2080s	N/A	Not modelled			
	<p><u>Actions:</u></p> <ul style="list-style-type: none"> - Specify the solar reflectance of the internal blinds. - Confirm the internal blinds would not interfere with the opening of the windows. - Specify the modelled maximum opening areas of windows. - Will occupiers facing Brownlow Road be able to open their windows without being exposed to adverse levels of air pollution or noise levels? <p>Future weather file modelling will be conditioned to understand the full risks of overheating in the future and set out a mitigation plan.</p> <p>Carbon Management Response 31/03/2021</p> <p>The applicant responded to the queries on overheating above. These are acceptable.</p>					

Stakeholder	Comment	Response
	<p>Obligations</p> <ul style="list-style-type: none"> - Be Seen commitment to uploading energy data - Carbon offset contribution (and associated obligations) of £16,481.55 (indicative) plus 10% management fee <p>Conditions</p> <p><u>Energy Strategy</u></p> <p>(a) Prior to the commencement of development, an updated Sustainability & Energy Statement shall be submitted and approved by the Local Planning Authority. This shall be based on the submitted Sustainability and Energy Statement by Bluesky Ltd (dated 24 February 2021) and Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). The development shall deliver minimum 71.5% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors.</p> <p>The updated strategy shall include the following:</p> <ul style="list-style-type: none"> - A minimum 12% reduction under Be Lean, with high fabric efficiencies and triple glazing; - A minimum 27.2kWp solar photovoltaic (PV) array; with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy; - Thermal bridging calculations; - A low-carbon space heating and hot water strategy; - Specification, 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; - A metering strategy. 	

Stakeholder	Comment	Response
	<p>(b) Prior to the occupation of development, evidence that the ASHPs and solar PV comply with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.</p> <p>(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained for the lifetime of the development, and cleaned at least annually following installation.</p> <p>Should the zero-carbon target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,850 per tonne of carbon plus a 10% management fee. Should an increased level of CO2 reduction be achieved, any carbon offset payment would be reduced by £2,850 per tonne.</p> <p>Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.</p> <p><u>Informative:</u> The applicant should explore a low-carbon heating strategy that avoids direct electric heating, unless strong justification is provided, or the scheme delivers Passive House-level fabric efficiencies. This is in line with the Mayor of London's current Energy Assessment Guidance (April 2020). The applicant should also report on the space heating demand (kWh/m2/year) in their Energy Strategy.</p> <p><u>Overheating</u> (a) Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and demonstrate how the risks can be mitigated prior to occupation, or as part of a retrofit plan. This assessment will be</p>	

Stakeholder	Comment	Response
	<p>based on the Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). It shall include:</p> <ul style="list-style-type: none"> - Further modelling of units modelled and the overheating risk with the 2050s and 2080s weather files for central London; - Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan; - Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment); - Confirmation who will be responsible to mitigate the overheating risk once the development is occupied. <p>(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.</p> <p>(c) Prior to occupation, the development must be built in accordance with the approved overheating measures:</p> <ul style="list-style-type: none"> - Openable windows; - Fixed internal blinds with white backing; - Window g-values of 0.18 or better; - Mechanical ventilation (4ach); - Hot water pipes insulated to high standards. <p>REASON: In the interest of reducing the impacts of climate change, 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 SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.</p>	

Stakeholder	Comment	Response
	<p><u>Living roofs</u> Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.</p> <p>The submission shall include:</p> <ul style="list-style-type: none"> i) A roof plan identifying where the living roofs will be located; ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs; ii) A plan showing details of 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 (wild)flowers 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; and vii) Irrigation, management and maintenance arrangements, particularly for the first and second floor smaller living roofs, and those on the third floor. <p>The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.</p> <p>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>	

Stakeholder	Comment	Response
Carbon Management (Pollution)	<p>Re: Planning Application HGY/2020/1615 at 26-28 Brownlow Road N11 2DE</p> <p>Thanks for contacting the Carbon Management Team (Pollution) regarding the above planning application for the 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 and I will like to comment as follows.</p> <p>Having considered all the submitted supportive information most especially, the Design Statement, Planning Statement, Sustainability & Energy Statement taken note of the proposed use of Air Source Heat Pump, Construction Phase Plan, Control of dust during Construction, Report on Phase 1 Risk Assessment with reference SAS 16/25819 prepared by Site Analytical Services Ltd dated November 2016, Report on Phase 2 Ground Investigation with reference SAS 16/25819-1 prepared by Site Analytical Services Ltd dated November 2016 and Report on a revised Remediation Strategy and Remedial Action Plan with reference SAS 17/26111 Revision 2 prepared by Site Analytical Services Ltd dated January 2017 taken note of sections 5 (Conceptual Site Model), 6 (Remediation Option Appraisal), 7 (Site Specific Remediation Requirements), 8 (Recommended Remediation Strategy), 9 (Summary of Remediation Measures) and 10 (Other Considerations) of the report, please be advise that we have no objection to the development in relation to AQ and Land Contamination but the following planning conditions and informative are recommend should planning permission be granted.</p> <p>1. Land Contamination</p> <p>Before the development site is occupied:</p> <p>A report that provides verification that the required works submitted in the above Report on a revised Remediation Strategy and Remedial Action Plan with reference SAS 17/26111 Revision 2 prepared by Site Analytical Services Ltd dated January 2017 have</p>	<p>Noted.</p> <p>The recommended conditions and informative will be included with any grant of planning permission.</p>

Stakeholder	Comment	Response
	<p>been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>2. Unexpected Contamination</p> <p>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. The remediation strategy shall be implemented as approved.</p> <p>Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.</p> <p>3. NRMM</p> <p>No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and</p>	

Stakeholder	Comment	Response
	<p>service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p>4. Demolition/Construction Environmental Management Plans</p> <ul style="list-style-type: none"> a. Demolition works shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst; b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. <p>The following applies to both parts a and b above:</p> <ul style="list-style-type: none"> a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP). b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include: <ul style="list-style-type: none"> 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; 	

Stakeholder	Comment	Response
	<p>vi. Details of community engagement arrangements;</p> <p>vii. Details of any acoustic hoarding;</p> <p>viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</p> <p>ix. Details of external lighting; and,</p> <p>x. Details of any other standard environmental management and control measures to be implemented.</p> <p>c) The CLP will be in accordance with Transport for London’s Construction Logistics Plan Guidance (July 2017) and shall provide details on:</p> <p>i. Monitoring and joint working arrangements, where appropriate;</p> <p>ii. Site access and car parking arrangements;</p> <p>iii. Delivery booking systems;</p> <p>iv. Agreed routes to/from the site;</p> <p>v. Timing of deliveries to and removals from the site (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible);</p> <p>vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the site during the demolition and construction phase; and</p> <p>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</p> <p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <p>i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;</p> <p>ii. A Dust Risk Assessment for the works; and</p> <p>vi. Lorry Parking, in joint arrangement where appropriate.</p> <p>The development shall be carried out in accordance with the approved details with relevant Air Quality Mitigation Measures in addition to the measures submitted in the</p>	

Stakeholder	Comment	Response
	<p>Control of dust during Construction Report. Although a detailed AQ Assessment should have been submitted to ascertain the quality of air in and around the site during construction and operational period.</p> <p>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.</p> <p>The applicant submitted Construction Phase Plan and Control of dust during Construction Reports above can form part of the documents to discharge the above condition 4.</p> <p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.</p> <p>Informative:</p> <p>1. Prior to the demolition, construction and occupation of the proposed new building, any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any aspects of the above works been carried out.</p>	
Drainage	<p>The LLFA, has now reviewed the drainage strategy for 26-28 Brownlow Road.</p> <p>The drainage consultants have followed the guidance and the SuDS hierarchy to maximise the use of SuDS solutions to control the surface water.</p> <p>The chosen SuDS, are the use of green roofs, water butts to collect rain water for reuse to irrigate the planted gardens, permeable paving throughout the site, rain gardens and a small swale, attenuation of surface water will be achieved using a cellular storage system before being discharged at an agreed rate of 2l/s to the public sewer network.</p>	<p>Noted.</p> <p>A condition requiring an updated SuDs will be included with any grant of planning permission.</p>

Stakeholder	Comment	Response
	<p>A comprehensive management maintenance schedule has been provided and will be in place for the lifetime of the development with the maintenance being undertaken by a management company.</p> <p>For consistency the LLFA, require an updated pro-forma as the one supplied in the documents is out of date, this shouldn't be too onerous as the figures can be transferred from the old form to the updated form, and shouldn't hold up the application at this stage.</p>	
Building Control (fire safety)	Confirms that this Building control office has no objection to the updated Fire safety strategy document and Planning Application, as a detailed fire assessment review will be undertaken as part of the Building regulations application process.	Noted.
Waste Management	<p>There is no further information provided to allow additional comments.</p> <p>As stated in my previous email attached from June 2018 confirmation that tracking has been done in order to prove a waste vehicle will be able to use the turning point and also what measures are being put in place to ensure that this turning point is not obstructed at time of collections?</p> <p>Comments on previous application:</p> <p>Having looked at the revised plan it would seem that the guidance provided has been addressed.</p> <p>The only thing I would like to highlight is that the turning point must be adequate for a waste collection vehicle and also that the turning point is kept clear to enable waste collection to take place.</p> <p>If this is confirmed then RAG GREEN</p>	<p>Noted.</p> <p>A condition requiring refuse management details be submitted and approved will be included with any grant of planning permission.</p>
EXTERNAL		

Stakeholder	Comment	Response
London Borough of Enfield	Have reviewed the information provided on your website and consider that the proposals would not have any strategic implications for this Borough.	Noted.
Transport for London	<p>Many thanks for consulting TfL on the above application. TfL offer the following comments:</p> <p>TfL welcomes that the residential flats will be car free except for disabled parking in line with policy T6.1 (Residential parking) of the Intend to Publish London Plan. Paragraph 4.2.10 of the Transport Statement (TS) sets out that the additional detached dwelling to the rear would come forward with no more than two on-site parking spaces. However, given the site has a public transport access level (PTAL) of 6a no general car parking should be provided. TfL therefore requests the 2 spaces proposed for this dwelling are removed in order to comply with Intend to Publish London Plan T6.1.</p> <p>The quantum of cycle parking proposed should be increased to provide a minimum of 44 long stay and 2 short stay cycle parking spaces. In addition, the cycle parking proposed at present does not comply with TfL's London Cycling Design Standard (LCDS) guidance. Vertical stacking cycle racks are not supported. A minimum of 5% of long stay spaces should be for adapted/larger bikes and a proportion of long stay cycle parking should also 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>Any new vehicular crossover should be Road Safety Audited in order to assess that the new accesses proposed do not threaten Vision Zero; the Mayor's ambition to eliminate all deaths and serious injuries from London's road by 2041.</p>	<p>Noted.</p> <p>The cycle storage has been updated and now complies with London Plan standards.</p> <p>A condition requiring provision of the compliant number of cycle spaces prior to occupation will be included with any grant of planning permission.</p>

Stakeholder	Comment	Response
	Overall, TfL requests car parking is amended to comply with the Intend to Publish London Plan.	
Thames Water	<p>Waste Comments:</p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:</p> <p>"A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991."</p> <p>We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; roundwater discharges section.</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission:</p> <p>"No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to</p>	<p>Noted.</p> <p>The recommended condition and informatives will be included with any grant of planning permission.</p>

Stakeholder	Comment	Response
	<p>subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact/cause failure of local underground sewerage utility infrastructure.</p> <p>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 you're considering working above or near our pipes or other structures https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/ Working-near-or-diverting-our-pipes.</p> <p>Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments:</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 thameswater.co.uk/buildingwater.</p> <p>The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted:</p>	

Stakeholder	Comment	Response
	<p>“The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk</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.</p> <p>Thames Water recommends the following informative be attached to this planning permission:</p> <p>“Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.”</p>	
London Fire Brigade	The Commissioner is satisfied with the proposals for fire fighting access. Subject to the information in fire statement issue 2.	<p>Noted.</p> <p>An informative recommending the installation of sprinklers to the rear house will be included with any grant of planning permission.</p>

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Appendix 4: Neighbour representations summary

Issue and representations	Officer comment
Principal and housing	
<p>Principle unacceptable</p> <p>Loss of historic building</p> <p>Change of use</p> <p>Loss of family-sized homes</p> <p>Haringey can demonstrate same sufficiency of housing supply as argued in favour of the dismissed appeal</p> <p>Not a 'brownfield' site as claimed by applicant</p> <p>Pressure on existing infrastructure and services</p> <p>Has been rejected once already and should be again</p>	<p>The principle of the development including demolition of the existing buildings, housing provision, existing services etc was previously considered acceptable by the Planning Inspector. However, given the changes in policy context since the appeal decision, further assessment is made at section 7.3 of this report.</p>
Affordable housing	
<p>Lack of affordable housing</p> <p>No social housing</p>	<p>Affordable housing matters are assessed in detail at section 7.6 of this report.</p>
Density, size, scale, design, character and appearance	
<p>Excessive height and scale</p> <p>Out of keeping with local character</p> <p>Overdevelopment of the site</p> <p>Do not meet disabled standards</p>	<p>Character and appearance of the area and design approach is assessed in detail at section 7.4 of this report.</p>

Issue and representations	Officer comment
Neighbouring residential amenity	
<p>Overshadowing</p> <p>Increased overlooking/loss of privacy</p> <p>Loss of day/sunlight</p> <p>Increased sense of enclosure/overbearing</p> <p>Increased noise</p>	<p>Neighbouring residential amenity is assessed in detail at section 7.5 of this report.</p>
Energy and climate change	
<p>Greater carbon emissions</p>	<p>Energy and climate change were previously considered acceptable by the Planning Inspector. However, given the changes in policy context since the appeal decision as well as to the scheme, further assessment is made at section 7.9 of this report.</p>
Environment	
<p>Loss of open space</p> <p>Habitat for wildlife</p> <p>Loss of trees including previous removal of those TPO'd</p> <p>Increase in surface water run-off</p> <p>There is a well in the adjoining property</p>	<p>Environment matters including contamination, trees and landscaping, flooding and SuDs and ecology were previously considered acceptable by the Planning Inspector. However, given the changes in policy context since the appeal decision as well as to the scheme, further assessment is made at section 7.10 of this report.</p>
Parking, transport, access and highways	
<p>Insufficient parking provision</p>	<p>Parking, transport, access and highways</p>

Issue and representations	Officer comment
<p>Already lack of parking</p> <p>Increased road congestion</p> <p>Contrary to aims of Low Traffic Neighbourhoods</p> <p>Parking survey not representative of local conditions and methodology flawed</p> <p>Adequate access for emergency and waste vehicles to the rear</p>	<p>matters were previously considered acceptable by the Planning Inspector. However, given the changes in policy context since the appeal decision as well as to the scheme, further assessment is made at section 7.8 of this report.</p>
Construction impacts	
<p>Unacceptable dust, noise and traffic impacts</p> <p>Road not designed for weight of construction vehicles</p>	<p>Construction impacts were previously considered acceptable by the Planning Inspector. However, given the changes in policy context since the appeal decision as well as to the scheme, further assessment is made at section 7.12 of this report.</p>

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Appendix 6: Previous appeal decision



Appeal Decision

Site visit made on 17 June 2019

by **Graham Chamberlain BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: **21 June 2019**

Appeal Ref: APP/Y5420/W/18/3209344

26-28 Brownlow Road, Wood Green, London N11 2DE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr T Rawlins against the Council of the London Borough of Haringey.
 - The application Ref HGY/2018/0309¹, is dated 24 January 2018.
 - The development proposed is described as 'demolition of existing buildings; erection of a part-3 and part-4 storey building with inset top floor comprising 27 flats; erection of 3 detached dwellings to the rear with 4 parking spaces, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear'.
-

Decision

1. The appeal is dismissed, and planning permission is refused.

Main Issues

2. The appellant submitted his appeal following the Council's failure to give notice of its decision within the prescribed period. The Council have provided an appeal statement expressing concerns with the design of the proposed flats and their impact on living conditions². This is an indication from the Council that, had it determined the application, it would have refused it on these grounds. I have framed my main issues accordingly.
3. The main issues in this appeal are: 1) The effect of the proposed flats on the character and appearance of the area; 2) The effect of the proposed flats on the living conditions of the occupants of neighbouring properties, with particular reference to outlook, privacy and day and sun light; and 3) Whether the appeal scheme would provide adequate living conditions for the future occupants of the proposed family housing at the rear of the site, with particular reference to outlook, privacy and day and sunlight.

Reasons

The effect of the proposed flats on the character and appearance of the area

4. The appeal site encompasses two dwellings positioned towards the front of their respective plots within a discernible building line along the eastern side of Brownlow Road. The dwellings occupy large plots with deep rear gardens. They

¹ In the absence of a decision notice I have taken the application number from the Council's appeal statement

² The Council has not objected to the family housing proposed at the rear of the appeal site

are also lower than the buildings either side - a detached three-storey 19th Century dwelling (30 Brownlow Road - No 30) and a compact four-storey block of flats dating from around the middle of the 20th Century ('Beaumaris'). Although four storeys tall Beaumaris is around the same height as No 30.

5. Bounds Green Underground Station is located at the southern end of Brownlow Road at the junction with the busy Bounds Green Road. The area around the junction of Bounds Green Road and Brownlow Road includes a number of commercial units with flats above. The buildings tend to be three to four storeys in height with the block of flats at Bounds Green Court being five storeys tall. This busy mixed-use character tends to tail off when moving north along Brownlow Road. In the vicinity of Maidstone Road, around a newly constructed block of flats, the road becomes more suburban with building heights broadly dropping to two and three storeys with houses mixed in with flats. Beyond the three storey Brownlow Court, the properties tend to be two-storey semi-detached houses exhibiting repeated house types.
6. My observations are consistent with the Council's Urban Character Study (UCS), which is summarised in the appellant's Townscape Assessment. The UCS explains that the appeal site is located in the Wood Green neighbourhood and identifies Brownlow Road as a 'local street' with a 'villa and townhouse' typology. Buildings tend to be below ten metres in height. The UCS does not suggest the area is characterised by tall blocks of flats and five storey buildings. Nevertheless, the UCS recommends development of approximately three to six storeys in height, although there are few situations where the latter could occur without appearing stark.
7. The appeal scheme proposes a development that would be five storeys tall. It would be notably taller than both No 30 and Beaumaris. In addition, the building would have considerable massing due to the depth and width. This would make it a comparatively large structure. The combined effect of the height and massing would result in a building that would appear out of place in this part of the street scene, which it would harm due to its dominant presence. This effect would be accentuated by the projection of the building forward of its flanking neighbours and the close proximity to No 30.
8. The appellant's architect has attempted to soften the impact of the height of the building by setting the upper floor back with a contrasting material finishing. The section of the building adjacent to No 30 would also step down in height to four floors. Nevertheless, the submitted visualisations demonstrate that the upper floor would not have the appearance of a roof and the setback would do little to mask the fact that the building, overall, would be notably taller than those around it when viewed from Brownlow Road. The relative overall height and massing would also be very apparent and somewhat discordant when seen from the properties in Queens Road.
9. The proposed building would not be without merit as the front elevation would be articulated with adequate vertical emphasis. Moreover, attempts have been made to reflect the New London Vernacular. The design process is also to be commended as it involved a design review, although the level of public objection would suggest community involvement could have been improved. The design panel provided generally supportive comments, which is a point in favour of the proposal. Nevertheless, I share the view of the Council and local

residents that the building would appear overly large. This harmful impact would not be mitigated by the positive aspects of the scheme.

10. I therefore conclude that the proposed development would harm the character and appearance of the area placing it at odds with Policies 7.4, 7.5 and 7.6 of the London Plan (LP), Policy SP11 of the Haringey Local Plan Strategic Policies 2013 – 2026 consolidated 2017 (HLP) and Policies DM1 and DM6 of the Haringey Development Management Development Plan Document 2017 (DMP). These policies collectively seek to secure development that enhances the quality of local places and relates positively to the locality. These policies are consistent with Paragraph 127 of the National Planning Policy Framework (the 'Framework'), which requires development to be sympathetic to local character.

The effect on the living conditions of the occupants of neighbouring properties

11. 28 Brownlow Road is a two-storey dwelling set in line with No 30. The appeal scheme would replace this structure with a much taller building that would project further back into the site past the rear elevation of No 30. The magnitude of change upon the living conditions of the occupants of No 30 would be considerable. In particular, the height of the building taken with its depth and proximity to the boundary would result in an imposing structure that would harmfully loom over No 30 and dominate and enclose the outlook from it. The flats would be located far enough in from the boundary with Beaumaris to ensure no harmful effect upon the outlook from that building.
12. The new building would be set off the boundary by only around two metres at its closest point. The elevation facing No 30 would include several windows and the top floor would include terraces. In addition, projecting balconies would be constructed to the rear. Accordingly, there would be numerous opportunities for casual overlooking of the garden of No 30 to occur. The terraces and balconies of the upper floor flats would be particularly problematic given the elevated position. The combined effect on the privacy of the occupants of No 30 from the windows, terraces and balconies would be considerable. There would be some overlooking of the space to the rear of Beaumaris, but this is a communal garden enclosed by trees and therefore this effect would not harm the privacy of the occupants of Beaumaris.
13. The appellant has suggested that mitigation could be achieved in the form of obscured glazing to some of the windows facing No 30. This would prevent overlooking but would not eradicate the sense of being overlooked. The windows proposed to be obscured are secondary in nature so it seems they would be better removed altogether. The balconies would have obscured glass screens, but they would not be effective if the future occupants were standing on the balconies. This, taken with the number of projecting balconies, would seriously erode the privacy of the occupants of No 30. The cumulative loss of privacy that would occur from the balconies and terraces, compounded by the number of windows directly facing north, albeit finished in obscured glass, would harm the living conditions of the occupants of No 30.
14. The rear elevation of the proposed flats would be located approximately fifty metres from the rear elevations of the properties in Queens Road. Even when taking account of the elevated nature of the flats, this would be an adequate distance to ensure that a harmful loss of privacy would not occur. The extent of overlooking of Beaumaris would not be the same as that of No 30 because the

projecting balconies would not have as direct a field of view in this direction and the bedrooms would have an obscured outlook.

15. The appellant has submitted a daylight and sunlight assessment³ that has methodically considered the impact of the flats on the surrounding properties. The Council has not challenged the methodology used within the document, which follows that set out by the Building Research Establishment (BRE). Therefore, I am content to rely upon its findings.
16. The assessment concludes that the reduction in daylight to the windows of neighbouring buildings would be less than the value that is considered to represent a notable impact. In respect of sunlight, the assessment states that neighbouring buildings would experience a reduction, but this would be within the limits prescribed in BRE Guidelines. I have nothing of substance before me to counter the findings of this technical assessment. Accordingly, I am satisfied the available evidence demonstrates the appeal scheme would not harmfully reduce the extent of day and sun light entering neighbouring properties.
17. The appeal scheme would not have a harmful impact upon day and sunlight or the privacy of the occupants of Beaumaris and Queens Road. The absence of harm is a neutral matter. Alternatively, the proposal would harm the outlook and privacy of the occupants of No 30. Accordingly, the proposal as a whole would be contrary to Policy 7.6 of the LP and Policy DM1 of the DMP. These policies seek to protect the living conditions of neighbours. An aim consistent with the Framework's requirement in Paragraph 127 to create high standards of amenity.

Whether the appeal scheme would provide adequate living conditions for the future occupants of the proposed family housing at the rear of the site with particular reference to outlook, privacy and day and sunlight.

18. The appeal scheme would include the erection of three detached dwellings to the rear of the flats. The front elevation of these properties would be around twenty-five metres from the rear elevation of the flats. This would be a sufficient distance to ensure there would be no harmful impact on outlook and privacy, even when accounting for the height of the building and number of windows. Moreover, the layout ensures the more intensively used rooms would be to the rear and thus away from the flats. The three dwellings would be tall enough to screen their respective rear gardens from the proposed flats. The distance between the proposed flats and the proposed family homes would also ensure there was no harmful loss of day and sunlight. Technical evidence has not been submitted to suggest otherwise.
19. Accordingly, the appeal scheme would provide adequate living conditions for the future occupants of the proposed family housing and therefore a conflict with Policy 7.6 of the LP and Policy DM1 of the DMP, in so far as they relate to this matter, would not occur.

Other Matters

20. During the course of the appeal the appellant has submitted a planning obligation in the form of a unilateral undertaking. This would apparently address the matters listed 1) - 6) in Paragraph 8.17 of the Council's Statement

³ Daylight and Sunlight Assessment for the Proposed Development at Brownlow Road – Herrington Consulting Ltd - January 2018

of Case. The obligation was submitted very late in the appeal process and it seems that the Council has not had an opportunity to comment upon its drafting. However, given my overall conclusion it has not been necessary to seek the views of the Council as the appeal has failed for other reasons.

21. Various concerns have been raised by interested parties including reservations over parking and the loss of greenery and historic buildings, which I have noted. However, given my overall conclusion it has not been necessary for me to address these matters further as the appeal has failed. The proposal was subject to detailed pre application discussions which were apparently positive. However, I have come to my own conclusions for the reasons given.

Planning Balance

22. The appeal scheme would deliver a number of benefits. It would be a windfall development that would support the local economy through construction jobs and the circulation of funds. The appellant has demonstrated that the contribution in this regard would be notable.
23. The appeal scheme would also facilitate the construction of dwellings in a location close to public transport and local facilities. Additionally, it would boost housing land supply and choice. However, in respect of the latter point the Council is currently able to demonstrate a five-year housing land supply, and this tempers that benefit. On the assumption the planning obligation is appropriately drafted, it would deliver a financial contribution towards affordable housing. This is a benefit of only moderate weight in the absence of information suggesting how this would precisely be used and how significant it would be in delivering affordable housing. Cumulatively, the benefits are matters of significant weight in favour of the proposal.
24. Nevertheless, the appeal scheme would harm the character and appearance of the area and the living conditions of the occupants of No 30. This would be at odds with the development plan, a point I afford determinative weight in this instance, particularly as many of the foregoing benefits could be achieved with a more sensitively designed redevelopment and Paragraph 12 of the Framework states that development which conflicts with the development plan should not usually be approved.

Conclusion

25. The proposed development would provide adequate living conditions for the occupants of the proposed family homes at the rear of the site and would preserve the living conditions of the occupants of the properties in Queen's Road and Beaumaris. However, this would be outweighed by the harm that would occur to the character and appearance of the area and the occupants of No 30. Therefore, the proposal would not accord with the development plan taken as a whole. There are no other considerations, including the benefits of the scheme, which would outweigh this finding. Accordingly, for the reasons given, the appeal should not succeed.

Graham Chamberlain

INSPECTOR

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Appendix 6: Previous application Quality Review Panel Report

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Haringey Quality Review Panel

Report of Chair's Review Meeting: 26 - 28 Brownlow Road

Wednesday 15 November 2017

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Phyllida Mills

Attendees

John McRory	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Deborah Denner	Frame Projects

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 Haringey Quality Review Panel
15 November 2017
HQR60_CR_26-28 Brownlow Road

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2

1. Site address

26 – 28 Brownlow Road, London, N11 2DE

2. Presenting team

Simon Gerrard	Abbeytown Ltd
Richard Maltese	Richard Maltese Architects Ltd
Simon Grainger	Grainger Planning Associates Ltd
Gareth Jones	Peter Stewart Consultancy

3. Aims of the Quality Review Panel meeting

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

4. Planning authority's views

The planning permission (HGY/2016/3130) was granted in October 2016 for the erection of two no. three bed detached dwellings with parking, cycle and refuse storage and formation of an access.

The surrounding area is predominantly residential, with purpose-built blocks of flats, conversions and single-family dwellings. The site has an excellent (6a) PTAL rating.

The site itself is not located within any conservation areas, does not fall within the curtilage of a listed building and is not subject to any other planning designations. It currently has two deep plots located on the eastern side of Brownlow Road. Two houses currently occupy the site, which would be demolished as part of the scheme.



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3

5. Quality Review Panel's views*Summary*

The Quality Review Panel feels that the combined sites at 26-28 Brownlow Road offer great potential for redevelopment due to their proximity to Bounds Green Underground Station. Whilst it welcomes the plans to replace the two low-density houses on the combined site with a higher density residential scheme, the panel considers that some further refinements to the proposal will be required in order to ensure that the development fulfils its obvious potential.

The panel broadly supports the scale and configuration of the development; however, it feels that scope remains to improve the entrance and circulation of the main block of accommodation, the quality and accessibility of the communal garden, and the arrangements for servicing and cycle storage. The panel would also encourage further consideration of the ground floor plan in the south-eastern corner of the main block, and some refinement of the fenestration and architectural expression. Further details of the panel's views are provided below.

Massing and development density

- The panel broadly supports the scale and configuration of the development, and notes that the development of the mews houses at the rear of the site have been granted approval under a previous planning application.

Place-making, character and landscape design

- The panel would encourage further consideration of the configuration of (and access into) the communal garden. Currently the bin and cycle storage is located at the midpoint of the communal garden, and effectively breaks the external space in two.
- The panel would encourage the design team to relocate the bin and cycle storage within the main block of accommodation, to enable the creation of a high quality communal garden that is accessible to all of the residents on site.
- The proposed hard landscaping and vehicular access should be carefully considered; the use of a shared surface material for vehicular access and parking could also help to enhance the quality of the garden area.
- A mature beech tree is located in the middle of the site; this should be retained if possible, and the anticipated site decontamination should be carried out in such a way as to avoid damage to this important tree.



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4

Scheme layout

- The panel question whether the two front entrances into the main block allow for sufficiently generous arrival space. Currently the two entrance lobbies are very constrained, whilst a lot of space is devoted to long corridors linking the two cores.
- A single entrance could allow for a more efficient re-configuration of the ground floor circulation, freeing up space for a generous hallway, with space for residents' mailboxes and deliveries.
- The panel welcomes the provision of two lifts, which will mitigate against potential access issues caused by maintenance or breakdown of one of the lifts.
- Exploration of a re-configured entrance area should also seek to make the stairs as convenient and accessible as possible. Residents on the first floor would most likely prefer to use the stairs, and it would be positive in terms of health to encourage the use of the stairs by residents.
- The panel also suggests a re-think of the south-eastern corner of the main block at ground floor level, where bedroom windows are tight up against the access road to the rear houses.
- One solution would be to remove the residential unit in this location, and use this space to relocate the bin and cycle storage areas from the garden. This would allow convenient access from the internal circulation.
- The panel notes that the building line of the main block has been pushed slightly further forward, and that as a result the defensible space in front of the block has been reduced. Careful consideration of this interface is required in order to ensure that the privacy and amenity of the ground floor units on the primary frontage is not compromised.
- The development of townhouses at the rear of the site has already been granted permission in principle, so is beyond the scope of the review. However, the design team may wish to explore adjusting the internal floor plans of these units, which could significantly improve the quality of the accommodation.
- For instance, the living room would benefit from being located at the rear of the property, which would take advantage of the higher ceilings under the sloping roof, in addition to access to the garden.



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5

Architectural expression

- The panel feels that the architectural expression of the development could be very elegant, subject to some refinement. It will be important to specify a high quality brick, and to carefully consider construction detailing.
- The panel suggests that the symmetry of the facades could be relaxed to allow the internal configuration to be reflected in the external elevations.
- Moving away from the constraints of symmetry would enable more appropriate fenestration for the individual rooms. In this regard, the panel notes that in current proposals, some bedrooms have full-height glazing and balcony doors, whilst other rooms have relatively small areas of glazing. Further thought about bedroom windows could achieve a better balance of privacy and light.
- The panel considers that the extensively glazed stairs on the front façade could create unwelcome light spill at night, and the large area of west facing glass may also result in overheating.

Inclusive and sustainable design

- The panel welcomes the aspiration for the scheme to be cycle friendly, with good levels of cycle storage and a reduction in car parking.
- However, in the current scheme, the cycle storage is not located conveniently for residents in the main building; the expectation for a premium development in this location would be for a highly accessible and convenient cycle store.
- The panel would encourage the design team to explore a more integrated approach to cycle storage. This might include relocating the cycle storage into the main block of accommodation (as noted above), and creating a 'wet lobby' within the main entrance/core that can accommodate the passage of cycles through to the cycle store.
- The panel considers that it is not good practice to put cycles in the same space as bin storage, and would encourage provision of separate areas.

Next Steps

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



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6

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

All development is required to be of a high standard of design and compatible with, and contributing to, the distinctive character and amenity of the local area. The Council expects proposals to be design-led, and will support proposals for new development that:

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

Haringey Consultation Draft Development Management Policies DPD (2015)



Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2021/0441

Ward: Northumberland Park

Address: Nos. 807 High Road, N17 8ER.

Proposal - Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical/health (Class E, e) and office (Class E, g, i) 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: 28 March 2021.

Date received: 10 February 2021. **Last amended:** 06 April 2021.

Plans and Documents: See **Appendix 2** 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 revised proposal would satisfactorily address the reason for refusal for the earlier application (HGY/2020/1361) by (i) improving the quality, safety and accessibility of the development by including additional external lighting and an area of improved paving to Percival Court and by providing a more accessible and more dignified direct entrance from the proposed car parking space to an internal entrance hall and (ii) securing an accessible and appropriate waste and recycling collection solution that would safeguard the character and appearance of the North Tottenham Conservation Area and the vitality and viability of the Tottenham High Road Local Shopping Centre and keep open the option of collecting from the Percival Court in the future once the relevant phase of the High Road West Masterplan development comes forward;
- 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 to 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, Building Standards & 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 .
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than **31 July 2021** or within such extended time as the Head of Development Management or the Assistant Director 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 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 6 of this report).

- 1) 3-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) Blocks A & B – 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) Land Contamination – Part 1
- 22) Land Contamination – Part 2
- 23) Unexpected Contamination
- 24) Archaeology 1
- 25) Archaeology 2
- 26) Cycle Parking Provision
- 27) Car 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 6 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) **Car Club:** two years' free membership for one household in each residential unit and £50 (fifty pounds in credit) per year for the first 2 years; and an enhanced car club membership for the proposed family-sized 3-bed unit, including 3 years' free membership and £100 (one hundred pounds in credit) per year for the first 3 years.
- 3) **Affordable housing:** Financial contribution towards off-site provision if commercial unit on first floor of Block A is converted to residential use.
- 4) **Marketing and letting material** to potential purchasers/tenants of flats in No. 807 to highlight the existence and location of the pub beer garden.
- 5) **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 from the date of planning permission being granted, pay an additional Deferred Carbon Offset Contribution.
- 6) **Initial Carbon Offset Contribution:** Amount to be determined in further revised Energy & Sustainability Statement (payable upon commencement);
- 7) **Deferred Carbon Offset Contribution:** Amount to be determined in further revised Energy & Sustainability Statement (payable after 10 years, if no connection to DEN);
- 8) **Be Seen:** Commitment to uploading data to the GLA's Energy Monitoring platform.
- 9) **Employment & Skills Plan:** (a) Local Labour during construction, (b) Construction Apprenticeships and (c) Apprenticeship Support Contribution;

10) **Construction:** (a) Commitment to Considerate Contractors Scheme and (b) signing up to Construction Partnership.

11) **Monitoring:** Borough monitoring costs in accordance with para. 5.42 of the Planning Obligations SPD (approx. £5,200).

2.5 In the event that members choose to make a decision contrary to the officer recommendation (that being that the proposed development accords with the development plan overall), members will need to state their reasons.

Presumption in Favour of Sustainable Development (PFSD)

2.6 In the event that members choose to make a different decision to that recommended it will be necessary to consider the presumption in favour of sustainable development in the National Planning Policy Framework (NPPF). This is because the Council's delivery of housing over the last three years has been substantially below its housing target and so paragraph 11(d) of the NPPF is engaged by virtue of footnote 7 of the NPPF. Members must state their reasons including why it is considered that the presumption is not engaged.

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 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 T4 and T6.1 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 H4 and H5, 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 SI 3 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 SI 1 and SI 3, Policy SP11 and Policy DM1.

2.8 In the event that the Planning Application is refused for the reasons set out above, the Head of Development Management or the Assistant Director (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) BACKGROUND
- 4) PROPOSED DEVELOPMENT
- 5) CONSULTATION & RESPONSES
- 6) LOCAL REPRESENTATIONS
- 7) ASSESSMENT OF REVISIONS TO PROPOSED DEVELOPMENT
- 8) COMMUNITY INFRASTRUCTURE LEVY
- 9) RECOMMENDATION

APPENDICES:

- Appendix 1: Report to PSC on 12 October 2020 (as updated by the Addendum Report)
- Appendix 2: Plans and Documents List
- Appendix 3: Internal and External Consultee representations
- Appendix 4: Neighbour representations
- Appendix 5: Images of the site and proposed scheme
- Appendix 6: Conditions & Informatives

3.0 BACKGROUND

- 3.1 The Planning Sub-Committee considered a similar application for this site at its meeting on 12 October 2020 (HGY/2020/1361). The application was recommended for approval, but following consideration, the Committee resolved to refuse planning permission for the following reason:

The proposed development, by way of its access arrangements for future residents; in particular wheelchair users, and its refuse collection arrangements, would fail to provide a high quality, safe and accessible environment for future occupiers, nor provide for accessible and appropriate waste and recycling collection. This would result in an unacceptable quality of housing and an unacceptable detrimental effect on the amenities of the area and be contrary to policy SP2 of the Haringey Strategic Policies (March 2013) and policies DM1, DM2, DM4 and DM33 of the Haringey Development Management DPD (July 2017) and policy 7.2 of the London Plan (March 2016).

- 3.2 This application seeks to address the reason for refusal with an amended proposal as set out in detail below.
- 3.3 The applicant has also appealed against this decision (APP/Y5420/W/21/3268414) if this application is approved the applicant has indicated they will withdraw the appeal.

4.0 PROPOSED DEVELOPMENT

Proposed Revised Development

- 4.1 This revised planning application is largely the same as the application that was refused planning permission and as set out in Section 3 of the 12 October 2020 Planning Sub Committee (PSC) report (Appendix 1). However, the proposed scheme has been revised to address the Council's reasons for refusal and take account of changes to the Use Classes Order (1987). The differences between the current application and the refused application can be summarised as follows:
- Upgrading the road surface treatment of the part of Percival Court within the ownership of the applicant by replacing the existing tarmac/concrete surface with brick pavements;
 - Additional external lighting on the Percival Court frontage of Block B;
 - The re-positioning of the proposed car parking space and 1.2m transfer zone within the integral garage and the introduction of an additional point of access from the space to the internal corridor – to provide direct access into the internal circulation areas of the proposed housing and avoid the need for a wheelchair user to leave and then re-enter the building;

- The inclusion of an Electric Vehicle Charging Point for the proposed car parking space;
- Removal of one set of doors between the proposed bin store and cycle storage area and the covered yard;
- Minor changes to the proposed High Road shopfront and residential entrance door; and
- The formal description of development reflects changes to the Use Classes Order (1987), introduced in September 2020.

Site and Surroundings

- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 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.
- 4.6 Immediately opposite the site on the east side of the High Road is Northumberland Terrace, a terrace of mainly listed Georgian buildings.
- 4.7 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 the 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.

4.8 There has been a material change to the surroundings that are set out in the 12 October 2020 committee report (Appendix 1), in that the Licence for the Bricklayers Arms pub has been amended to allow for different opening hours. The current opening hours are discussed under Impact on Amenity of Future Residents and Adjoining Occupiers below.

Relevant Planning and Enforcement History

4.9 Material changes in the planning history of the site since that set out in the 12 October 2020 committee report (Appendix 1) is set out below.

No. 807 High Road

4.10 HGY/2020/1361: planning permission refused for a very similar proposed development in October 2020 (See Section 3 for full reason for refusal).

Nos.803-805 (Bricklayers Arms)

4.11 HGY/2020/3142: approval of details pursuant to condition 3 (provision of refuse and cycle storage) in relation to the above permission.

Northumberland Terrace (opposite)

4.12 HGY/2020/1584 and 1586: in October 2020, PSC resolved to grant planning permission (and Listed Building Consent as necessary) 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.

Consultation and Community Involvement

4.13 The pre-application consultation by the applicant, consideration of Haringey's Quality Review Panel and presentation to the PSC are as set out in Section 3 of the 12 October 2020 committee report (Appendix 1).

5.0 CONSULTATION & RESPONSES

5.1 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 Licensing
- 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

5.2 An officer summary of the responses received is below. The full text of internal and external consultation responses is contained in Appendix 3.

Internal:

Carbon Management – Officers recommended that a condition requires the submission and approval of an updated Statement before the commencement of development. Subject to this, other proposed conditions and S106 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 – In support – it would be a positive investment into the High Road.

Licensing – No comments.

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.

Transportation – No objection subject to proposed conditions in relation to cycle parking, Delivery and Servicing Plan and Construction Management Plan and S106 obligations in relation to car-capped development and car club membership.

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 – The best option from a solely waste storage/collection perspective, and our default position for communal waste collections, would be Option 3 (large enclosed bin store off of the highway and within the High Road frontage). However, it is recognised that other objectives need to be considered

and, given the particular circumstances of this case, the Team understand the reasons for our default position not being accommodated in this instance. In consideration of this, the Team have identified option 2 as having the least impact of the development's waste being presented on the street. This is subject to an approved Residential Waste Management Plan ensuring that bins would only be on the High Road footway, close to the existing service bay for the minimum reasonable time possible on the day of collection.

External:

Historic England – HE has resubmitted its comments on the earlier application. 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 (GLAAS) – 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. N.B Further comments on earlier application made clear that 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) The London Fire Commissioner is satisfied with the proposals for firefighting access.

Metropolitan Police (Designing Out Crime Officer) – The DOCO has met with the design team. No objection, subject to conditions. In terms of the revised scheme, there is support for the proposed lighting, but a number of detailed internal issues need addressing.

Thames Water – (1) Developer should follow the sequential approach to the disposal of surface water. Approval is required before discharging to any sewer; (2) Request a planning condition reserving details of any piling works – in order to safeguard sewer; (3) No objection in terms of waste water or sewage treatment works infrastructure capacity; and (4) Request for informative in relation to water pressure.

Transport for London – (1) All cycle parking should be designed in line with London Cycling Design Standards – cyclist should not have to navigate more

than two doors to access internal cycle storage area (2) All short cycle parking should be provided on site (3). Query where hearses would be stored. (4) Welcomes proposed consolidation of deliveries during construction & recommends a booking system or use of a holding area. (5) A Construction Logistics Plan should be secured by condition & TfL should be consulted. (6). Queries if use class would be restricted by a condition.

6 LOCAL REPRESENTATIONS

6.1 On 11 February 2021, notification was sent to the following:

- 218 Letters to neighbouring properties
- 2 Letters to Haringey-based organisations (as noted above)

6.2 A Press Advertisement was placed in the Enfield Independent on 17 February 2021 advertising:

- Major application affecting a conservation area and Listed Buildings

6.3 On 19 February, one site notice erected in the vicinity of the site, publicising:

- Planning application
- Development affecting the setting of the North Tottenham Conservation Area and Listed Buildings

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

No of individual responses: 3

Objecting: 1 individual.

Supporting: 1 individual.

Ward Cllr: A comment was received from Cllr Bevan.

6.5 The full text of neighbour representations and the officer response are set out in Appendix 4.

6.6 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 that would have balconies and that this may lead to restrictions on use of the beer garden in the evenings. In January 2021 the owners agreed a new License with the Council for the garden and a servery to be able to trade until 10pm on every night of the week (with the current License in respect of internal areas allowing for use until 1.00am all days of the week). They also object to the impact that the proposal would have on daylight to residential windows on the upper floors of Nos. 803-805 High Road.

Support:

- This looks like a well put together and considered scheme.

Other:

- Cllr Bevan requests input from the Conservation Officer and implementation of their recommendations (in relation to proposed height in particular).

7.0 ASSESSMENT OF REVISIONS TO PROPOSED DEVELOPMENT

Overview

- 7.1 The proposed application seeks to address the previous reason for refusal through an amended ground floor layout and improvements to Percival Court (paving and external lighting). Therefore, the assessment of the proposal considers the proposed revised development scheme and whether it addresses the previous reason for refusal and changes to the policy background. Several issues were assessed in the previous report and addendum report to committee of 12 October 2020 and that assessment remains the same as in Section 6 of those reports, although policy references have been updated.

Principle of Development

- 7.2 There have been two material changes in the planning policy context since the earlier application was considered by the PSC on 12 October 2020.
- 7.3 *Policy Background.* The 2020 Housing Delivery Test (HDT) results were published on 19 January 2021 and as a result Haringey Local Planning Authority is now a “presumption authority” and paragraph 11d of the NPPF is relevant. The Council’s delivery of housing over the last three years is substantially below its housing target and so paragraph 11d of the NPPF is engaged by virtue of footnote 7 of the NPPF. Nevertheless, the proposed development has been found to be in accordance with development plan policies and, therefore, consideration of para. 11(d) is not required in this instance (but would be if the application were to be refused).
- 7.4 *The Development Plan.* The Mayor of London published the new London Plan on 2 March 2021. This means that for the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004, the development plan comprises the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and Tottenham Area Action Plan (AAP) and the London Plan (2021). Officers have taken full account of this and the adopted London Plan policies when assessing this application and have updated all references to London Plan policies referred to in the PSC report on 12 October 2020 (Appendix 1) where relevant.

Policy Assessment

- 7.5 *Policy update.* Published London Plan Policy H1 and Table 4.1 set the same 10-year housing target for Haringey as Intend to Publish London Plan Policy H1 that was referred to in the report to PSC on 12 October 2020 (i.e. 19,580 homes between 2019/20 and 2028/29).

Development Design

- 7.6 *Policy updates.* Published London Plan Policies D6 (Housing quality and standards), D1 (London's form, character and capacity for growth) and D4 (Delivering good design) replace former London Plan Policies 3.5, 7.4 and 7.6 referred to in the report to PSC on 12 October 2020 (Appendix 1), but the policy objectives have not changed. Published London Plan Policies D3 (optimising site capacity through the design-led approach) and D12 (Fire safety) are the same as Policies D3 and D12 in the Intend to Publish London Plan that were also referred to in the October 2020 officer report. Published London Plan Policy D5 (Inclusive design) and Local Plan Policies SP2 (Housing) and DM2 (Accessible and Safe Environments) call for development proposals to provide accessible housing and achieve the highest standards of accessible and inclusive design and have regard to the principles set out in 'Secured by Design.'
- 7.7 *Percival Court surface treatment.* Percival Court is a private road, with the part immediately in front of proposed Block B being owned by the applicant. It is generally in a poor state of repair, comprising uneven and pot-holed tarmac. In response to the refusal of planning permission, the current application includes the provision of new block pavers to a circa 3m wide strip of Percival Court in front of the proposed entrance and integral garage of Block B and triangular area extending out to approx. 3m by the proposed vehicular access to the covered yard. This would improve the quality of the surface of Percival Court over part of its length and improve the sense of arrival at the proposed residential entrance. Officers welcome the proposed paving, which would improve the surface treatment of the Court immediately in front of the proposed development and improve the sense of arrival for future residents. It is recommended that details are secured by a planning condition.
- 7.8 *Accessibility.* To address the previous reason for refusal, the layout of the integral garage has been amended from the earlier application. The location of the parking space itself has been moved to the eastern side of the garage, thus allowing for a 'transfer zone' to be incorporated on the western side of the space and the inclusion of a door from the space in to the internal entrance hall. This would enable a driver who is a wheelchair user (if entering in forward gear) or a wheelchair user passenger to transfer into their chair and enter the entrance hall without having to exit the garage and then enter the building via the residential

entrance on Percival Court. The applicant has also confirmed that the various doors along the ground floor residential corridor areas, which are required to meet Building Regulations, would include an automatic/push button opening mechanism or alternative solution to ensure that they are accessible for wheelchair users.

- 7.9 As in the earlier application the proposed ground floor commercial unit on the High Road would have a level threshold with the back of footway and short internal ramps to negotiate a change in levels within the unit itself. This would be a significant improvement on the existing ground floor, which includes a high step formed by a raised concrete slab.
- 7.10 *Safety and lighting.* The earlier refused application had been subject of consultation with the Met Police's Designing Out Crime Officer (DCCO), who raised no objections, subject to a planning condition securing Secured by Design accreditation. In response to the refusal of planning permission, the current application includes five additional external lights mounted on the outside of Block B just below first floor window level and one light next to the entrance door, below the proposed canopy. The DCCO has welcomed the proposed external lighting, but raised a number of detailed concerns that can be addressed by the recommended Secure by Design condition. Officers welcome the proposed external lighting which would create a more welcoming and safer environment for future residents who choose to enter or leave their homes via the proposed entrance to Block B. It is recommended that details are secured by a planning condition.
- 7.11 The eastern part of Percival Court is currently overlooked by residential windows on the upper floors of Nos. 809 and 811 High Road. The flats above No. 811 are also accessed from an entrance door off of Percival Court. The proposed development would introduce additional overlooking to the central part of the Court. It should be noted that whilst pedestrians, including wheelchair users, could gain access to Block B from Percival Court, the proposed front and rear residential cores are linked internally by an accessible route, enabling people who live in Block B to access their home from the proposed High Road residential entrance. Indeed, the applicant anticipates that, prior to future phases of the High Road West Masterplan coming forward, this entrance would be the principal access for homes in Block B.
- 7.12 *Shopfront.* Whilst not stated as a reason for refusal, there was a comment from a committee member regarding the proposed shop front of 807 in proportion to its immediate neighbours on both sides. The applicant has amended the scheme to raise the height of and reduce the depth of the proposed fascia signboard to improve its relationship to the neighbouring shopfronts. This has led to minor increase in height of the top glazing panel to the proposed shopfront and residential entrance door. Officers welcome these changes.

- 7.13 *Covered Yard.* Following comments from TfL, one set of doors between the proposed covered yard and the proposed bin storage and residential corridor/cycle stand has been removed so that cyclists using this route would not need to navigate more than two sets of doors to get to and from the proposed cycle storage area. This would also make it easier to move bins to and from the proposed bin storage area and the High Road or, in the future, a new service route to the west of the site when the relevant phase of the wider High Road West development is built.
- 7.14 Officers are satisfied that, subject to the recommended planning conditions reserving details of external materials, shopfront/shutter, cill, lintel, gable details, paving materials and lighting, the proposed development would represent a high quality and sensitive development in this part of the Conservation Area that would provide a safe and accessible environment for future occupiers and the previous reason for refusal has been overcome.

Waste and Recycling

- 7.15 *Policy update.* Published London Plan Policy SI 8 (Waste capacity and net waste self-sufficiency) continues the Mayor's commitment to reducing waste and facilitating a step change in the way in which waste is managed that was in the previous London Plan Policy 5.16 (referred to in the report to PSC on 12 October 2020 (Appendix 1)). Local Plan Policy DM4 (Provision and Design of Waste Management Facilities) calls for adequate on-site provision for general waste, recyclable materials and organic material in accessible and safe storage facilities, both for occupiers and collective operatives.
- 7.16 The earlier application proposed a centrally placed bin store in the covered yard area to accommodate 10 x 360L Wheelie Bins (7 for general waste and 3 for recycling) and 1 x 140L Wheelie Bin for food waste. The bin store was within 30m horizontal distance of homes in Blocks A and B and proposed storage and collection arrangements were based on future residents taking their refuse and recyclables to this area and a Residential Waste Management Plan (secured by condition) requiring a third-party to take out refuse/recycling sacks to the High Road frontage, for collection by the Council's waste collection service using the existing 'Flats above Shops' scheme. Members considered this arrangement unacceptable and it was one of the reasons why the earlier application was refused.
- 7.17 The current application is based on the same proposed storage arrangements (i.e. a centrally located bin store), although one set of doors between the proposed bin store and the covered yard have been removed – which would make it easier to move bins on to the Percival Court frontage should this be the preferred collection point in the future. Planning officers have liaised with officers in the Waste Client Team and the applicant to identify more appropriate collection arrangement that takes account of the Council's drive to

reduce/remove bin sacks from being left on streets – something that is unsightly, can provide an obstacle to pedestrians and results in leakages/stains on the footway. This has included considering the four options identified in Table 1 below.

Table 1: Waste storage and collection arrangements

Option	Pros & Cons
<p>1. Application scheme – 1 x centrally located store, with sacks being taken to High Road by third party for collection</p>	<p>Pros</p> <ul style="list-style-type: none"> - Retains car parking space for proposed wheelchair accessible home - Store within 30m horizontal distance of all homes - Percival Court store could be serviced from the west in the future (when the relevant phase of the wider High Road West site is developed) <p>Cons</p> <ul style="list-style-type: none"> - Sacks on street for a limited period
<p>2. Variation of current application scheme – 1 x centrally located store, with Wheelie Bins being taken to High Road by third party for collection</p>	<p>Pros</p> <ul style="list-style-type: none"> - Retains car parking space for proposed wheelchair accessible home - Store within 30m horizontal distance of all homes - Centrally located store could be serviced from the west in the future (when the relevant phase of the wider High Road West site is developed) <p>Cons</p> <ul style="list-style-type: none"> - Wheelie Bins on street, within an identified holding area, for a limited period
<p>3. Alternative Option 02 – 1 x large store on High Road frontage</p>	<p>Pros</p> <ul style="list-style-type: none"> - Allows for direct weekly collection of Wheelie Bins by Veolia staff, via the loading bay if possible or from kerb (if loading bay is unavailable) <p>Cons</p> <ul style="list-style-type: none"> - Homes in Block B would be more than 30m horizontal distance away from store - Approx. 30% of High Road frontage would be taken up by the store - Does not lend itself to being serviced from the west in the future (when the wider High Road West site is developed) - 'Dead frontage' affecting the viability & vitality of the proposed shop and the Tottenham High Road Local Shopping Centre - Unattractive frontage that would harm the character and appearance of this part of the North Tottenham Conservation Area.

Option	Pros & Cons
4. Alternative Option 03 1 x smaller store on High Road frontage & 1 x store on Percival Court frontage	<p>Pros</p> <ul style="list-style-type: none"> - Allows for direct collection of Wheelie Bins serving homes in Block A by Veolia staff only, via the loading bay on the High Road if possible or from kerb (if loading bay is unavailable). - Stores within 30m horizontal distance of all homes - Percival Court store could be serviced from the west in the future (when the relevant phase of the wider High Road West site is developed) <p>Cons</p> <ul style="list-style-type: none"> - Sacks/or Wheelie Bins from the Block B would still need to be presented to the High Road frontage for collection (with a carry distance of approx. 75m). - Approx. 20% of High Road frontage would be taken up by a store - High Road storage is not large enough for weekly collections (so a second collection would be needed, with no established mechanism for recovering these additional costs) - 'Dead frontage' affecting the viability & vitality of the proposed shop and the Tottenham High Road Local Shopping Centre - Unattractive frontage that would harm the character and appearance of this part of the North Tottenham Conservation Area.

7.18 There is no option that provides direct collection of general waste, recyclables and food waste from the High Road, therefore keeping sacks/bins off the street at all times, that is acceptable to the applicant and would not harm the viability and vitality of the proposed shop/Local Centre or the character and appearance of the Conservation Area. Currently, the flats-above-shops scheme would collect waste here between 9.00am and 11.00am on the day of collection, so allowing for an hour either side, this should mean that bins would only be on the footway between 8.00am and 12.00 noon one day a week. The applicant has identified an area of the footway outside of No.807 (the application site) and next to the existing service bay. This would retain a clear footway width of approx. 3.5m, so should not cause an obstacle to pedestrians.

7.19 Taking account of the above, the statutory duty to pay special attention to preserving or enhancing the character or appearance of conservation areas and the importance of safeguarding the vitality and viability of the Local Centre, officers consider that, subject to the recommended planning condition, Option 2 is the best option and, subject to securing a Residential Waste Management

Plan, would provide accessible and appropriate waste and recycling collection arrangements that satisfactorily address the reason for refusal of the earlier application for the site. Officers recommend a more detailed Residential Waste Management Plan than the one recommended in relation to the earlier application) which ensures the following:

- A third party would be responsible for taking out Wheelie Bins or Euro Bins (keeping options open) to the High Road frontage to an identified holding area next to the existing loading bay;
- Bins would be taken out on the morning of collection (so not left out overnight) and taken back in to the store within a specified time after collection; and
- These arrangements would be reviewed once the relevant phase of the wider High Road West development has been developed, with the objective of switching collection from Percival Court or a new street to the west, if possible.

7.20 Proposed arrangements for commercial waste would be as previously proposed in the earlier application, including a store within the proposed covered yard to the shop, with commercial tenants to arrange their own waste collection.

7.21 Proposed arrangements for construction waste would be as previously proposed – with the submitted Site Waste Management Plan (SWMP) setting out a framework for future SWMP a plan and describing 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 is secured by planning condition.

Transportation and Parking

7.22 Policy updates. Published London Plan Policy T1 (Strategic approach to transport) continues to support development that generates high levels of trips at locations with high levels of public transport accessibility and encourages shifts to more sustainable modes and promotes walking by ensuring an improved urban realm (effectively replacing Policy 6.1 in the previous London Plan, as referred to in the report to PSC on 12 October 2020 (Appendix 1)). Similarly, Published London Plan Policies T2 (Healthy Streets), T5 (Cycling) and T6 (Car parking) replace previous London Plan Policies 6.9, 6.1 and 6.13 and former Intend to Publish London Plan Policy T5. In doing so, they continue to promote walking and cycling and require 16 long-stay cycle parking spaces and 2 short-stay visitor spaces are proposed, together with 6 long/short-stay commercial parking spaces.

- 7.23 As outlined under Development Design, the layout of the proposed integral garage is different from that included in the earlier application and includes a 1.2m transfer zone and doorway that enables direct access for a wheelchair user from the car parking space and the internal entrance area. The applicant has submitted swept path analysis to demonstrate that it is possible for cars to satisfactorily access and exit the space in both forward gear and reverse. This means that a wheelchair user who is either the driver or front passenger in a car could take advantage of the proposed transfer zone and direct access to the building.
- 7.24 The inclusion of an Electric Vehicle Charging Point for the proposed car parking space is welcomed and it is recommended that this is secured by condition.
- 7.25 The removal of one set of doors between the proposed cycle storage area and the covered yard, as suggested by TfL, is welcome.
- 7.26 Given the essentially 'car free' nature of the proposal, it is recommended that a planning obligation secures free membership for one household in each residential unit and £50 (fifty pounds in credit) per year for the first 2 years; and an enhanced car club membership for the proposed family-sized 3-bed unit, including 3 years' free membership and £100 (one hundred pounds in credit) per year for the first 3 years. This is an additional Heads of Terms from what was recommended previously, in respect of the earlier application.

Housing mix and residential quality

- 7.27 *Policy updates.* Published London Plan Policies D4 (Delivering good design) and D6 (Housing quality and standards) are the same as Policies D4 and D6 in the Intend to Publish London Plan that are referred to in the report to PSC on 12 October 2020 (Appendix 1). Local Plan Policies SP2 (Housing) calls for development proposals to provide accessible housing.
- 7.28 As previously proposed, Flat 8 (2-bed 3-person) on the third floor of Block B would be a lift-served 'wheelchair user dwelling' that would have access to a disabled parking space in an integrated garage accessed from Percival Court and all other homes would be built to be 'accessible and adaptable dwellings.' However, the changes discussed under Design Development and Transportation and Parking above, would result in a more inclusive development by allowing for a direct, more dignified route to and from the car parking space and the persons' home. As such, they are welcomed.

Heritage Conservation

- 7.29 *Policy update.* Published London Plan Policy HC1 (Heritage conservation and growth) is the same as Policy HC1 in the Intend to Publish London Plan that is referred to in the report to PSC on 12 October 2020 (Appendix 1).

- 7.30 The proposed minor changes to the proposed High Road shopfront and residential entrance door and paving of a small area of Percival Court are welcome and the proposed external lighting should not harm the character and appearance of the Conservation Area or locally Listed Building at Nos. 809-811. Consequently, the assessment of the current application against the Council's legal duties and development plan policies remain as set out in the officer report to PSC on 12 October 2020 (Appendix 1).

Impact on Amenity of Future Residents and Adjoining Occupiers

Relationship with Nos. 803-805 High Road (Bricklayers Arms)

- 7.31 For the avoidance of doubt, the revised application scheme does not include windows in the southern flank wall of Block B, where it abuts the Bricklayers Arms pub garden. Such windows were included in the earlier application as originally submitted, but were omitted from the earlier scheme in the run up to it being considered by the PSC on 12 October 2020. Otherwise, the proposed scheme is as described in the officer report to PSC on 12 October 2020 (Appendix 1).

Overlooking/privacy and Daylight/Sunlight Assessment

- 7.32 The assessment of overlooking/privacy daylight and sunlight impacts on existing neighbouring homes (including Nos. 803-805 High Road) remain as set out in the officer report to PSC on 12 October 2020 (Appendix 1).

Noise

- 7.33 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 THFC 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. The licensing situation for the Bricklayers Arms has changed since the Committee considered the earlier proposal. The current License (as varied in January 2021) allows for the pub garden to be used up until 10.00pm (Monday to Sunday) and the internal bar and other areas up to 01.30am.
- 7.34 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 double-glazed windows, 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. In addition, it is recommended that a planning obligation also requires that marketing and

letting material to potential purchasers/tenants of flats in No. 807 to highlight the existence and location of the pub beer garden.

External lighting

- 7.35 The location of the proposed additional external lighting on the Percival Court frontage of Block B means that it should not adversely affect the amenity of occupiers of existing homes above No. 809 High Road or No. 813 High Road. As discussed above, officers consider the proposed external lighting to be acceptable, subject to the prior approval of details, which is recommended to be secured by a planning condition.

Amenity Impacts – Summary

- 7.36 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 existing neighbouring residents (in terms of overlooking/privacy, daylight and sunlight impacts and external lighting) is acceptable, given the benefits that the proposed scheme would deliver. In addition, officers are satisfied that, subject to the recommended planning conditions and obligation, the proposed new housing on the site has been designed to take account of the Bricklayers Arms and its pub garden and that it should provide acceptable new housing that would not threaten this established business.

Other matters

- 7.37 *Policy updates – other topics.* For completeness, set out below are updates on London Plan published policies for those topics where no relevant changes to the earlier application have been made and where the officer's assessment in the report and addendum report to committee of 12 October 2020 is unchanged:

- Energy, Climate Change and Sustainability. Former adopted London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11 have been replaced by published London Plan Policies SI 2 (Minimising greenhouse gas emissions), SI 3 (Energy infrastructure) and SI 4 (Managing heat risk). These continue and strengthen the approach to climate change and require 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.
- Flood Risk, Drainage and Water Infrastructure. Former London Plan Policies 5.12, 5.13 and 5.14 have been replaced by published London Plan Policies SI 5 (Water infrastructure), SI 12 (Flood risk management) and SI 13 (Sustainable drainage) and continue to call for development to utilise

Sustainable Urban Drainage Systems (SUDS) and ensure adequate wastewater infrastructure capacity is available.

- Ecology. Former adopted London Plan Policy 7.19 has been replaced by published London Plan Policy G6 (Biodiversity and access to nature) which continues to indicate that whenever possible development should make a positive contribution to the protection enhancement creation and management of biodiversity.
- Archaeology. Former London Policy 7.8 has been replaced by published London Plan Policy HC1 (Heritage conservation and growth) which continues to state that development should incorporate measures that identify record, interpret, protect and, where appropriate, preserve a site's archaeology.

- 7.38 Following discussion at the PSC on 12 October, when the officer recommendation on the earlier application had been to allow for a 4-year life, officers are recommending that the life on any planning permission be limited to the standard 3-years.
- 7.39 The opportunity has been taken to make a number of minor improvements to the wording of some of the recommended conditions in Appendix 6 and a number of reasons for the recommended conditions have been updated to reflect the publication of the new London Plan.

Equalities

- 7.40 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.
- 7.41 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.
- 7.42 An employment and skills 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.

- 7.43 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. The revised application would provide a safer and more accessible environment than proposed in the earlier application.

Conclusion

- 7.44 In conclusion:

- The revised proposal would satisfactorily address the reason for refusal for the earlier application (HGY/2020/1361) by (i) improving the quality, safety and accessibility of the development by including additional external lighting and an area of improved paving to Percival Court and by providing a more accessible and more dignified direct entrance from the proposed car parking space to an internal entrance hall and (ii) securing an accessible and appropriate waste and recycling collection solution that would safeguard the character and appearance of the North Tottenham Conservation Area and the vitality and viability of the Tottenham High Road Local Shopping Centre and keep open the option of collecting from the Percival Court in the future once the relevant phase of the High Road West Masterplan development comes forward;
- 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.

8.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 Based on the information given on the plans, the estimated Mayoral CIL2 (£60 per square metre, £60.55 with indexation) would be £80,047 and (based on the

current Haringey CIL charge rate for the Eastern Zone of £15 per square metre (£20.90 with indexation) the estimated Haringey CIL charge would be £19,123, giving a total estimate of £99,170.

- 8.2 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 RICS CIL Index. An informative will be attached advising the applicant of this charge and advising the scheme is judged to be phased for CIL purposes.

9.0 RECOMMENDATION

- 9.1 It is recommended to Grant Permission as set out in section 2 above.**

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:** 9 October 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 from the date of planning permission being granted, 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 19th 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 18th 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-18th 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.

Bedroom Size	No. of Units	% by unit	Hab. rooms	% by Hab. rooms
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%
Total	9	100%	23	100%

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 1st 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 CO₂, 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 is 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 2: 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 P8
Proposed First Floor Plan – 807HR-1000-ZZ-L01-GA-A-0821 P2
Proposed Second Floor Plan – 807HR-1000-ZZ-L02-GA-A-0822 P2
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 P4
Proposed Elevations 2 - 807HR-1000-ZZ-LZZ-EL-A-0826 P2
Proposed Sections - 807HR-1000-ZZ-LZZ-SE-A-0827 P1

Demolition Plans - 807HR-1000-ZZ-LZZ-GA-0901 P1

Street scene View - 807HR-1000-ZZ-LZZ-VS-A-0828 P2
Proposed development View 1 - 807HR-1000-ZZ-LZZ-VS-A-0829 P2
Proposed development View 2 - 807HR-1000-ZZ-LZZ-VS-A-0830 P2
Proposed development View 3 - 807HR-1000-ZZ-LZZ-VS-A-0831 P2
Proposed development View 4 - 807HR-1000-ZZ-LZZ-VS-A-0832 P1

Detailed East Elevation - 807HR-1000-ZZ-LZZ-DE-A-0833 P2
Detailed North Elevation - 807HR-1000-ZZ-LZZ-DE-A-0834 P2
Detailed Sections - 807HR-1000-ZZ-LZZ-DE-A-0835 P1

Cycle Storage Diagram - 807HR-1000-ZZ-LZZ-DI-A-0900 P3

Proposed GA Plan L00 - 807HR-1000-ZZ-L00-DI-A-0900 P2
Swept Path Analysis – Hearse - VN91490-TR101 F
Swept Path Analysis – Hearse & Large Car – VN91490-TR102 A
Swept Path Analysis – 3.5t Delivery Van - VN91490-TR103

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 (5 February 2021)
- Daylight and Sunlight Assessment (10 March 2020)

- Daylight Access – Technical Note
- Design and Access Statement (May 2020)
- Design and Access Statement Addendum (January 2021)
- 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)

Appendix 3: Internal and External Consultee Representations

Stakeholder	Comment	Response
INTERNAL		
Carbon Management	<p><u>Energy – Overall.</u> The overall predicted reduction in CO₂ 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 CO₂ from a baseline of 10.46 tCO₂/year.</p> <p>A total carbon shortfall of 3.38 tCO₂/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 tCO₂/year.</p>	<p>The recommended conditions address the comments, including the need for an updated energy strategy, overheating, MVHR and BREEAM accreditation (although ‘Very Good’ rather than ‘Excellent’).</p> <p>There is no proposed living roof, so proposed condition not required.</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><u>Updated comments</u> 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>Carbon Factor 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>Interim heating strategy 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>Overheating</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"> - All habitable rooms meet DSY1 criteria 1 and 2 in the 2020s weather file, which is policy compliant. - Under DSY2. Flat 8 living/dining room (L/D) fails. - 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. - 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. <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>Sustainability</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>Planning conditions</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"> • <i>A plan to show the required layout of infrastructure (including conduit space, pipes and plant room) to connect to the future DEN;</i> 	

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> • <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&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> • <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> • <i>A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;</i> • <i>A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;</i> • <i>Determine how the offsets will be split between 'initial offset' (100% of which to be paid on commencement) and 'deferred offset'.</i> <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>Reason: <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>Overheating</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>Reason: <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>Reason: 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>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. 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>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.</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.
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	In support – it would be a positive investment into the High Road.	Noted.
Licensing	No comment.	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>Key things we would like to ensure:</p> <ul style="list-style-type: none"> • The development build is [Equalities Act 2010] compliant • The community outdoor space is dementia friendly. A checklist of recommendations for designing dementia-friendly outdoor environments Neighbourhoods for life [is available]. <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"> • 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. • 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. <p><u>Accessibility and active travel.</u> We are pleased to see sufficient bicycle storage being proposed for 20 bicycles.</p> <p>Key points we would like to see:</p> <ul style="list-style-type: none"> • Consideration of 'secured by design' principles should help to inform the design of the cycle storage. • 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) • 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) • Promote cycling and walking by connecting routes to wider networks <p>Key point we would like to ensure:</p>	

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> The design proposal ensures that new housing and public realm can adapt to changes in temperature <p><u>Summary.</u> Overall, this is potentially a good development with open space and private amenity space for the occupants.</p>	
Transportation	<p>Satisfied with the applicant's response to my comments. Also reassured that there is no need for a Section 278 agreement as there are no alterations to the kerb line at the junction of the High Road with Percival Court – the latest swept paths (with the updated kerb line layout) demonstrate that vehicles can exit the site without running over the footway in that location.</p> <p>No objections on transport grounds, subject to the following set of planning conditions and Section 106 planning obligations:</p> <p>Planning Conditions</p> <p>1. <u>Cycle Parking</u></p> <p>No development shall take place until details of the location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until a minimum of 19 long-stay and 5 short-stay cycle parking spaces for the residents, employees and visitors of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.</p> <p><u>Reason:</u> To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.</p> <p>2. <u>Delivery and Servicing Plan</u></p> <p>Prior to the first occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters:</p> <ol style="list-style-type: none"> Identifying where safe and legal loading and unloading can take place; Ensuring delivery activities do not hinder the flow of traffic on the public highway; Managing deliveries to reduce the number of trips, particularly during peak hours; Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS). 	The recommended planning conditions and s106 Heads of Terms pick up on these issues.

Stakeholder	Comment	Response
	<p><u>Reason:</u> To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing.</p> <p>3. <u>Construction Management Plan</u></p> <p>Prior to the commencement of development, a Construction Management Plan (including a full Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:</p> <ul style="list-style-type: none"> a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway; b) The estimated peak number and type of vehicles per day and week; c) Estimates for the number and type of parking suspensions that will be required; and d) Details of measures to protect pedestrians and other highway users from construction activities on the highway. <p><u>Reason:</u> To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.</p> <p>Section 106 Planning Obligations</p> <p>4. <u>Car-Capped Development</u></p> <p>The owner is required to enter into a Section 106 Agreement to ensure that the residential units are defined as “car-free” and therefore no residents therein will be entitled to apply for a resident’s parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO for this purpose.</p> <p><u>Reason:</u> To ensure that the development proposal is car-free and any residual car parking demand generated by the development will not impact on existing residential amenity.</p> <p>5. <u>Car Club Membership</u></p>	

Stakeholder	Comment	Response
	<p>The applicant will be required to enter into a Section 106 Agreement to establish a car club scheme, which includes the provision of:</p> <ul style="list-style-type: none"> • two years' free membership for all residents and £50 (fifty pounds in credit) per year for the first 2 years; and • an enhanced car club membership for the family-sized units (3-plus bed units) including 3 years' free membership and £100 (one hundred pounds in credit) per year for the first 3 years. <p><u>Reason:</u> To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.</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 October 2020 report and recommended conditions.</p>
Waste	<ul style="list-style-type: none"> • It is not possible for a waste collection vehicle to enter and exit Percival Court using forward motion gears. • Waste collection vehicle cannot stop at entrance of Percival Court due to traffic lights (they would need to stop outside No. 803 High Road) • It is not possible for waste receptacles should be within 10 metres of collection vehicle. • 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. <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"> • 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. • 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. 	<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
	<ul style="list-style-type: none"> • 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. • Residents would be prohibited from using the sack service. • 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. 	
EXTERNAL		
Cadent Gas	No response.	
Environment Agency	No response.	
Historic England	<p>Historic England have re-submitted their comments on the earlier application.</p> <p>Comment 1: 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</p>	Discussed in the body of the October 2020 report. No change.

Stakeholder	Comment	Response
	<p>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 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>Comment 2: 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>	

Stakeholder	Comment	Response
	<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 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>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</p>	Discussed in the body of the October 2020 report and covered by condition.

Stakeholder	Comment	Response
	<p>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> <p>Comment 3 (further comments): 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	The London Fire Commissioner is satisfied with the proposals for firefighting access.	Noted (different from comments on earlier application).
Metropolitan Police (DOCO)	<p>Lighting works well, but I did note some other concerns and have some further concerns that they need to address during the design and build stage:</p> <ul style="list-style-type: none"> • Communal entrance doors, front and rear – these need to be accredited products to LPS1175 Sr2 or equivalent • Access from the disabled car parking space needs to be managed • Bin store and cycle store doors need to be single doors and accredited • Access control system needs to be reviewed due to the multiple doors and dual access to commercial and residential • Rear residential door needs protection from off street parking blocking the door 	See recommended planning condition.
National Grid	No response.	
Thames Water	<p>Waste Comments</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting</p>	Informative added as requested.

Stakeholder	Comment	Response
	<p>our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes.</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to 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 sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage 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 you're considering working above or near our pipes or other structures.https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments 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 thameswater.co.uk/buildingwater.</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.</p>	

Stakeholder	Comment	Response
	<p>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>	
<p>Transport for London</p>	<p>Overall, no objections, subject to the comments below being followed:</p> <p>Parking</p> <ul style="list-style-type: none"> • 24 cycle spaces will be provided, 5% of which will be able to accommodate larger cycles in line with London Plan policy T5 (Cycling). All cycling should be designed in line with London Cycling Design Standards (LCDS). Cyclists should not have to navigate more than two doors to access an internal cycle storage area. • All short cycle parking should be provided on site, within the public realm close to building entrances. High Road is part of the Strategic Road Network (SRN). TfL would therefore not support additional cycle stands located on the High Road due to impact on pedestrian comfort level and street space. • The development will be car free, save for 1 disabled parking space which is acceptable in line with policy T6 (Car parking) of the London Plan and therefore welcomed by TfL. It is noted the area is in a Controlled Parking Zone (CPZ), and thus all future occupants of the site should be restricted from applying for a parking permit. • TfL queries where hearses will be stored when not in operation if the final use of the development is a funeral directorate. <p>Deliveries and servicing</p> <ul style="list-style-type: none"> • It is understood most of the servicing will occur on the existing loading bay on High Road. Given the anticipated number of deliveries is low, this is acceptable. • It is welcomed that deliveries and servicing will occur outside of peak AM and PM hours, as this will reduce congestion on the highway network. Delivery movements should also consider the event times at the local Tottenham Hotspur stadium. <p>Construction</p> <ul style="list-style-type: none"> • TfL strongly welcomes the proposed consolidation of deliveries as this will ensure efficient and sustainable freight movement in line with policy T7 (Deliveries, servicing and construction) of the London Plan. 	<p>The scheme addresses most of the issues raised. Others are addressed in the body of the report and by recommended planning conditions.</p> <p>Hearses would be stored on site in proposed parking spaces.</p>

Stakeholder	Comment	Response
	<ul style="list-style-type: none"> • It is noted deliveries will be turned away if a vehicle is already unloading on site. Therefore, we suggest the employment of a delivery booking system where viable, or the use of a holding area nearby to reduce congestion and unacceptable parking. A holding area will enable vehicles to wait at a suitable location near the site where they can be called to site when appropriate and at short notice. • The submitted Construction Management Plan (CMP) refers to a Construction Logistics Plan (CLP). We have not had access to this document. TfL should be consulted on the CLP, which should be secured by condition and designed in line with TfL guidance: https://constructionlogistics.org.uk/wp-content/uploads/2020/03/CLP-Guidance-by-CLOCS-March-2020-v1.5.pdf The following points should be addressed in the CLP: • The delivery times of the construction vehicles and a swept path analysis for construction vehicles. • The use of Fleet Operators Recognition Scheme (FORS) operators or similar. • Temporary obstructions during the construction and delivery must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians. <p>General</p> <ul style="list-style-type: none"> • TfL queries if they E use class would be restricted by condition. 	

Appendix 4: Internal and External Consultee Representations

Commentator	Comment	Response
Resident, Lawrence Road	This looks like a well put together and considered scheme	Noted.
GIM Property, freeholder of Nos. 803-805 High Road	<p>Generally, our clients have the same concerns that were raised in correspondence to you on the 7 July 2020 in respect of application No. HGY/2020/1361.</p> <p>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. There are three flats that will have amenity space immediately adjacent to the Public House trade garden – one at ground floor and two balconies at first and second level that will also overlook the garden</p> <p>Our clients main concern is that they have traded this property many years and in January of this year, agreed a new License with the Council for the garden and the servery to be able to trade until 10pm on every night of the week. The current License in respect of the internal areas of the property remains for use up until 1am all nights of the week. It is therefore considered that the current trading situation will have an impact on any nearby residential accommodation. In the long term our clients do not wish to find that their trade has been restricted by this new development.</p> <p>Previously we drew attention to a number of statements contained within the daylight and sunlight assessment prepared by Hydrock Consultants Ltd. Several of the have been addressed, however, 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 continuing to fail to provide the recommended level of light into the building. We therefore remain of the view that our client's residential accommodation is definitely impacted by the proposed development.</p> <p>Our clients position remains that they have concerns regarding the long-term position that the Public House has in the community and the affect that this development will have on the business.</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
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>Given the prominent location of this site I would request that the input of the Conservation Officer and the implementation of this Officers recommendations would be essential as to the progression of this application, in particular relating to the height of this proposal.</p>	<p>Noted. The Conservation Officer has been consulted on the application (see main report & Appendix 3).</p>

Appendix 5 – Images of the site and proposed scheme



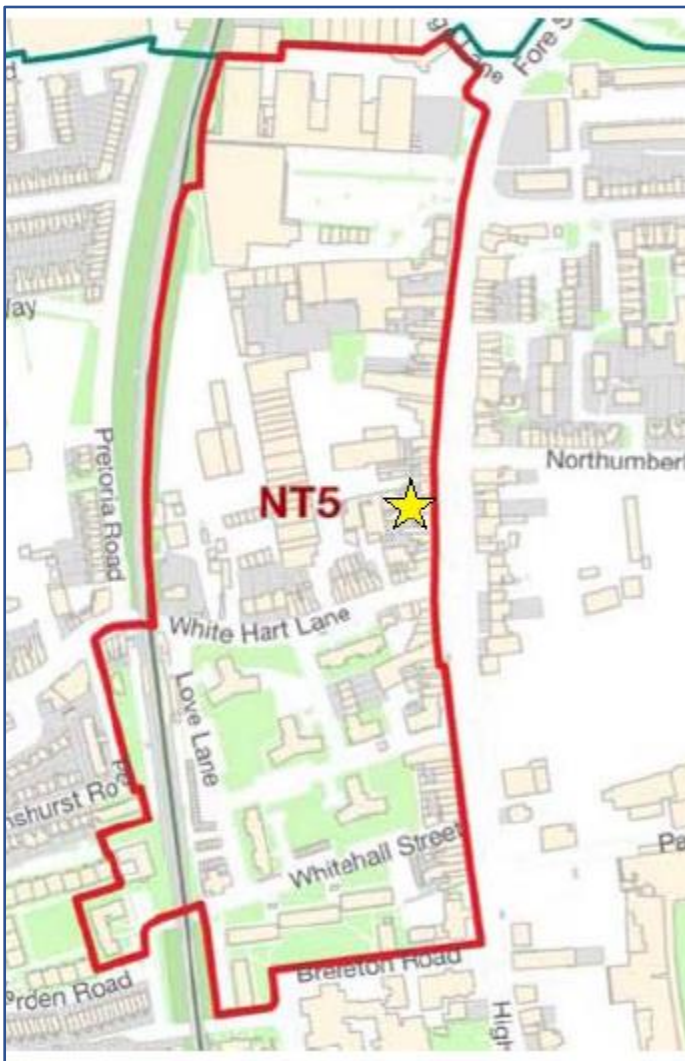
The site – frontages on to High Road and Percival Court



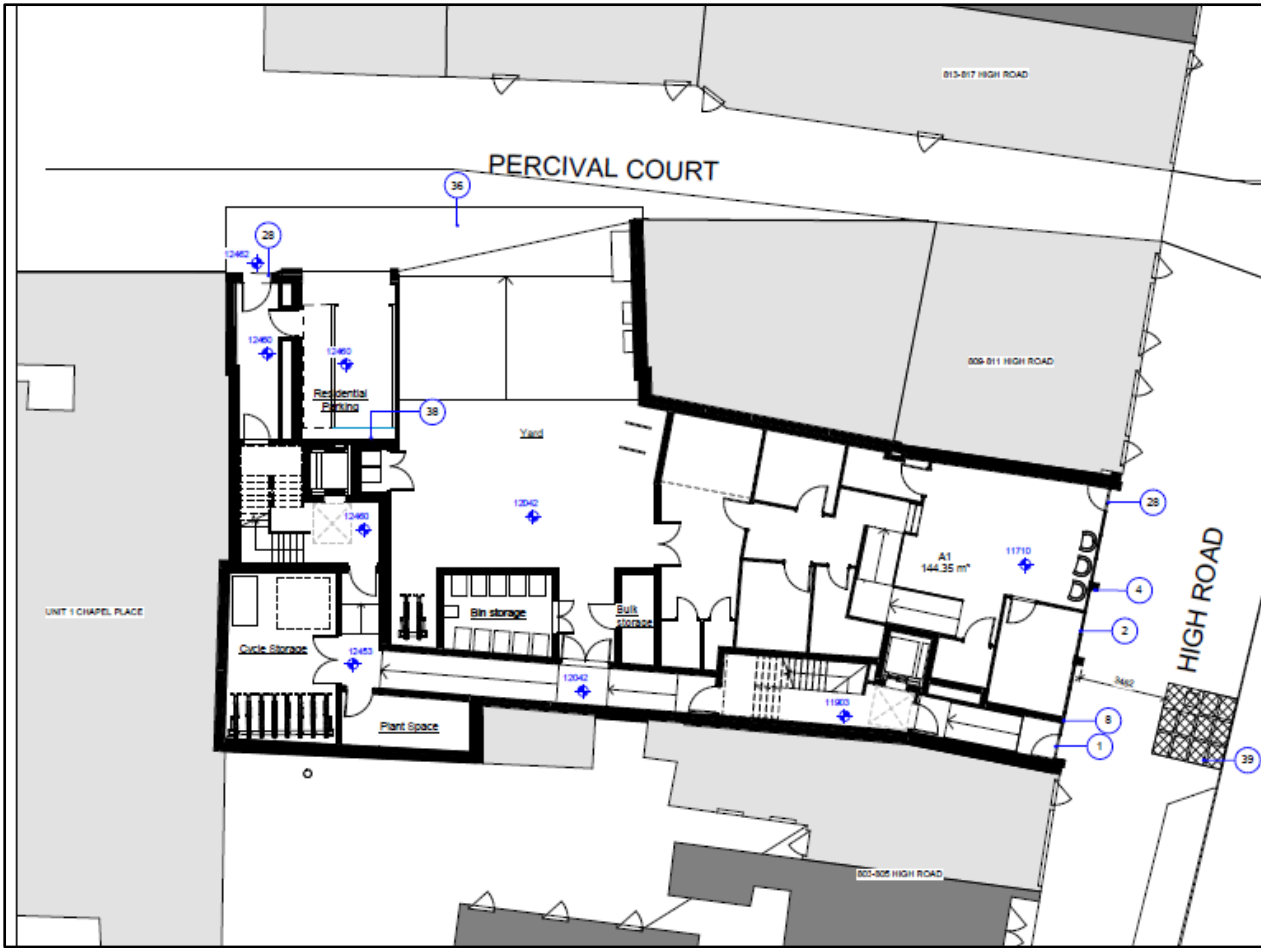
Existing High Road frontage



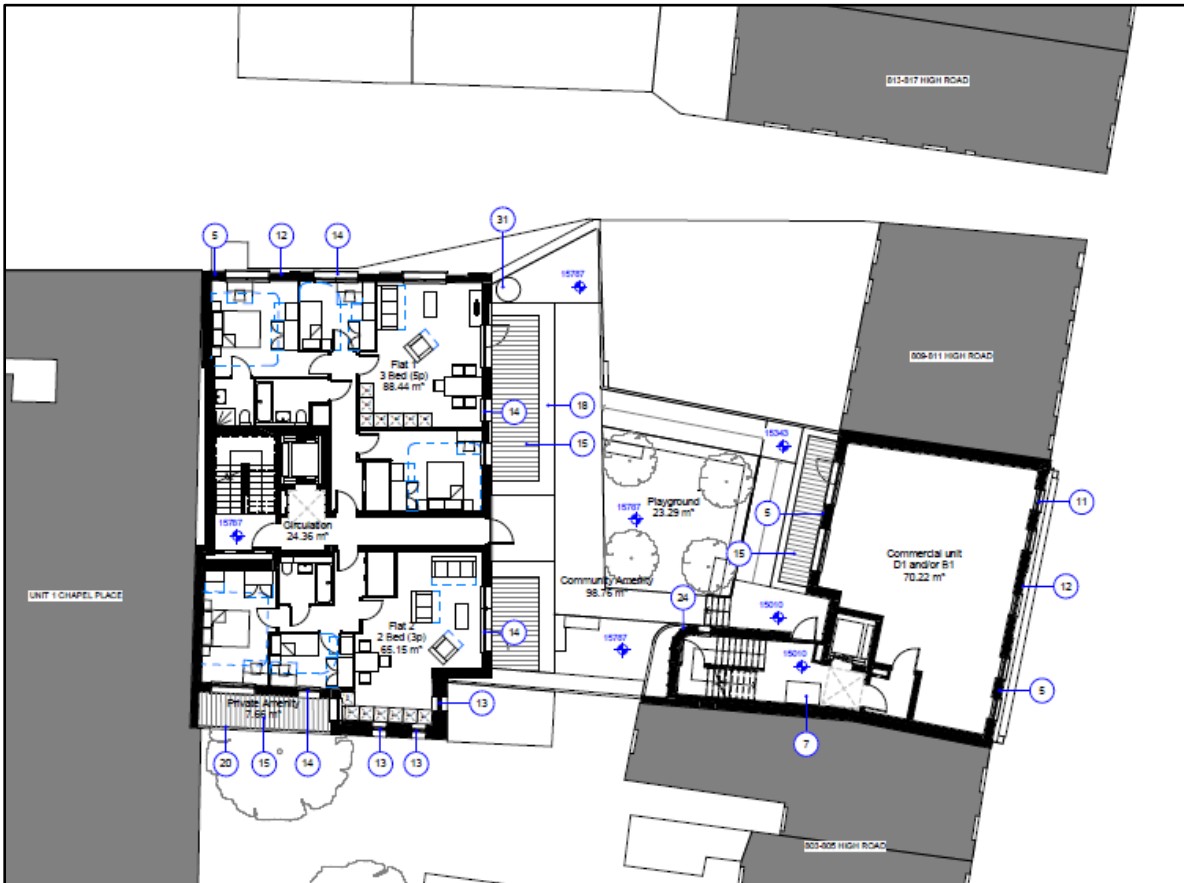
Existing Percival Court frontage



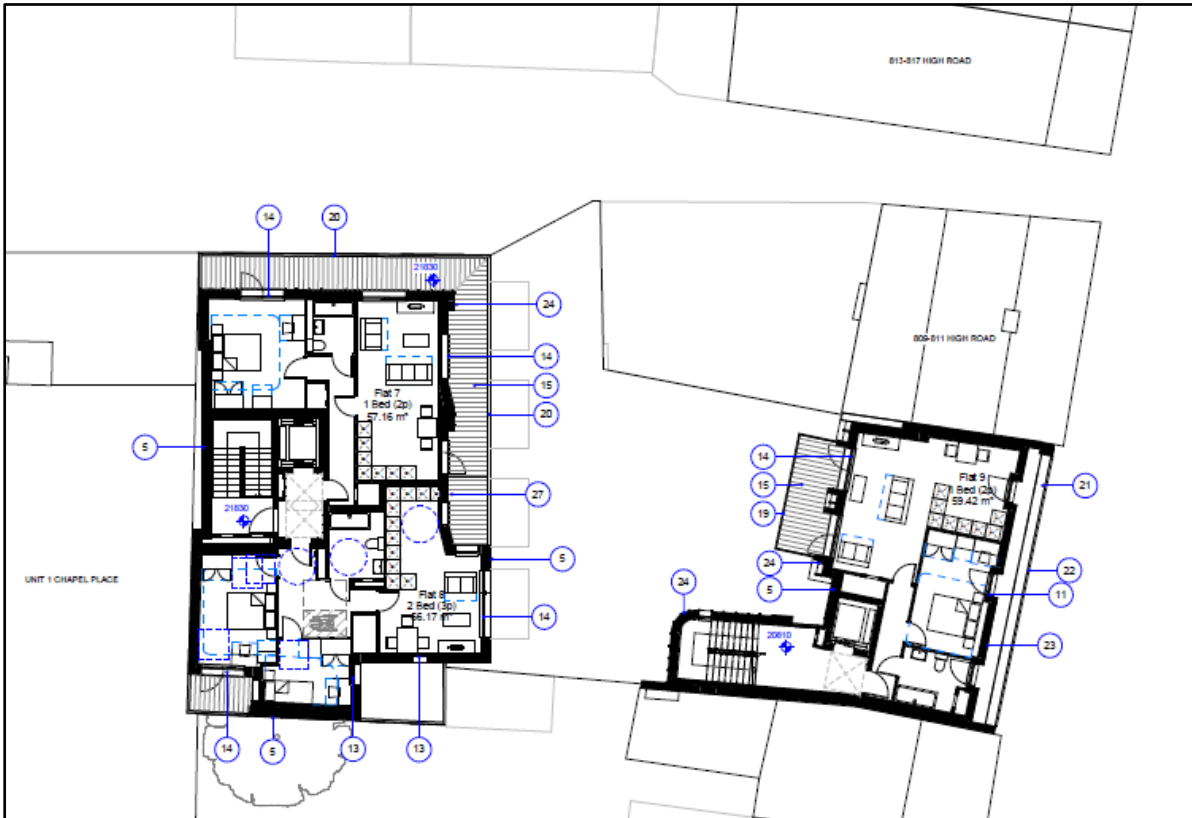
Site Allocation NT5 (site identified by ) and site in High Road West Masterplan Framework Area



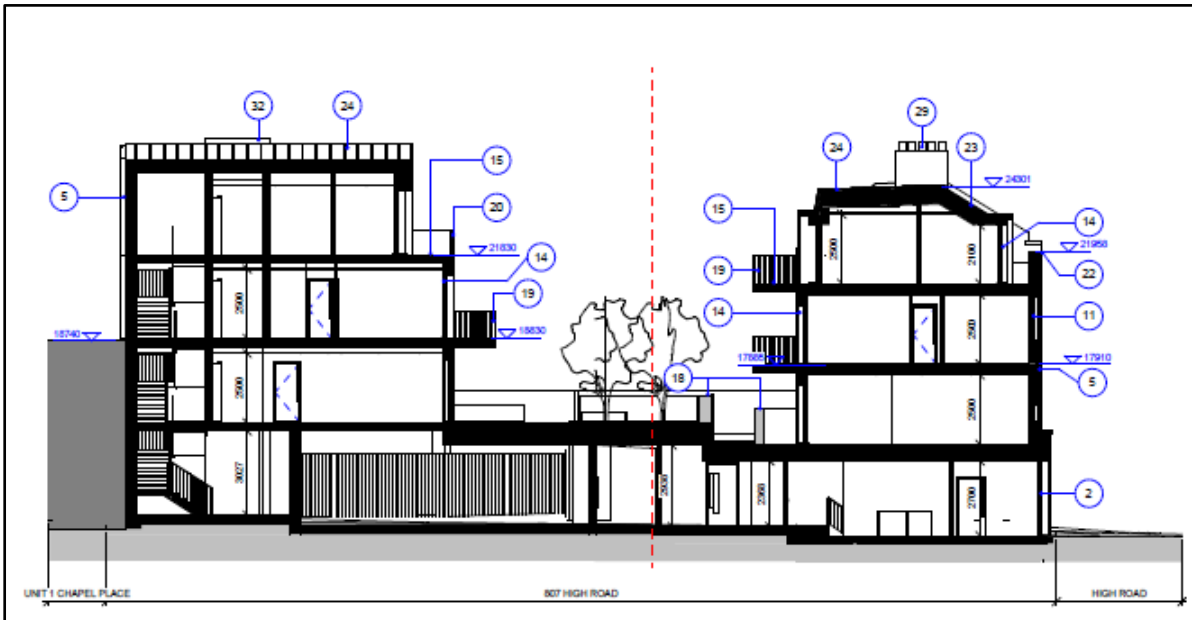
Proposed ground floor plan



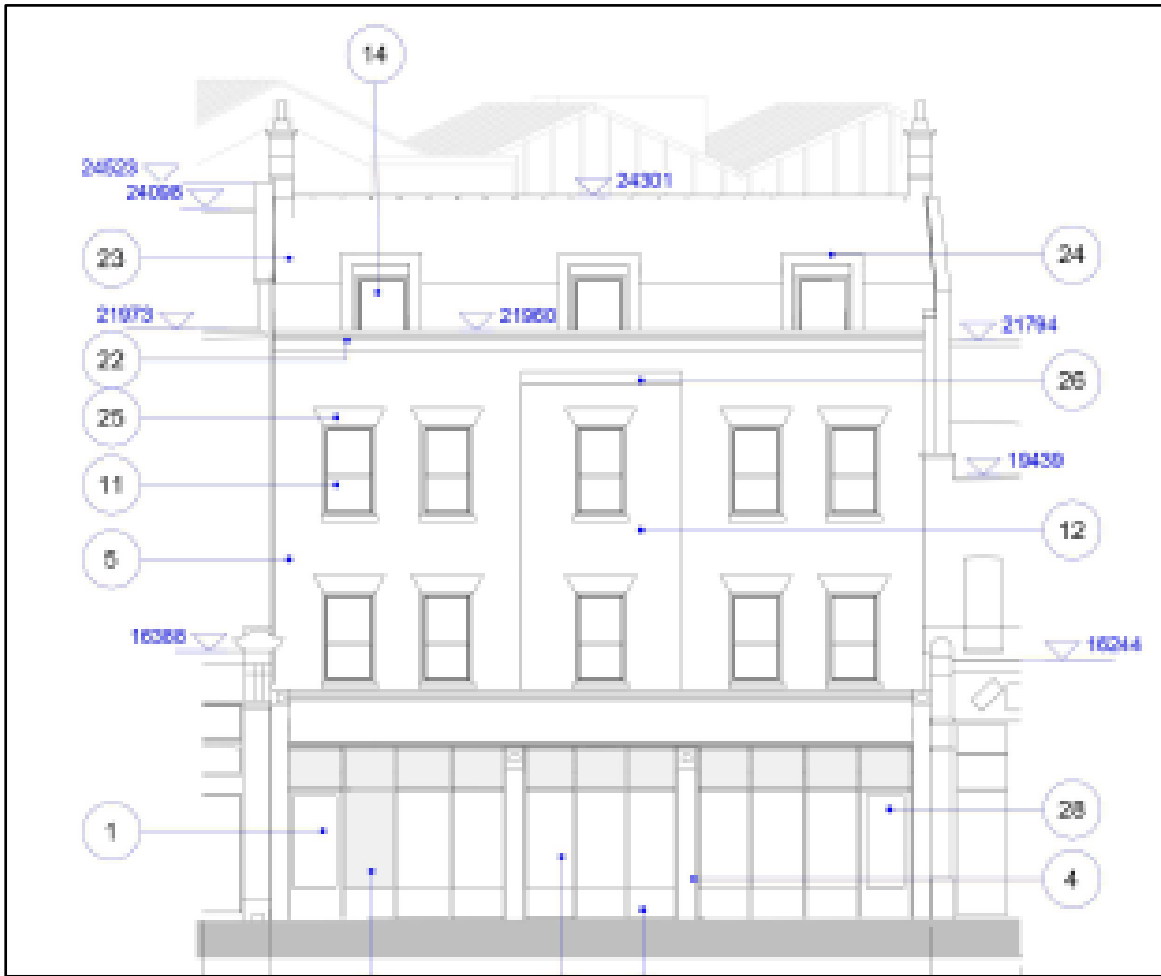
Proposed 1st floor plan



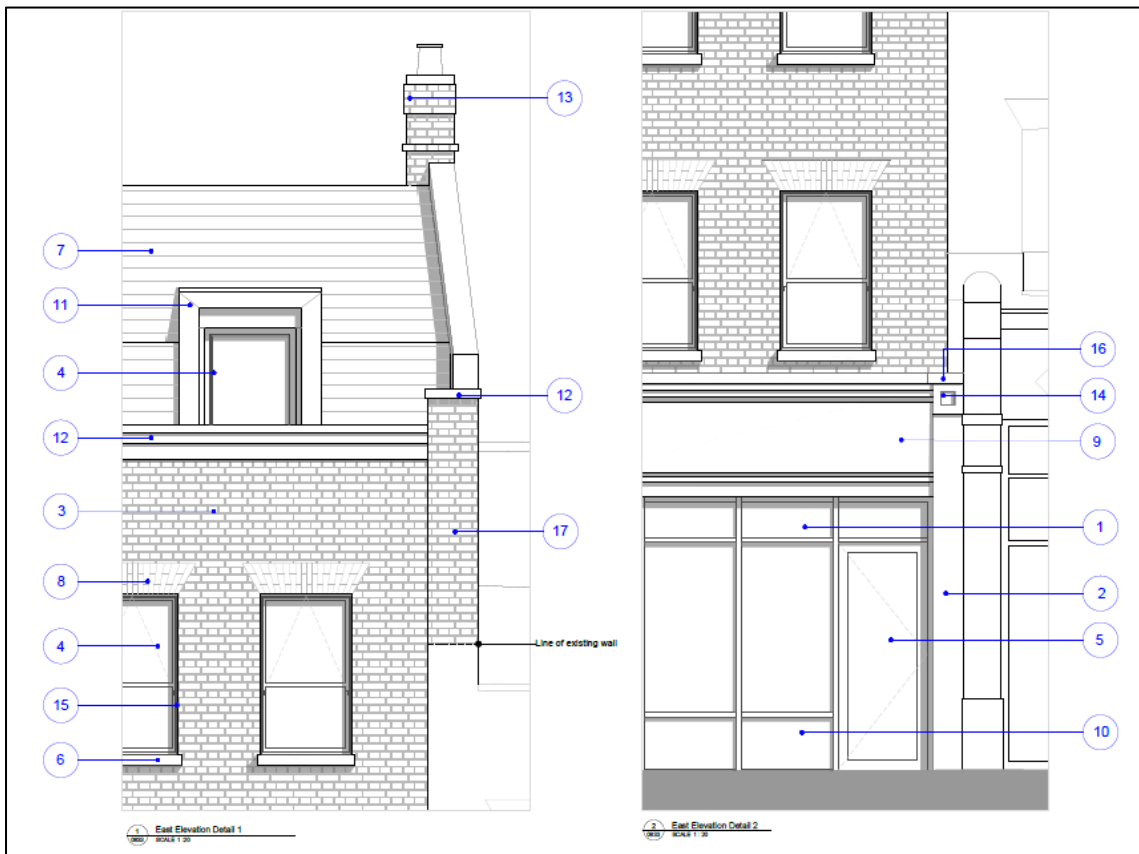
Proposed 3rd floor plan



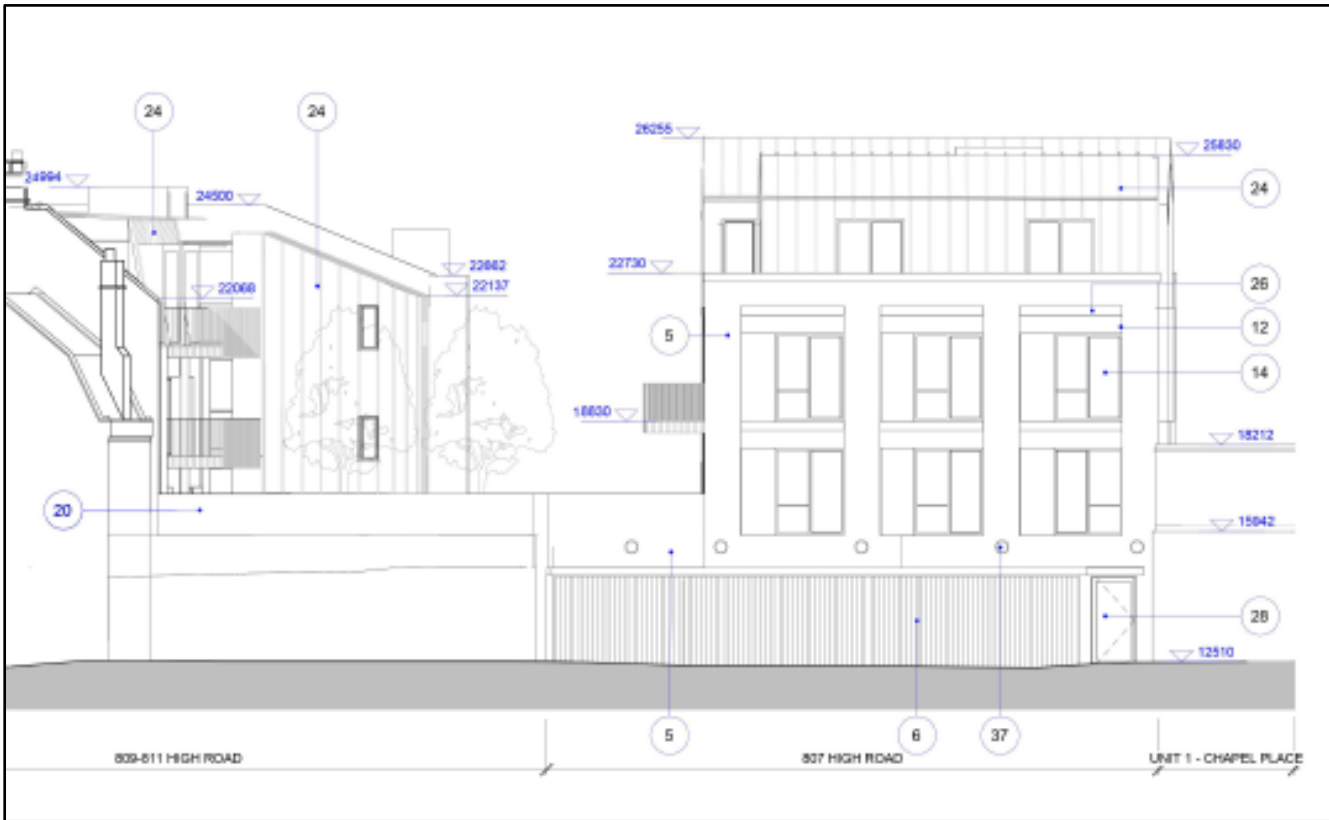
Proposed section – Block A (fronting High Road) on right and Block B on the left



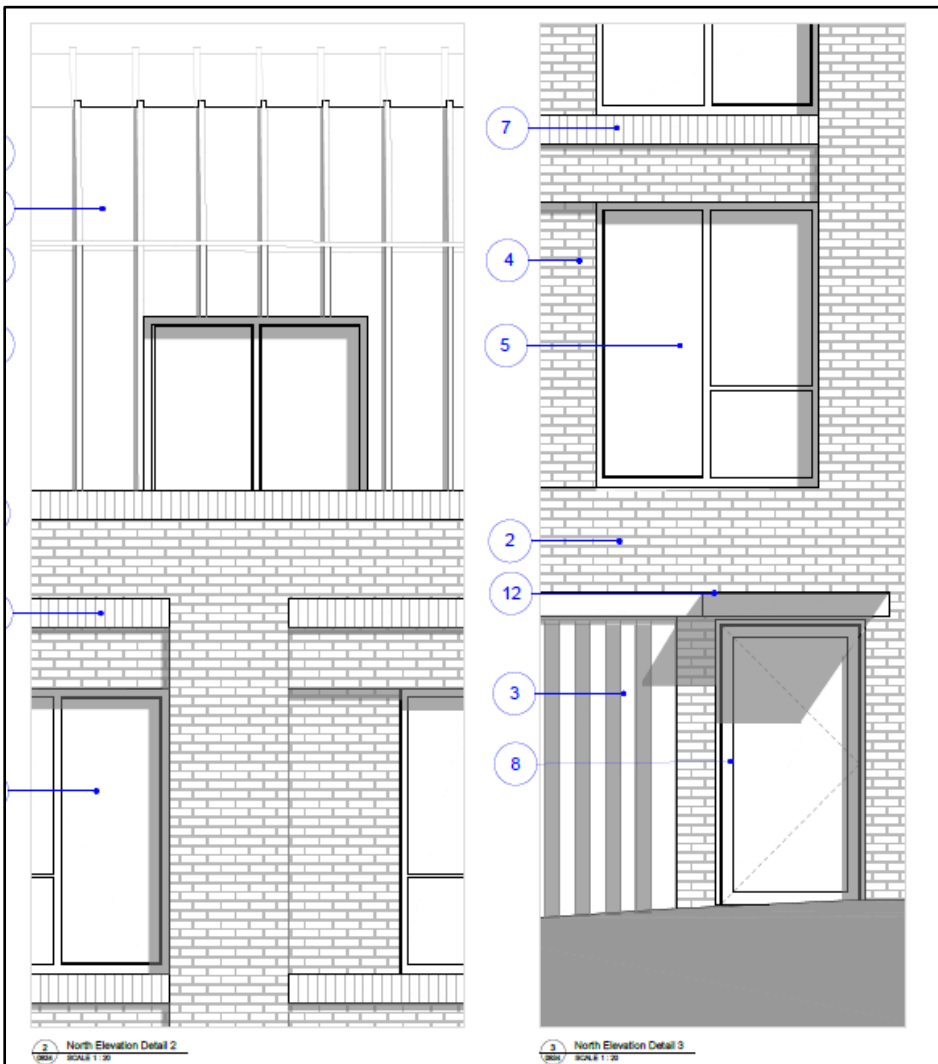
Block A – High Road frontage



Block A – High Road frontage details



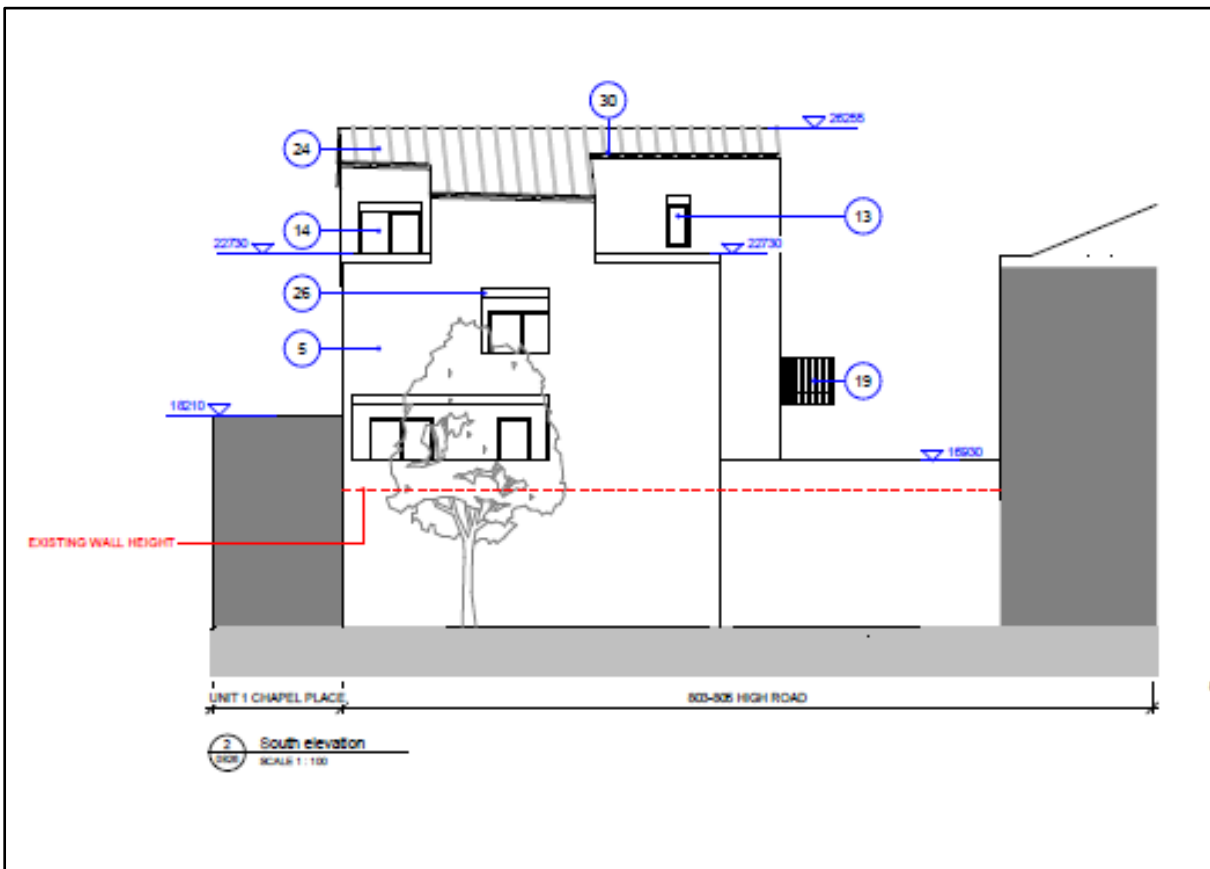
Blocks A and B – Percival Court frontage



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: 1:750



2 Proposed Development View
SCALE: 1:750

High Road frontage – photomontage showing existing and proposed (looking south from junction with Northumberland Park)

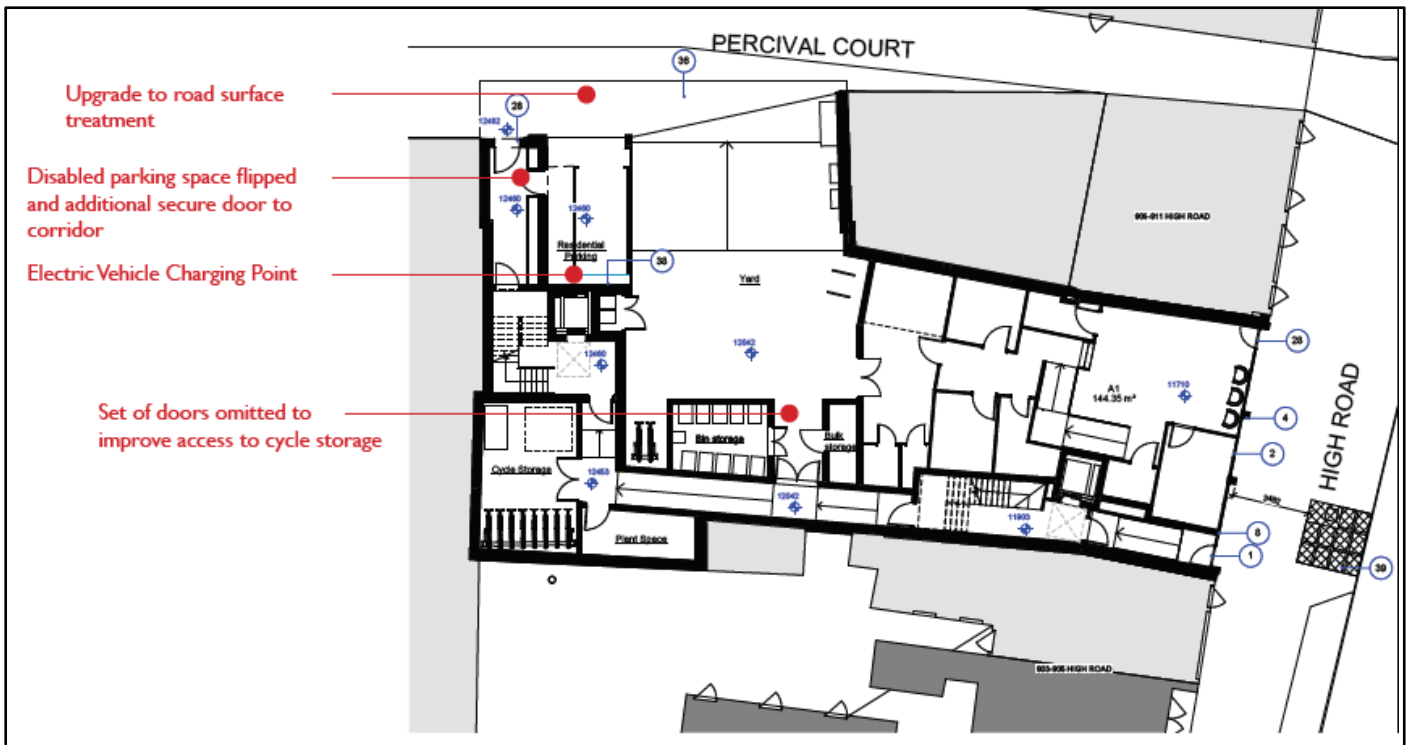


1 Existing Photograph
SCALE: 1:75

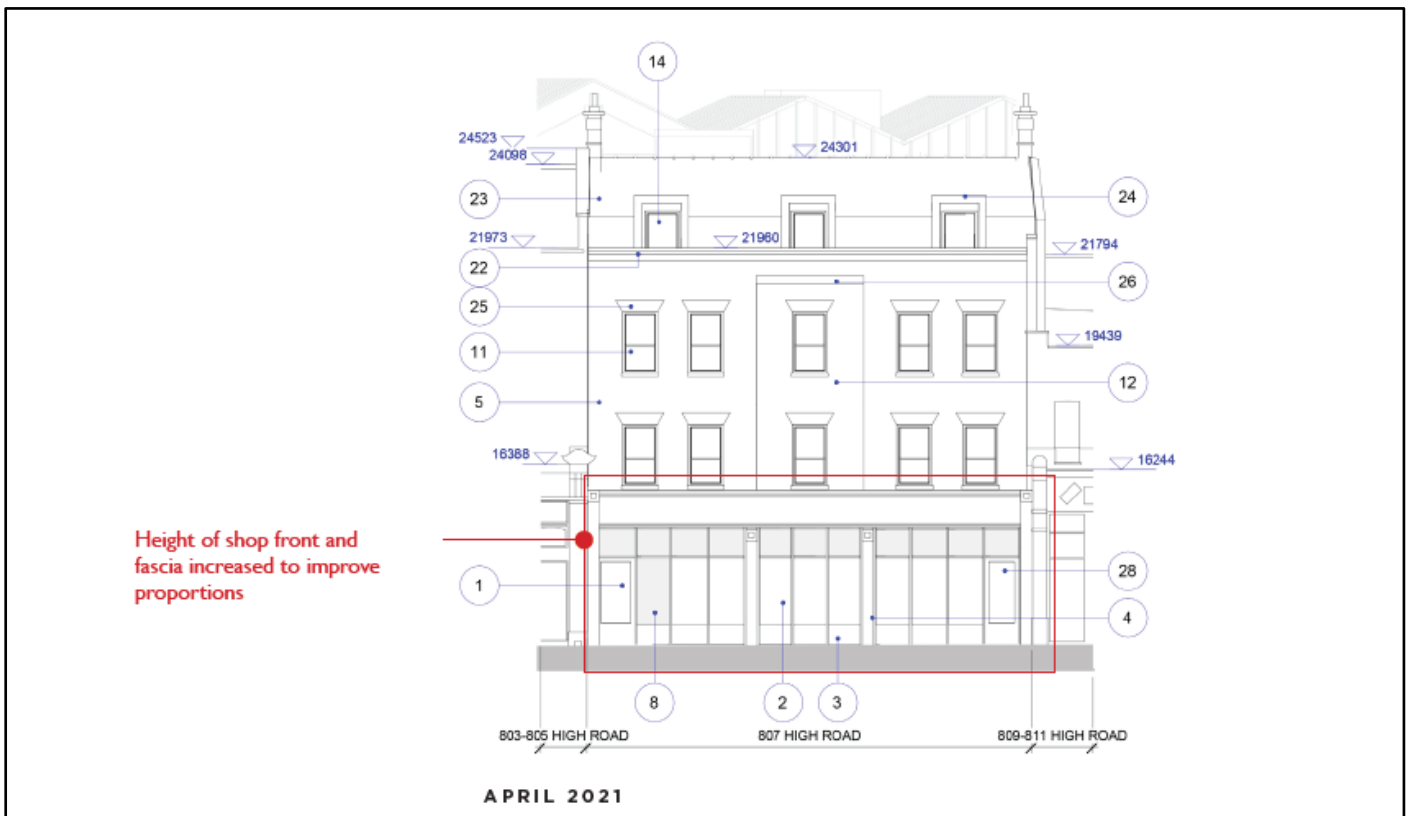


2 Proposed Development View
SCALE: 1:75

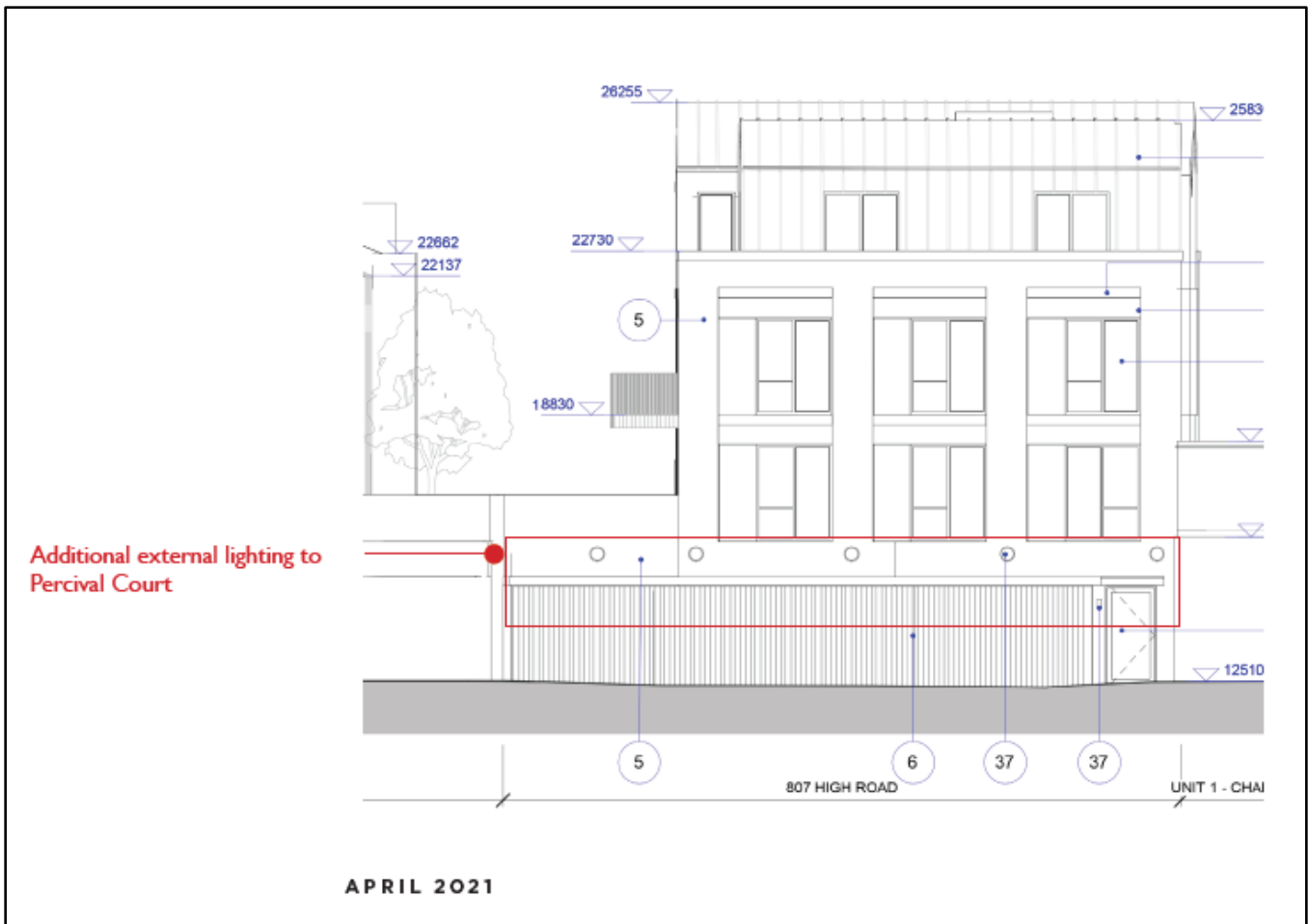
High Road frontage – photomontage showing existing and proposed (looking north up High Road)



Ground floor plan – changes from earlier application scheme



High Road elevation – changes from earlier application scheme



Percival Court elevation – changes from earlier application scheme

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Appendix 6: Conditions & Informatives

Time Limit

1. The development shall be begun within three 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 (2021) Policy SI2 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.

Blocks A & B – 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) Flats 2, 5 and 8 hereby approved in Block B shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the southern façade of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

(c) 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	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})
	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With individual noise events not to exceed 45 dB LAmax (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(d) 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 the southern elevations of Flats 2, 5 and 8 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 and Percival Court surface treatment 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;
- iii) Boundary treatments;
- iv) Planting plans and a full schedule of species of a range of native trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- v) Sections demonstrating substrate of no less than 250mm for the intensive living roof;
- vi) Plans showing the inclusion of biodiversity measures for the living roof, to include bird boxes and 'insect hotels';
- vii) Written specifications (including cultivation and other operations) associated with plant and grass establishment;
- viii) Implementation programme, and
- ix) Irrigation, management and maintenance arrangements.

(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 and shall be retained and managed in accordance with the approved irrigation, management and maintenance arrangements thereafter for the lifetime of the development.

(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 in accordance with Policies G1, G5, G6, S11 and S12 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Opaque Glazing

11. Those windows identified on Drawings 807-1000-22-L01-GA-A-0821 Rev P2, 807-1000-22-L01-GA-A-0822 Rev P2 and 807HR-1000-ZZ-L03-GA-A-0823 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 and all external lighting 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 London Plan (2021) Policy D12.

Energy & Sustainability Statement (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 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 (as amended) 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 from the date of planning permission being granted);
- vii. Details of the interim heating solution, including the proposed system's seasonal efficiency (in energy, carbon and NOx emissions); and
- viii. A metering strategy

(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 (PV) array of at

least 6.93 kWp and associated monitoring equipment has been installed correctly with energy generation meter reading equipment. The solar PV array shall be maintained and cleaned at least annually thereafter for the lifetime of the development.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policies SP4 and DM22

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 and maintained 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 SI4 of the London Plan (2021), 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 for the lifetime of the development.

REASON: To ensure the new homes are adequately ventilated as required by London Plan (2021) Policy SI 4.

Land Contamination – Part 1 (PRE-COMMENCEMENT)

21. (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

22. 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

23. (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

24. (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

25. (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

26. (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 P7 for 20 long-stay spaces shall be submitted to and approved in writing by the Local Planning Authority.

(b) The residential cycle parking as approved under (a) above and the 4 short-stay spaces shown on Drawing 807HR-1000-ZZ-L00-GA-A-0820 Rev P7 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.

Car Parking Provision

27. (a) Before any of the approved residential units in Block B are first occupied, the car parking space and associated Electric Vehicle Charging Point shown on Drawing 807HR-1000-ZZ-L00-GA-A-0820 Rev P7 shall be provided and made available for use.

(b) The car parking space shall be maintained thereafter.

REASON: To ensure adequate car parking provision for the wheelchair accessible home.

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 and address the following matters:

- i. Identifying where safe and legal loading and unloading can take place;
- ii. Ensuring delivery activities do not hinder the flow of traffic on the public highway;
- iii. Managing deliveries to reduce the number of trips, particularly during peak hours;
- iv. Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and
- v. Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).

(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:

- (i) who will be responsible for moving waste and recyclable Wheelie Bins or Euro Bins from the ground floor bin storage area to a designated location on the High Road footway and taking them back to the bin storage area on collection day; and
- (ii) The timing of such movements, ensuring that bins are not stored on the footway overnight before they are collected and ensuring that bins are taken back in to the store as soon as reasonably practicable after collection.

(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 Plan thereafter, unless a review of arrangements and a revised Plan is requested in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

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 routeing, including a response to existing or known projected major building works at other sites in the vicinity and local works on highways;

- 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) Details of measures to protect pedestrians and other highway users from construction activities on Percival Court
- vi) Travel plans for staff/ personnel involved in construction.
- 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.

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 2021, 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

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

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 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

Planning Sub Committee 19th April 2021

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No.:** HGY/2020/2762**Ward:** Alexandra**Address:** Land to rear of 10-12 Bidwell Gardens N11 2AX**Proposal:** Erection of detached dwellinghouse with associated hard and soft landscaping.**Applicant:** Ms Elena, Christos and Androula Christou**Ownership:** Private**Case Officer Contact:** Roland Sheldon**Date received:** 26/10/2020**Last amended date:** 23/03/2021

1.1 This planning application has been 'called-in' by Councillor Rossetti for determination by the Planning Sub-Committee in accordance with Planning Protocol Para. 2.21. The proposal has been subject to a high level of objection and the Chair has agreed for it to be determined by the Planning Sub-Committee.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal has adequately addressed design and amenity concerns raised in previous applications in respect of developing this site for residential purposes, with the current scheme materially different to such earlier applications.
- The design, form and orientation of the building and separation distances to neighbouring properties is considered to be satisfactory to protect the amenities of the neighbouring occupiers.
- The use of the topography of the site to sink part of the development below ground level and provision of space and implementation of a comprehensive soft landscaping scheme will ensure the siting of the dwelling will not be injurious to the residential and visual amenities of neighbouring occupiers.
- Officers consider the siting, scale and design of the proposed dwelling to be acceptable, resulting in a discrete feature within the streetscene and a building that does not attempt to mimic or take from the traditional suburban housing which will still inform the character and appearance of the area.
- As the Council's housing delivery has been substantially below target as expressed in the Housing Delivery Test 2020 Measurement the presumption in favour of sustainable development as set out at paragraph 11 of the National Planning Policy Framework (NPPF) is applicable here, with the unit of

accommodation here contributing to housing supply, delivery and choice, in a sustainable and accessible location.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director is authorised to issue the planning permission and impose conditions and informatives.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director to make any alterations, additions or deletions to the recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Planning Sub-Committee.

Conditions (the full text of recommended conditions is contained in section 7 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. Further details of design
- 4) Details of hard and soft landscaping and boundary treatments
- 5) Details of green roof
- 6) Construction Management Plan
- 7) Vehicular crossover in accordance with approved plans
- 8) Removal of permitted development rights
- 9) Development in accordance with Energy & Sustainability Statement
- 10) Waste and recycling storage
- 11) Cycle parking storage
- 12) Structural Engineer

Informatives

- 1) Co-operation
 - 2) CIL liable
 - 3) Hours of construction
 - 4) Party Wall Act
 - 5) Street Numbering
 - 6) Crossovers
- 2.3 In the event that members choose to make a decision contrary to Officers' recommendation members will need to state their reasons.

Presumption in Favour of Sustainable Development (PFSD)

- 2.4 In the event that members choose to make a decision contrary to the officer recommendation (which is that the proposed development accords with the development plan overall and material considerations do not indicate otherwise), it will be necessary to consider the presumption in favour of sustainable development in the NPPF. This is because the Council's delivery of housing over the last three years has been substantially below its housing target and so paragraph 11(d) of the NPPF is engaged by virtue of footnote 7 of the NPPF. Members must state their reasons including why it is considered that the presumption is not engaged.
- 2.5 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management or Assistant Director (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 | Plans and Images – Current scheme |
| Appendix 2 | Plans and Images - 2012 scheme/ Ref: HGY/2012/1530 |
| Appendix 3 | Plans and Images - 2014 scheme/ Ref: HGY/2014/0718 |
| Appendix 4 | Consultation Responses – Internal and External Consultees |

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

Proposed development

- 3.1 This is an application for the erection of a detached dwelling house with associated hard and soft landscaping.

Site and Surroundings

- 3.2 The site is located within land that previously formed part of the rear garden of No. 12 Bidwell Gardens and part of the rear garden of No. 10. The land has a sloping topography, mainly sloping downwards from east to west but also north to south. There is currently dense vegetation on site with the specimen of trees of low to moderate value. The surrounding uses are residential, with the northwest, Western and Southern boundaries of the site abutting the gardens of No. 1 Wroxham Gardens and Nos. 8-14 Bidwell Gardens. The north-eastern boundary of the site fronts onto Wroxham Gardens. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- HGY/2012/1530: Erection of new 2 storey 3 bedroom detached dwelling with new crossover to Wroxham Gardens – Refused and dismissed on appeal.

The proposal by reason of its size, design, siting and overall mass is considered to be unduly dominant and oppressive and would have an overbearing and detrimental visual affect on the residential and visual amenities of neighbouring properties and the level of privacy currently enjoyed. In addition the dwelling would have an adverse affect on the character and appearance of the streetscene, would be out of keeping with the area and reduce an existing open and verdant space. As such the proposal is contrary to Policies UD3 General Principles, UD4 Quality Design, SPG1a Design Guidance and SPD Housing of the Haringey Unitary Development Plan.

- HGY/2014/0718: Erection of single storey 2-bed dwelling at the rear of 10 - 12 Bidwell Gardens with new crossover to Wroxham Gardens – Refused

The proposal by reason of its character and appearance would conflict with the objectives of Policies UD3 and of the Haringey Unitary Development Plan (UDP), and the adopted Supplementary Planning Guidance SPG 1a Design Guidance and the Housing Supplementary Planning Document (SPD), which require development proposals to complement the character of the surrounding area and be of a high design quality. The proposal would also conflict with the core planning principle of the National Planning Policy Framework (the Framework) relating to

high quality design, and the account that should be taken of the character of different areas.

In the absence of a full topological survey, it has not been demonstrated to satisfaction of the Local Planning Authority that the siting and design of the new dwelling would not be detrimental to the living conditions of existing residents at Nos. 12 and 14 Bidwell Gardens, through loss of outlook and privacy. The proposal would therefore conflict with the objectives of Policy UD3 of the UDP relating to residential amenity, and the guidance on privacy, overlooking, aspect and outlook within the Housing SPD and the core planning principle of the Framework which seeks to secure a good standard of amenity for all existing occupants of land and buildings.

4. CONSULTATION RESPONSE

Application Consultation

4.1 The following were consulted regarding the application:

Internal:

- LBH Transportation
- LBH Building Control
- LBH Drainage
- LBH Carbon Management
- LBH Arboricultural Officer

External:

- Bounds Green & District Residents Association

4.2 The following responses were received:

Internal:

- 1) LBH Transportation Team: The site has a Public Transport Accessibility Level (PTAL) of 3 which is moderate. The provision of one off-street car parking space and 2 cycle parking spaces is in line with current London Plan requirements. Full details of cycle storage should be provided by condition. The access to the site would be delivered in the form of a footway crossover which is considered acceptable. A Construction Management Plan should also be conditioned.
- 2) LBH Building Control: No. objection to the proposal. The development will require building regulations consent should planning permission be granted.

- 3) LBH Carbon Management: The development achieves a reduction of 72.3% carbon dioxide emissions on site, which is supported in principle. Conditions requiring the development to be carried out in accordance with the Energy & Sustainability Statement and for further details of the air source heat pump, solar panels and green roof indicated are to be secured.

5. LOCAL REPRESENTATIONS

- 5.1 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: 45
Objecting: 45
Supporting: 0
Others: 0

- 5.2 The following local groups/societies made representations:

Muswell Hill & Fortis Green Association:

- Character and appearance of the proposal fails to complement its surroundings.

Bounds Green & District Residents' Association

- Site should be kept as garden land and not developed.
- Proposed development does not fit-in/ respect the street scene;
- Development would have a visually overbearing impact on residents in Bidwell Gardens;
- Overshadowing.

- 5.3 The following Councillor made representations:

Cllr Rossetti (Alexandra Ward):

- Architecture of the development out of character with its surroundings;
- Overlooking to neighbouring properties;
- Potential problems with ground movement resulting from basement development.

- 5.4 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

Design and character

- Design is out of keeping with the locality;

- Loss of greenery;
- Adverse impact on the character of the area;
- Development would set a precedent for similar such development;
- Over-development;
- Potential to further extend the dwelling if approved and built;

Highways and transportation

- Additional vehicular access will reduce highway/pedestrian safety;

Construction works

- Ground on which the development would be located is unsuitable for basement development;
- Potential for subsidence and drainage problems;
- Disruption to neighbours during construction;

Environment

- Impact of development on local wildlife;

Amenity

- Overlooking;
- Impact on outlook and privacy;
- Visual overbearing impact;
- Development should be well-screened with appropriate trees and soft landscaping.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Planning History
2. Principle of the development
3. Design and appearance
4. Impact on the amenity of adjoining occupiers
5. Quality of residential accommodation
6. Inclusive access
7. Transport considerations
8. Trees, biodiversity and landscaping
9. Energy and sustainability
10. Waste and recycling
11. Basement development

Planning History

- 6.2 The site has been subject to two previous planning applications to erect a dwelling on this plot. The first of these was for the erection of a two-storey 3-bedroom dwelling which was refused on the basis of its size, design, siting and mass having an unacceptable impact on the character and appearance of the street and the amenities of neighbouring occupants (LPA reference HGY/2012/1530). As shown in Appendix 2 the two-floors to this dwelling would have sat above ground level.
- 6.3 The decision was appealed and dismissed by the Planning Inspectorate, which considered that the plot to building ratio and the front façade design was out of character with the locality. The Inspector also took the view that the dwelling would be visually overbearing when viewed from Nos 12 and 14 Bidwell Gardens, and would result in an unacceptable loss of outlook due to the topography of the site. It was also considered that the upper floor windows would overlook the rear garden of No.14 Bidwell Gardens.
- 6.4 A further planning application (LPA reference HGY/2014/0718) was submitted for a single storey 2-bedroom dwelling. This application was refused on the basis that its character and appearance would be in conflict with adopted design policy and that in the absence of a topographical survey the application failed to demonstrate the new dwelling would not be detrimental to privacy and outlook to Nos.12 and 14 Bidwell Gardens. Details of this scheme are shown in Appendix 3.
- 6.5 The current proposal is materially different to the previous schemes outlined above, with the design of the current scheme addressing the previous reasons for refusal in the following ways:
- The current development has a reduced plot to building ratio;
 - The current design uses the sloping topography of the site to incorporate a lower ground floor level, meaning it would appear single storey when viewed immediately outside the site from Wroxham Gardens;
 - The building height, siting and scale and positioning of windows has been considered to ensure that it would not be visually overbearing in appearance as seen from neighbouring properties, or to result in an unacceptable loss of privacy.
- 6.6 The report below further expands on the design of the current scheme and how it minimises impact on neighbouring amenity. Plans and visualisations of the proposed scheme are shown in Appendix 1.

Principle of the development

Delivery of new housing

- 6.7 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, as they often can be built out relatively quickly.

- 6.8 London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. Policy H1 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary.
- 6.9 London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600). London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.
- 6.10 The proposal would introduce an additional residential dwelling that would work towards meeting adopted policy housing targets for the borough. Policy DM7 covers development on infill, backland and garden land sites. Part A of the policy outlines that there would be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.
- 6.11 The development would include land from 2 plots and is considered to represent comprehensive development that complies with this part of the policy as well as having a frontage on to Wroxham Gardens. Equally the site is located in a sustainable location accessible to public transport and services; within 800m (754m) of a tube station and in a PTAL3 area. The previous appeal decision did not object to the development of the site in principle.

Housing delivery test

- 6.12 The 2020 Housing Delivery Test (HDT) results were published on 19 January 2021 and as a result the LPA is now subject to the PFSD and paragraph 11d of the NPPF is relevant. The Council’s delivery of housing over the last three years is substantially below its housing target and so paragraph 11d) of the NPPF is engaged by virtue of footnote 7 of the NPPF. Nevertheless, the proposed development has been found to be in accordance with development plan policies and therefore consideration of para 11(d) is not required in this instance (but would be if the application was to be refused).

Precedent

- 6.13 It is noted that concerns by third parties have expressed a precedent taking place elsewhere in the area. It is pointed out that precedent in itself cannot be a reason to withhold permission, with rather each application having to be determined on its individual merits.

Design and appearance

- 6.14 London Plan (2021) policies emphasise the importance of high-quality and seeks to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.
- 6.15 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.
- 6.16 DPD policy DM7 requires proposals for infill, backland and garden land to relate appropriately and sensitively to the surrounding area, providing a site specific and creative response to the built and natural features of the area and to incorporate at least one street frontage.
- 6.17 The site is located within part of the rear gardens of Nos. 10 and 12 Bidwell Gardens. The land has a sloping topography, mainly sloping downwards from east to west but also north to south. There is currently dense vegetation on site with the specimens of trees of low to moderate value. The proposal seeks to erect a two-storey dwelling that would have an excavated lower ground floor level. The new dwelling would have the same building line as neighbouring No. 1 Wroxham Gardens, with a significant set-back from the public footway.
- 6.18 The proposal has a smaller building to plot ratio than the previously refused planning applications. It would have an L-shape footprint with a flat roof contemporary design, using a dark brick with large elements of glazing and an element of projecting brickwork on the frontage, to break up the elevation and provide visual interest. Due to the topography of the site, the dwelling would have the appearance of a single storey structure when viewed immediately outside the entrance of the site from Wroxham Gardens, with the footprint of the dwelling sufficiently set-back from the public footway to ensure it would be of low visual

prominence when viewed from the street. Officers also highlight that given the subordinate scale of the building behind the front boundary treatment it would not take from or compete with the traditional suburban housing which informs the character and appearance of the area.

- 6.19 While it is acknowledged that the gardens of Nos. 10 and 12 Bidwell Gardens would be reduced to a depth less than others, within this stretch of Bidwell Gardens it is common for garden plots close to or adjacent to junctions with other streets to be of a reduced depth or size, as is evidenced by the splayed garden layout of No. 1 Wroxham Gardens. As such, it is not considered that the reduced size of the rear gardens of Nos. 10 and 12 would be unduly harmful to the wider pattern of development or suburban character of the locality.
- 6.20 A condition requiring further details of the proposed materials, and key aspects of the design including detailed elevations and sectional drawings of the windows and doors, as well as further details of the projecting brick pattern on the front elevation, are required to be reviewed and approved by the Local Planning Authority prior to works commencing on site.
- 6.21 Landscaping will be integral to the success of this development. The submitted drawings indicate that a combination of boundary tree and hedge planting is proposed. A more detailed soft landscaping plan will be required to be submitted, as secured by way of a planning condition, in addition to details of hard landscaping within the site including boundary treatment/ means of enclosure. Subject to the submission of satisfactory materials and landscaping details, Officers consider that the proposal would be acceptable with regards to design and character considerations.

Impact on the amenity of adjoining occupiers

- 6.22 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.23 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents. DPD policy DM7 requires that backland proposals safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens.

- 6.24 A 'Daylight, Sunlight and Overshadowing Study' prepared by BVP has been submitted with the application. The study has been scrutinised by officers and demonstrates that the amenity values of daylight and sunlight to neighbouring residential properties would be retained to a level that would satisfy BRE criteria in all locations. Whilst Officers acknowledge that the dwelling would be visible from neighbouring properties and gardens, the building would be set a sufficient distance away from all neighbouring properties to ensure that its siting, bulk and height would not be harmful to amenity, in terms of outlook or having an overbearing impact.
- 6.25 The scheme as revised has no windows within the upper floor south-west flank elevation aside from an obscure glazed non-opening window that would serve a staircase landing. The upper floor South-East facing bedroom window is to be recessed 0.3 metres back from the external wall, to reduce scope for views towards other gardens of Bidwell Gardens to the south-west of the site. This window would be set over 12 metres distance from the garden boundary shared with No. 10 Bidwell and in excess of 20 metres to the nearest rear habitable windows of this neighbouring property. The siting, orientation and separation distances are sufficient to ensure that the window would not result in an unacceptable loss of privacy to these neighbouring occupants.
- 6.26 The southern and western boundaries of the site will also have a generous soft landscaping treatment that will serve to screen views of the building and retain a verdant quality for the site. The development will also have boundary fencing and gating to ensure that the security of the new development itself and also neighbouring occupiers is not compromised. Further details of proposed planting scheme, species and heights etc, as well details of boundary treatments, are being secured by way of a planning condition.
- 6.27 Overall, it can be demonstrated that there will be no unacceptable harm to the living conditions of neighbouring residents.

Quality of Residential Accommodation

- 6.28 London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space.
- 6.29 The proposed dwelling would have an internal floor space of 98 sq.m which comfortably exceeds the 70 sq.m minimum floor space requirements of the London Plan for a 2-bedroom 3-person 2-storey dwelling. All habitable rooms would benefit from satisfactory outlook and light with sufficient internal storage space located next to the stairs. A large rear garden area would provide a satisfactory standard and quantity of external amenity space. The proposal would therefore provide a satisfactory standard of accommodation for future occupants.

Inclusive access

- 6.30 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all.
- 6.31 The development would comply with Part M4(1) Building Regulation Standards in terms of access, which is acceptable for minor developments as outlined in supporting text of policy H2 of the London Plan 2021.

Transport considerations

- 6.32 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.33 Local Plan 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 DPD Policy DM31 'Sustainable Transport'.
- 6.34 Access to the site here would be from Wroxham Gardens. The site has a public transport accessibility level (PTAL) of 3 which is considered to be a moderate level. The proposed 1 off-street parking space for a new 2-bedroom dwelling would be in line with London Plan parking standards. A total of 2 cycle parking spaces are shown within the front garden area which would comply with London Plan cycle parking requirements. Full design details of the secure /covered cycle storage are to be submitted to the LPA as secured by way of a planning condition.
- 6.35 A Construction Management Plan (CMP) is recommended (by condition) prior to the commencement of works on site to demonstrate that the construction works can be undertaken to minimise impact on the highway and public transport network, to ensure highway pedestrian and cycle safety and to minimise impact on the amenities of neighbouring occupants. Subject to compliance with these conditions, the proposal is considered acceptable with regards to highways, parking and transportation considerations.

Trees, biodiversity and landscaping

- 6.36 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out

that planting of new trees, especially those with large canopies should be included within development proposals.

- 6.37 DPD Policy DM1 requires proposals to demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 6.38 An 'Arboricultural Method Statement' by Arbtech has been submitted with the application. The statement identifies 15 trees or hedges within and around the site. Of these trees, none of those outside the site would be removed. A total of 9 trees within the site would be removed but all of the specimens are of relatively low quality with 8 being category C specimens and 1 a category U.
- 6.39 It is acknowledged that the proposal would have an impact on habitat within the existing site. The site has no formal ecological designation and all trees and shrubs could be removed without consent at any time. However, an indicative soft landscaping scheme has been submitted that shows the excavated area would be tiered, with a generous proportion of soft landscaping provided on site, including replacement trees, hedges and planting along the rear, side, as well as front boundaries of the site. In addition to this, the building would be treated with a green roof. No nearby sites of ecological interest would be materially affected. Overall, the development will provide satisfactory provision for the creation of habitats and biodiversity.

Energy and Sustainability

- 6.40 Local Plan policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions of 20% from on-site renewable energy generation.
- 6.41 Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements. This policy also seeks to maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, use of sustainable drainage systems, living roofs and green walls etc.
- 6.42 An 'Energy & Sustainable Statement' prepared by eb7 was submitted with the application and reviewed by the LBH Carbon Management Officer. The development would achieve a reduction of 72.3% carbon dioxide emissions on site which is supported. The development will also incorporate 4 x photovoltaic panels at roof level and an Air Source Heat Pump (ASHP) to work towards the 'Be Green' requirements. Conditions are to be imposed requiring the development to be

carried out in accordance with the Energy & Sustainability Statement, with further details of the green roof, ASHP and solar panels to be submitted to and approved in writing by the LPA. Subject to compliance with these conditions the proposal is considered acceptable with regards to energy and sustainability considerations.

Waste and Recycling

- 6.43 Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4 require development proposals make adequate provision for waste and recycling storage and collection.
- 6.44 Waste and recycling storage is shown to be located at the front of site, although exact details of the enclosure are not provided. A condition is being imposed requiring such design details of the enclosure to be submitted and approved.

Basement development

- 6.45 DPD policy DM18 ('Residential Basement Development and Light Wells') requires proposals for basement development to demonstrate that they will not adversely affect the structural stability of the application site and neighbouring buildings; do not increase flood risk to nearby properties; avoid harm to the established character of the surrounding area and do not adversely impact the amenity of adjoining properties. Policy DM24 reiterates the requirement of new development to manage and reduce surface water runoff.
- 6.46 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.
- 6.47 Although Haringey does not have formally adopted basement development guidance, the approach taken to-date is similar to that of other councils. One such requirement referred to in Camden's guidance is that where there is "higher risk of surface water floods" then scoping and on-site investigations will be required to be undertaken.
- 6.48 As outlined above the scheme is to construct a single storey property with a one storey basement/ lower ground floor to approximately 3m depth below ground level. For the purposes of this application and the policy requirements outlined above, a number of technical documents have been submitted with the application; namely a 'Structural Methodology Statement' (SMS) prepared by Halstead Associates, a 'Drainage Strategy' (DS) prepared by GT Associates and a 'Phase 1 Preliminary Risk Assessment' (PRP) prepared by SAS Ltd. The SMS outlines

the intended structural methodology for the construction of the development, while the DS seeks to demonstrate that a reduction in surface water run-off from the site can be achieved, while the PRP looks at the potential for contamination at the site and evaluates whether any remediation may be required.

- 6.49 The site is not within an area at risk from flooding as defined by the Environmental Agency. The site is within a Critical Drainage Area (CDA) as defined in Policy DM26, which requires that all proposals for new development within a CDA to incorporate measures to reduce the overall level of flood risk.
- 6.50 The site is underlain by London Clay Formation, an unproductive strata with low permeability that has negligible significance for water flow. As outlined in the reports submitted there are no obvious water courses on site or adjacent to the site. From the information provided it can be derived that no continuous groundwater table will exist below the site and so the proposed basement/ excavation works here are not expected to have an impact on hydrogeological conditions. Specifically, the geotechnical site investigation found no groundwater within the depth of the expected excavation for the basement/ lower ground floor.
- 6.51 Measures to reduce run-off generated on site are outlined in the drainage strategy, in specific the use of a green roof, porous permeable surfaces as well as opportunities for small scale bespoke SuDS elements (such as planters and filtration beds). Final details of a green roof, the use of porous permeable surfaces as well as a landscaping scheme for the site are to be secured by way of planning conditions.
- 6.52 The structural methodology for forming the new basement outlines that it is expected to be formed by way of using contiguous piling. The use of contiguous piling is to retain the soil and any surcharge loads during construction and forming of the basement. Using contiguous piling and following industry best standard practices the excavation works here are not viewed to represent a risk in terms of structural stability, ground slip or movement in connection with neighbouring buildings and sites, the nearest structure being the garage to No.8 Bidwell Gardens. The indicative method for the construction of the basement and associated excavation to the site has been reviewed by the Council's Building Control service, which raises no objection.
- 6.53 The level of information provided at the planning application stage is considered acceptable, however as a matter of course it is pointed out that more detailed on-site investigations will take place to feed into the detailed foundation design and the construction phase of the development. A condition is being imposed to ensure that the structural side of the basement/ excavation works are overseen by a suitably qualified chartered engineer. A construction management plan (CMP) is also required to be submitted to the LPA prior to the commencement of works on site; providing further information on the programme of works.

- 6.54 Lastly it is highlighted that other legislation, Party Wall Act and Building Regulations etc., also 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.
- 6.55 Subject to the conditions outlined above, the proposal is considered acceptable with regards to the basement/ excavation works proposed.

Conclusion

- 6.56 The proposed development would provide a single dwellinghouse that would make a modest contribution to identified housing delivery targets within the borough, that would make a satisfactory design response to its location and context and would not result in an unacceptable impact on the amenities of neighbouring occupants.
- 6.57 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

- 7.1 Based on the information given on the plans, the Mayoral CIL charge will be £5,933.9 (98sqm x £60.55) and the Haringey CIL charge will be £36,184.54 (98sqm x £369.23). This will be collected by Haringey after/should the scheme is/be commenced 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 RICS CIL Index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s)

9.0 Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos: Daylight, sunlight and Overshadowing Study by BVP ref. 11758 October 2020, Structural Methodology Statement by Halstead Associates October 2020 ref 18141, Drainage Strategy by Patrick Parsons ref. A20193 September 2020, Arboricultural Method Statement Rev A by Arbtech 7 January 2021, Arbtech Tree Survey 5 January 2021, Design & Access Statement by gt associates October 2020 Rev C, EX-100, EX-101, EX-102, EX-103, EX-104, PL-100 Rev. D, PL-150 Rev. C, PL-200, PL-201 Rev. A, PL-202 Rev. C, PL-203 Rev. A, Energy & Sustainability Statement by eb7 dated 8th March 2021. 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. Before any above ground development commences the following details in relation to the building hereby approved shall be submitted to and approved in writing by the local planning authority:
- i) plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of external windows and doors at a scale of 1:10;
 - ii) details of brickwork including projecting brick work detail, as well as door and window frame detail.

The development shall be carried out in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Notwithstanding the approved plans, prior to the commencement of all works on site, details of all hard and soft landscaping and boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
- details of materials and scaled elevations of boundary treatments
 - location, type and materials to be used for hard landscaping and specifications for the permeable paving
 - the locations, species, heights and densities of trees and other planting.

The development thereafter shall be implemented in accordance with such approved details within the first planting season following completion of the built development.

Any new trees that die, are removed or become severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be 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 D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Prior to the commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. The roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
 - i) A roof plan identifying what area of the roof will be planted;
 - ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs;
 - ii) A plan showing details of 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 (wild)flowers 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; and
 - vii) Irrigation, management and maintenance arrangements.

The approved living roof shall be installed before the dwelling is first occupied and shall be managed thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

6. No development shall take place until a Construction Management 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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

7. The building hereby permitted shall not be occupied until the drop kerb has been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy T4 of the London Plan 2021

8. 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 building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

9. The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement by eb7 (dated 6 March 2021) delivering a 72.3% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 3.2% reduction), air source heat pump (ASHP) and 1.32kWp solar photovoltaic (PV) energy generation.

(a) Prior to above ground construction, details of the proposed heating systems and solar PV shall be submitted to the Local Planning Authority. This must include:

- Specification and efficiency of the proposed ASHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the location of the ASHP and pipework;
- Confirmation of solar energy to be generated on the roof, with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy.

(b) Prior to the occupation of development, evidence that the ASHP and solar PV comply with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The solar PV array shall be also installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and Local Plan Policy SP4 and DM22.

10. Prior to first occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021.

11. Prior to first occupation of the development hereby approved, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 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 T2 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

12. No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

INFORMATIVE: Land Ownership

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

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: 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: Community Infrastructure Levy

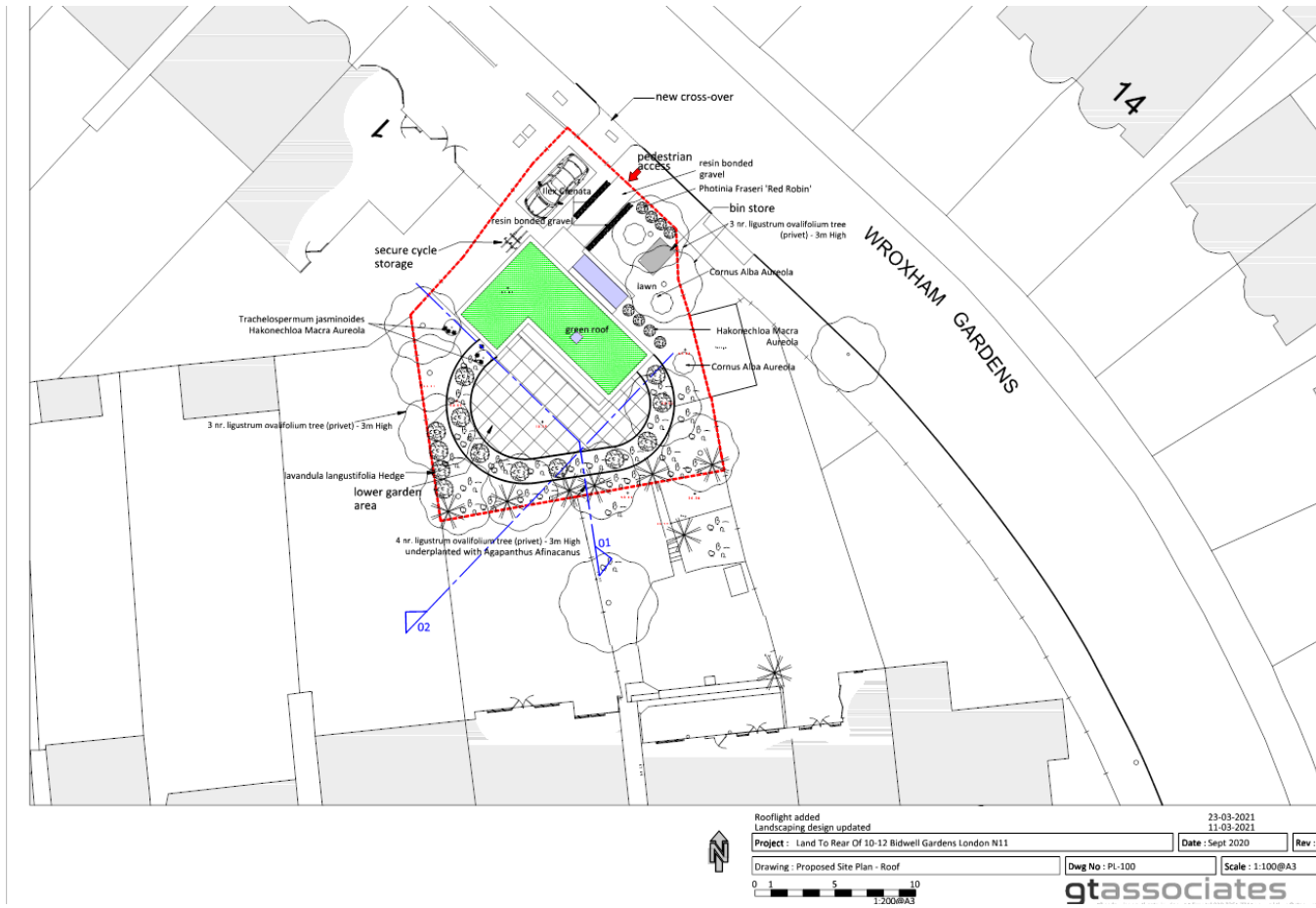
The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £5,933.9 (98sqm x £60.55) and the Haringey CIL charge will be £36,184.54 (98sqm x £369.23). This will be collected by Haringey after the scheme is commenced 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 RICS CIL Index.

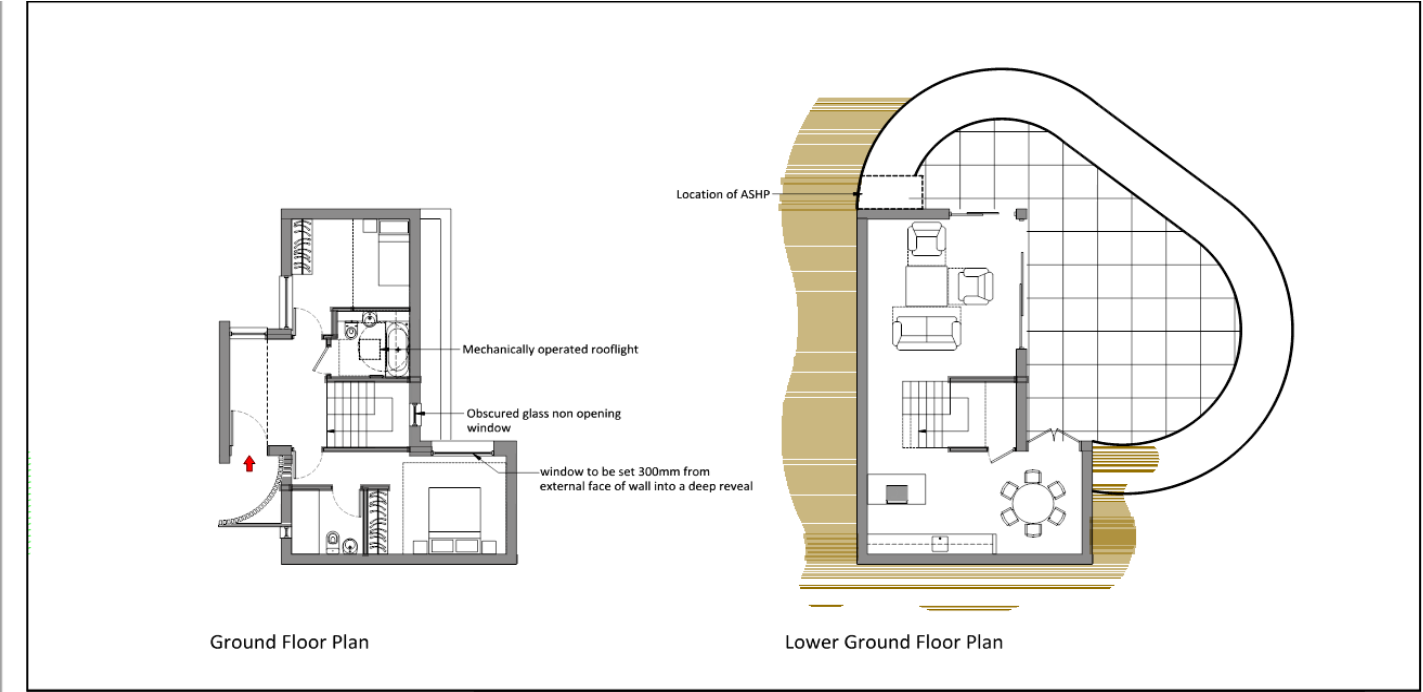
INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Crossovers

The proposed development requires a new crossover to be created. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied.

Appendix 1 Plans and Images – Current scheme





Master bedroom window amended	23-03-2021	C
Annotations added	23-03-2021	B
Bathroom window added, Location of ASHP added	22-01-2021	A
Project : Land To Rear Of 10-12 Bidwell Gardens London N11	Date : Sept 2020	Rev : C
Drawing : Proposed GA Plans	Dwg No : PL-150	Scale : 1:100@A3

0 1 5
1:100@A3

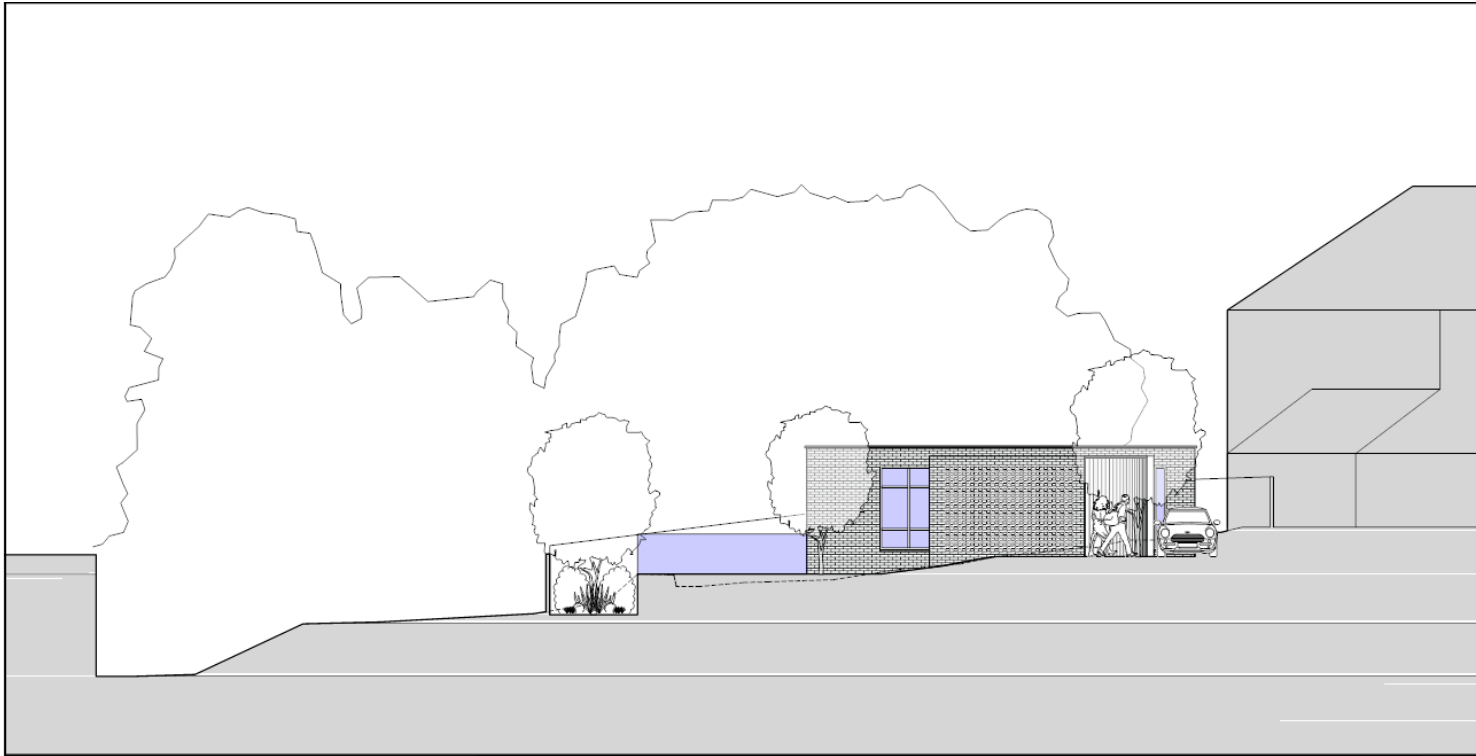
gtassociates
49 Colindale Ave, Colindale, London, N9 5EQ, UK. Tel: +44 (0)20 8561 7744. E: info@gtassociates.com



Project : Land To Rear Of 10-12 Bidwell Gardens London N11	Date : Sept 2020	Rev :
Drawing : Proposed Wroxham Gardens Elevation - Street Scene	Dwg No : PL-200	Scale : 1:100@A3

0 1 5
1:100@A3

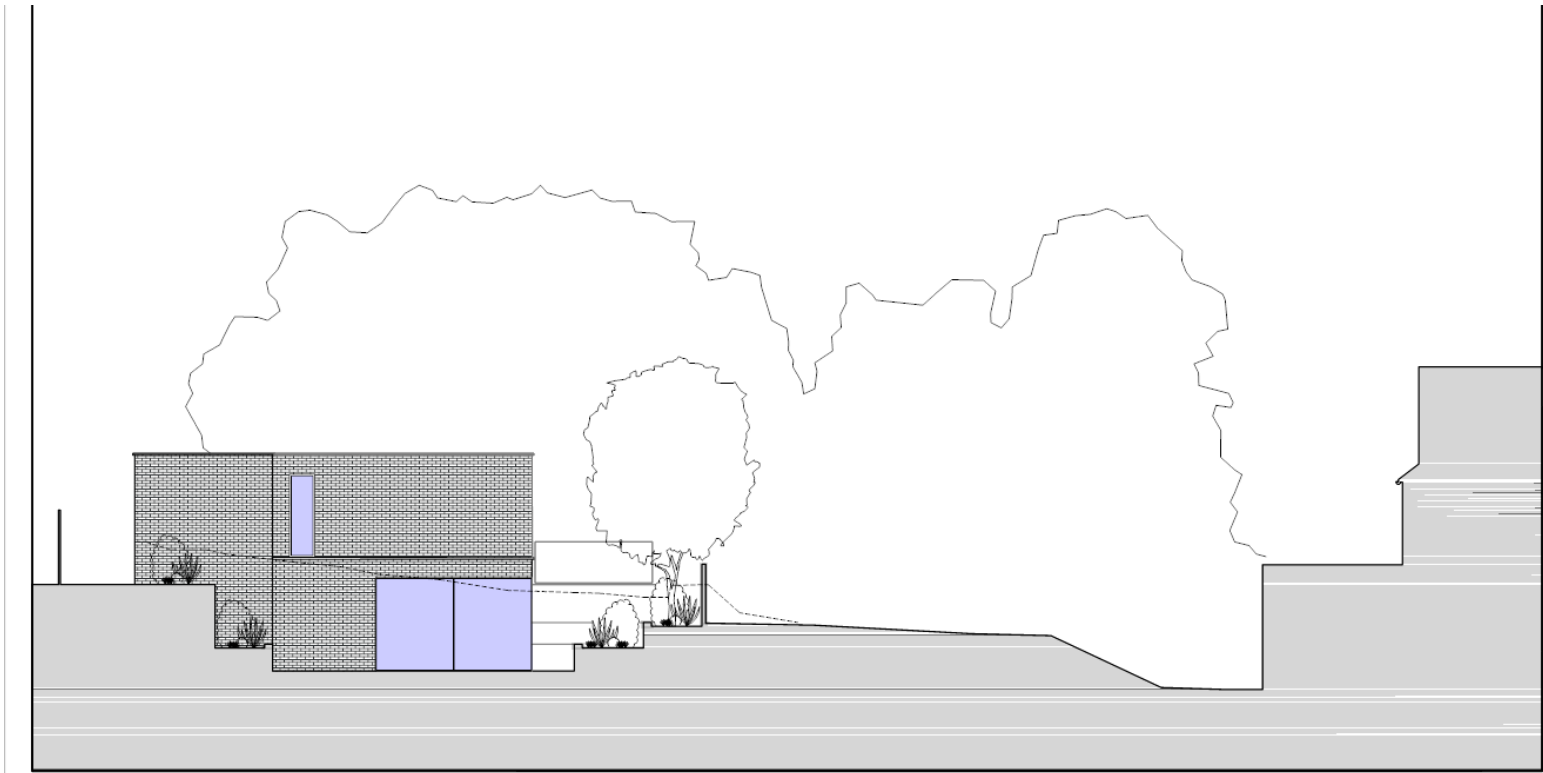
gtassociates
23 Colindale Avenue, London NW9 1EU Tel: 020 8862 2746 E-mail: info@gtassociates.com



Landscaping levels and design amended		22-01-2021	A
Project : Land To Rear Of 10-12 Bidwell Gardens London N11		Date : Sept 2020	Rev : A
Drawing : Proposed Wroxham Gardens Elevation (Fence Removed)		Dwg No : PL-201	Scale : 1:100@A3

0 1 5
1:100@A3

gtassociates
10 Wood Lane, Wrotham, Leicestershire, LE15 4JF, UK. Tel: 01530 836577. Fax: 01530 836578. Email: info@gtassociates.com



Bedroom And Bathroom windows removed	23-03-2021	C
Bathroom window added	05-03-2021	B
Landscaping levels and design amended	22-01-2021	A
Project : Land To Rear Of 10-12 Bidwell Gardens London N11	Date : Sept 2020	Rev : C
Drawing : Proposed Sectional Elevation 01	Dwg No : PL-202	Scale : 1:100@A3
1:100@A3		

gtassociates
100 Midway - Newbury, Berkshire - UK. Tel: 01357 856177. E-mail: info@gtassociates.com



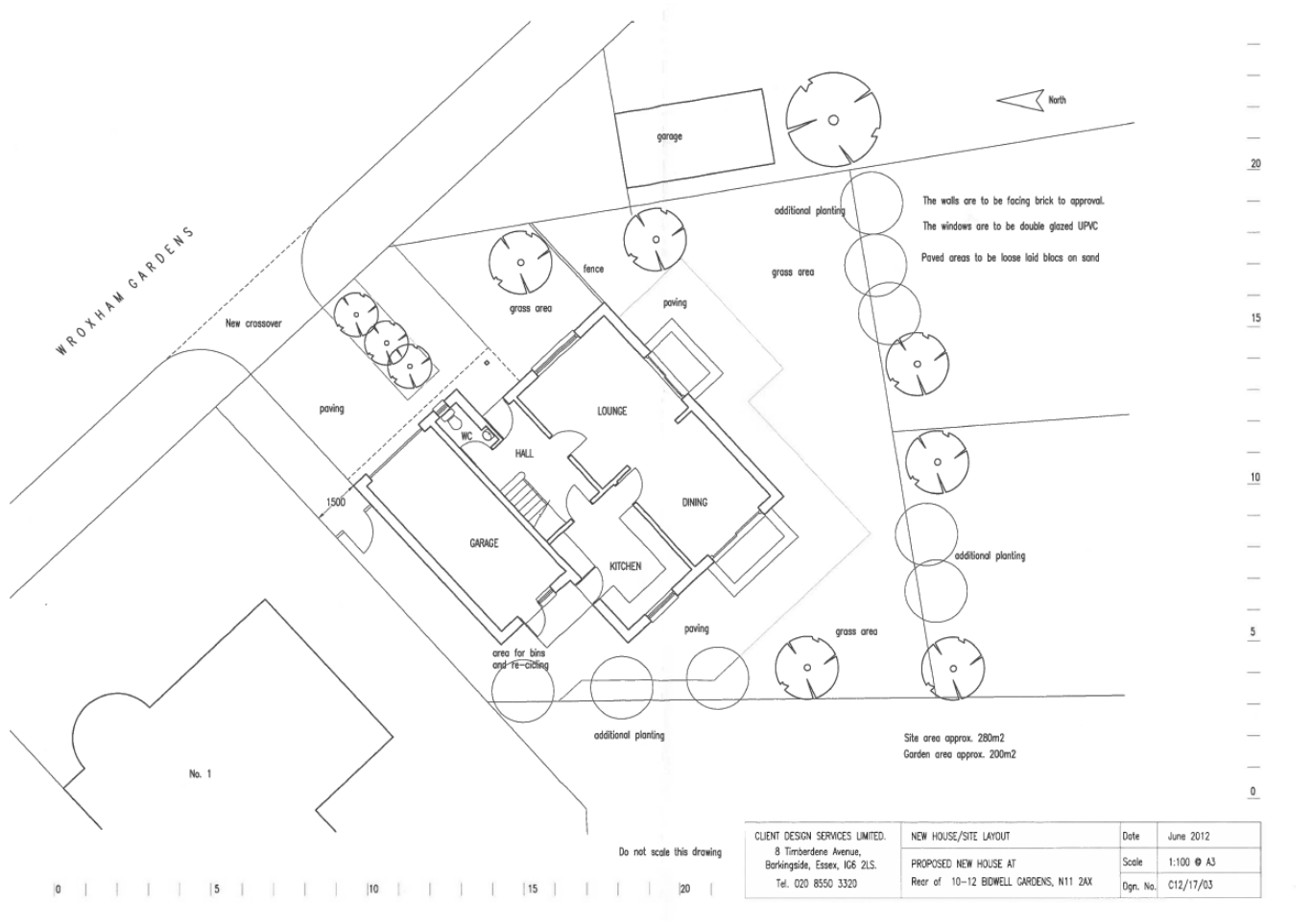
Landscaping levels and design amended		22-01-2021	A
Project : Land To Rear Of 10-12 Bidwell Gardens London N11		Date : Sept 2020	Rev : A
Drawing : Proposed Sectional Elevation 02		Dwg No : PL-203	Scale : 1:100@A3
 1:100@A3		 <small>4th Cedar - 10a St Albans - Herts AL1 1JG. Tel 0129 8361 2744. e-mail: info@gassociates.com</small>	

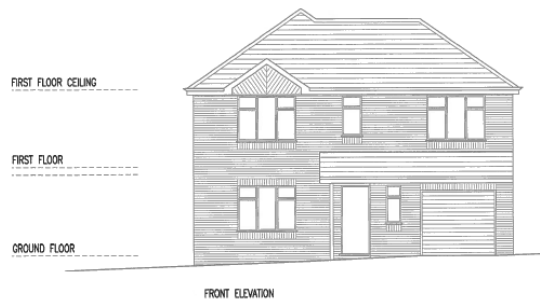




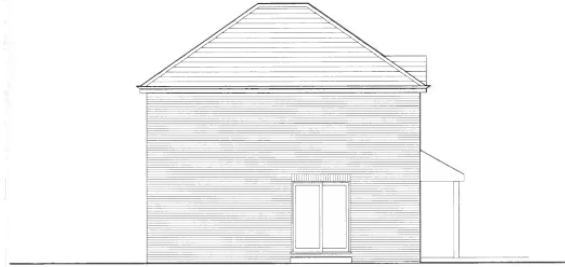
View2-After

Appendix 2 Plans and Images - 2012 scheme/ Ref: HGY/2012/1530





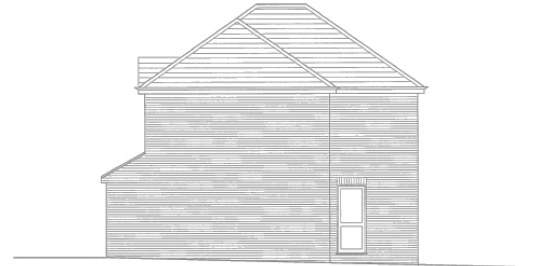
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



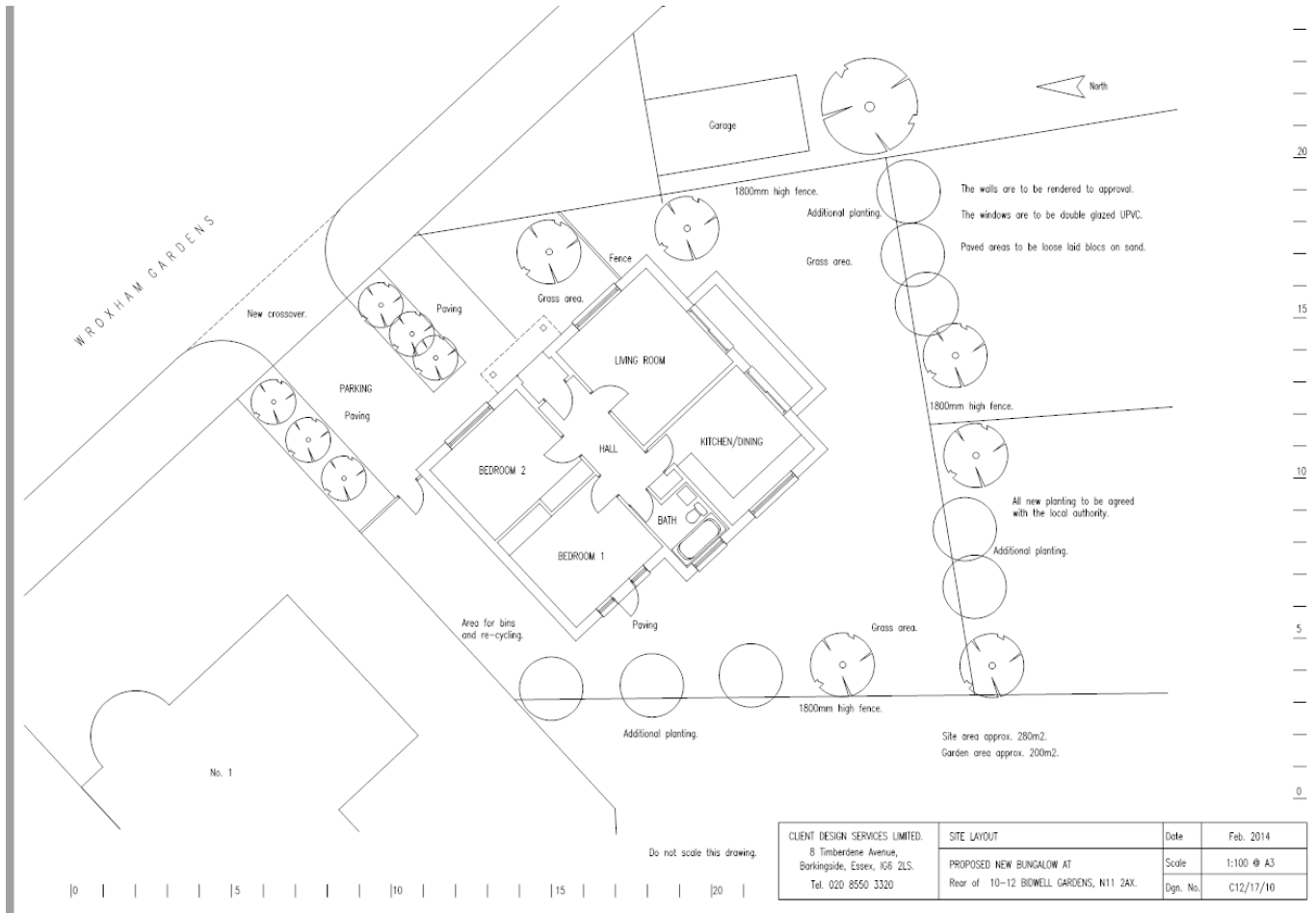
SIDE ELEVATION

0 | 5 | 10 | 15 | 20

Do not scale this drawing

CLIENT DESIGN SERVICES LIMITED. 8 Timberdene Avenue, Barkingide, Essex, IG6 2LS. Tel. 020 8550 3320	ELEVATIONS	Date	February 2012
	PROPOSED NEW HOUSE AT Rear of 10-12 BOWELL GARDENS, N11 2AX.	Scale	1:100 @ A3
		Dgn. No.	C12/17/05

Appendix 3 Plans and Images - 2014 scheme/ Ref: HGY/2014/0718





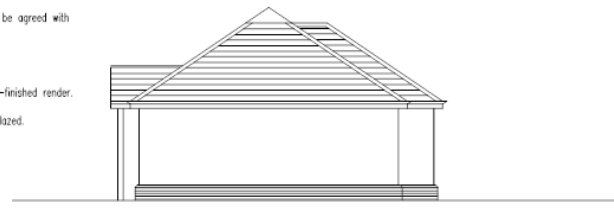
FRONT ELEVATION

Roof to be clay roof tiles, to be agreed with local authority.

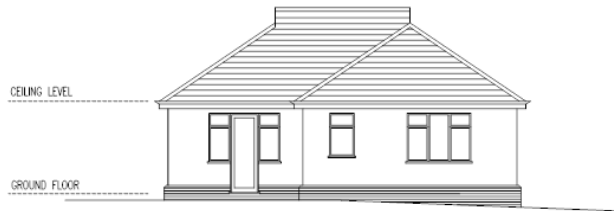
Walls to be rendered with pre-finished render.

Windows to be UPVC double glazed.

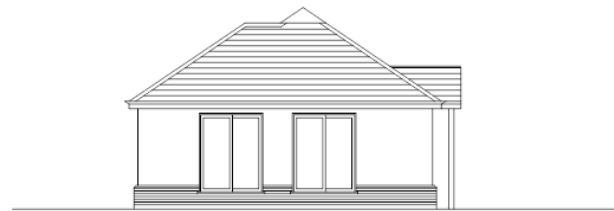
Plinth to be facing brickwork.



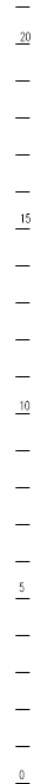
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



CEILING LEVEL
2500
2350
GROUND FLOOR



Do not scale this drawing.

Rev A Dimensions added 11-03-2014

CLIENT DESIGN SERVICES LIMITED. 8 Timberdene Avenue, Barkingside, Essex, IG6 2LS. Tel. 020 8550 3320	ELEVATIONS	Date	Feb. 2014
	PROPOSED NEW BUNGALOW AT	Scale	1:100 @ A3
	Rear of 10-12 BIDWELL GARDENS, N11 2AX.	Dgn. No.	C12/17/12 A

Appendix 4 Consultation Responses from internal and external consultees

Stakeholder	Question/Comment	Response
INTERNAL		
LBH Transportation	<ul style="list-style-type: none"> - Full details of cycle storage should be provided by condition. - The access to the site would be delivered in the form of a footway crossover which is considered acceptable. A Construction Management Plan should also be conditioned. 	<p>A prior to occupation condition requiring details of cycle storage has been included in the recommended list of conditions.</p> <p>A pre-commencement condition requiring a construction management plan to be submitted to and approved in writing has been included in the recommended list of conditions.</p>
LBH Building Control	<ul style="list-style-type: none"> - No. objection to the proposal. The development will require building regulations consent should planning permission be granted. 	The impact of the basement development is assessed in detail between paragraphs 6.45-6.55 and of the report.
LBH Carbon Management	<ul style="list-style-type: none"> - No. objection to the proposal. The development will require building regulations consent should planning permission be granted. 	A condition has been included in the recommended list of conditions requiring the development to be carried out in accordance with the Energy & Sustainability Statement, and for further details of the Air Source Heat pump, solar panels and green roof to be submitted to and approved by condition prior to the commencement of works on site.
Councillor Rossetti (Alexandra Ward)	<ul style="list-style-type: none"> - The architecture of the development is out of character with the surroundings. - Overlooking of neighbouring properties - Potential problems with ground movement resulting from basement development 	<ul style="list-style-type: none"> - The design and appearance of the proposed development is considered between paragraphs 6.14 – 6.21 of the report - Paragraph 6.25 addresses matters of privacy and overlooking - The impact of the basement development is assessed in detail

Page 268

Stakeholder	Question/Comment	Response
		between paragraphs 6.45-6.55 and of the report.
EXTERNAL		
Muswell Hill & Fortis Green Association	<ul style="list-style-type: none"> - The character and appearance of proposal fails to complement the surroundings. 	<ul style="list-style-type: none"> - The design and appearance of the proposed development is considered between paragraphs 6.14 – 6.21 of the report
Bounds Green & District Residents' Association	<ul style="list-style-type: none"> - The should be kept as garden land and not developed. - The proposed development does not fit in with the street scene - The development would have a visually overbearing impact on residents in Bidwell Gardens - Overshadowing 	<ul style="list-style-type: none"> - The principle of development is considered between paragraphs 6.7 – 6.13 of the report - The design and appearance of the proposed development is considered between paragraphs 6.14 – 6.21 of the report - The impact on shading resulting from the development is considered at paragraph 6.24 of the report
NEIGHBOURING PROPERTIES		
	<p><u>Design and character</u></p> <ul style="list-style-type: none"> - Design is out of keeping with the locality - Loss of greenery - Development would be a precedent for similar development - Over-development - Potential to further extend the dwelling if approved and built 	<ul style="list-style-type: none"> - The design and appearance of the proposed development is considered between paragraphs 6.14 – 6.21 of the report - The issue of landscaping and existing verdant character is considered at paragraph 6.39 of the report - The issue of precedent is addressed at paragraph 6.13 of the report.

Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> - This matter is considered within the design and appearance section of the report - A restrictive condition has been recommended to be imposed on the development that would remove permitted development rights to alter or extend the dwellinghouse without the need for full planning permission.
	<p><u>Highways, transportation and construction</u></p> <ul style="list-style-type: none"> - Additional vehicular access will reduce highway/pedestrian safety - The ground on which the development would be located is unsuitable for basement development - Disruption to neighbours during construction. Potential for subsidence and drainage problems 	<ul style="list-style-type: none"> - The location of the proposed vehicular access has been considered by officers to not result in any unacceptable impact on highway or pedestrian safety - The impact of the basement development is assessed in detail between paragraphs 6.45-6.55 and of the report.
	<p><u>Environment</u></p> <p>Impact of development on local wildlife</p>	<p>This issue is considered within paragraphs 6.36 and 6.39 of the report.</p>
	<p><u>Amenity</u></p> <ul style="list-style-type: none"> - Overlooking - Loss of outlook and privacy - Visual overbearing impact - Development should be well-screened with appropriate trees and soft landscaping 	<ul style="list-style-type: none"> - Matters of overlooking and privacy are considered at paragraph 6.25 of the report - Matters of outlook and visual overbearing impact are considered at paragraph 6.24 of the report - Paragraphs 6.21 and 6.39 set out that the development will be subject to a generous soft

Stakeholder	Question/Comment	Response
		landscaping scheme, details of which shall be required by condition.

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Pre-application briefing to Committee Item No.**1. DETAILS OF THE DEVELOPMENT****Reference No:** PPA/2020/0025**Ward:** Tottenham Hale**Address:** 29-33 The Hale, N17 9JZ

Proposal: Demolition of existing buildings and construction of a part 7, part 24 storey building to provide 600sqm retail floorspace (Class E uses) accommodation at base; and 435 rooms of purpose-built student accommodation with communal amenity & ancillary spaces above; ancillary uses to student housing at ground level, with associated cycle parking & refuse storage at basement level; and associated landscaping and public realm works (elements of which will provide servicing and disabled drop off)

Applicant: Jigsaw Assets**Agent:** Turley**Ownership:** Private**Case Officer Contact:** Philip Elliott**2. BACKGROUND**

- 2.1 The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the outcome of any formally submitted planning application.
- 2.2 It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee later in 2021. The applicant has engaged in pre-application discussions with Council Planning Officers over the last few months, albeit originally for a co-living proposal. The scheme has recently been amended to propose purpose-built student accommodation.

3. SITE AND SURROUNDS

- 3.1 The application site falls inside of an allocated site within the Tottenham Area Action Plan (TH4 – Station Square West). Much of the allocation and wider area is undergoing comprehensive redevelopment. The site is 0.09 Ha and includes three properties:
- Nos. 29 and 31 The Hale - two-storey former retail buildings, currently unused;

- And No. 33 The Hale – two-storey warehouse building, currently accommodating a retail unit; and
 - A service yard at the rear with a shed within it (currently used to house pigeons).
- 3.2 Policy TH4 set out an indicative development capacity of 297 new homes and 5,200sqm of town centre uses for the TH4 policy area. The creation of the proposed new District Centre is well under way and the masterplan/development being delivered by Argent and others will provide a series of buildings with heights ranging up to 38 storeys, with 104,053sqm of floor space - which includes up to 1036 new homes, retail, health centre, office, leisure, parking, landscaping, a new public square, and other associated works.
- 3.3 The masterplan consists of the development of five sites: Ashley Road West (ARW); Ashley Road East (ARE); Welbourne; Ferry Island; and North Island. North Island sits adjacent to The Premier Inn – an existing nine storey hotel building. One Station Square is located adjacent to the Hotel and abuts the site on the southern boundary. The building is currently under construction and will be a 21-storey residential building to the south of the site and adjacent to the hotel.
- 3.4 The application site is in a prominent and important strategic location at the junction of Hale Road and The Hale, at the northern apex of North Island. It is a highly accessible site (PTAL 6a), well connected to transport links and sits near to Tottenham Hale Station to the east. It is at the confluence of key routes in the new District Centre and within the Tottenham Hale Growth Area.
- 3.5 The site is currently under-used (given its strategic location and the emerging development in the area) with two of the existing properties lying vacant. Given the changes currently occurring all around the site, it represents an inefficient and unsustainable use of land. The site presents a major opportunity for a development of the highest quality, providing a mix of new town centre uses and residential accommodation.
- 3.6 Tottenham Hale and the immediate area sits at the heart of the Upper Lee Valley Opportunity Area and is currently undergoing significant change as several permitted schemes and masterplans are being constructed. In conjunction with the delivery of these sites, improvements are being made to the station and to improve accessibility for cyclists and pedestrians.
- 3.7 Tottenham Hale is located near to open spaces such as Down Lane Park, The River Lea Navigation, Tottenham Marshes, the Paddock Community Nature Park and the Maynard and Walthamstow Reservoirs. The site is in an area designated as Appropriate for Tall Buildings within the Local Plan (Policy DM6) and within The Tottenham Hale District Centre Framework area (DCF - December 2015). The DCF alongside the Tottenham Area Action Plan, provides guidance to shape

development through form, massing, routes and movement, uses and design principles. It identifies the site as suitable for a Tall building.

- 3.8 The DCF is supported by a Streets and Spaces Strategy and a Green and Open Spaces Strategy. The Streets and Spaces Strategy sets out improvements to streets and public spaces around the area to make them safer, more user-friendly and inviting. The Green & Open Spaces Strategy sets out a programme of physical investment, ecological upgrades and safety improvements, to create a network of enhanced open spaces and green pedestrian links, running from Tottenham High Road to the Lea Valley including enhancing The Paddock, providing new opportunities to explore and enjoy this riverside and woodland nature reserve, improving Down Lane Park's sports, nature, play and community facilities, greening Ferry Lane and Chesnut Road with new planting, pedestrian/cycle routes and natural play features, Hale Wharf Pedestrian Bridges and upgrade Park View Road Underpass to improve the connection to Tottenham Marshes. Several of these projects are underway or complete.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal involves the demolition of the existing buildings on the site and the construction of:
- a part 7, part 24 storey building to provide:
 - 600sqm retail floorspace (Class E uses) & ancillary uses to student accommodation at the base of the building; and
 - 435 rooms of purpose-built student accommodation with communal amenity & ancillary spaces above the base;
 - with associated cycle parking & refuse storage at basement level; and associated landscaping and public realm works (elements of which will provide servicing and a disabled drop off parking space)

5. PLANNING HISTORY

- 5.1 There is no recent relevant planning history relating to this site.

6. CONSULTATION

Public Consultation

- 6.1. This scheme is currently at pre-application stage and therefore no formal consultation has yet been undertaken. A Development Management Forum is expected to take place after the pre-election period. The applicant has begun to carry out its own, informal, pre-application consultation.

Quality Review Panel

6.2. The proposal was assessed by the Quality Review Panel (QRP) on 16 December 2020. The QRP's full report is attached as Appendix 1.

6.3. The panel's summary is as follows:

"The panel welcomes the opportunity to consider the proposals for 29-33 The Hale. The significant amount of research and design development work undertaken to date is commended; as a result, the panel feels that the proposals are very impressive, and will complete the corner of the North Island site successfully.

The panel broadly supports the massing and three-dimensional form of the building, the materiality of the proposals, and the layout of individual co-living units. As design work continues, it would encourage further consideration of the design of communal areas and the clustering and hierarchy of co-living rooms, as well as the scheme's architectural expression and its approach to microclimate modification. The visual impact and articulation of the gable ends should also be revisited. At a detailed level, scope for improvement also remains within the landscape scheme, and the energy and sustainability proposals.

As the design of the scheme progresses, the panel would be happy to give warm support to the proposals, subject to resolution of the detailed comments provided in the Panel's written response.

6.4. Officers note that following the QRP the scheme has been changed from a co-living (or Large-scale purpose-built shared living) proposal to purpose-built student accommodation (PBSA) which has resulted in substantial changes to building layout. Further changes in relation to the architecture and the detailed design have also been made following the results of wind testing and as a result of the increase in room numbers associated with the use change. A further QRP will be undertaken later this month.

7. MATERIAL PLANNING CONSIDERATIONS

7.1. Officers' initial views on the development proposals are outlined below:

7.2. Principle of the development –

Development Management DPD - Haringey's Local Plan

7.2.1. The site is in an appropriate location for student accommodation. In accordance with Criterion C of Policy DM15: Specialist Housing (Student Accommodation) – the site is in an identified 'Growth Area', a future District Centre, and an area of good public transport accessibility.

- 7.2.2. This policy also requires proposals for student accommodation to demonstrate that:
- a. There would be no loss of existing housing;
 - b. There would be no adverse impact on local amenity, in particular, the amenity of neighbouring properties and on-street parking provision;
 - c. The accommodation is of a high quality design, including consideration for unit size, daylight, and sunlight;
 - d. Provision is made for units that meet the needs of students with disabilities;
 - e. The need for the additional bedspaces can be demonstrated; and
 - f. The accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or, subject to viability, the proposal will provide an element of affordable student accommodation in accordance with Policy DM13.
- 7.2.3. In this respect the development would not result in a loss of existing housing. The impact on local amenity is yet to be fully established, however, it is expected that the applicant provides sunlight and daylight reports in order to assess impacts on the amenity of neighbouring properties. Given the level of public transport accessibility it is reasonable to assume that there would also be no adverse impact on on-street parking provision, but a Transport Statement would be required at application stage.
- 7.2.4. Since the change to student accommodation – the room sizes have been amended but further information is required on room sizes, floor-to-ceiling heights, available facilities, aspect, and daylight/sunlight to make a conclusive assessment of the quality of the accommodation design. More information is also needed on accessibility and usability for disabled students.
- 7.2.5. The London Plan requires the provision of 3,500 PBSA bed spaces per annum across London, so the applicant is expected to demonstrate there is need student accommodation, particularly in an areas with good public transport accessibility.
- 7.2.6. The applicant has committed to agreeing that the accommodation would be secured for occupation by members of educational institution(s) in London. Officers have indicated to the applicant that an offsite contribution towards Council Housing in Tottenham Hale would best address local housing need in this specific circumstance. Subject to viability, the proposal may provide an element of affordable student accommodation.

The London Plan 2021

- 7.2.7. The London Plan 2021 through policy H15 (Purpose-built student accommodation) states that (under part A) Boroughs should seek to ensure that local and strategic need for PBSA is addressed, provided that:
1. at a neighbourhood level, the development contributes to a mixed and inclusive neighbourhood;

2. the use of the accommodation is secured for students;
 3. the majority of the bedrooms in the development including all of the affordable student accommodation bedrooms are secured through a nomination agreement for occupation by students of one or more higher education provider;
 4. the maximum level of accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance;
 5. the accommodation provides adequate functional living space and layout.
- B. The policy also encourages student accommodation in locations well-connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.

7.2.8. The requirements are broadly the same as Local Plan Policy but with more emphasis providing mixed and inclusive neighbourhoods and the provision of affordable student accommodation on site.

7.2.9. The small size and awkward V-shape of the site, combined with its location at the apex of an island near a busy gyratory, make the delivery of developments involving family housing challenging and undesirable so student housing may make an appropriate contribution to the housing mix in the area. Officers believe a proposed off-site contribution to Council Housing is capable of being in compliance with the London Plan, subject to viability.

7.3. ***Design and appearance –***

7.3.1. The building is in an area designated as Appropriate for Tall Buildings within the Local Plan (Policy DM6) and within The Tottenham Hale District Centre Framework area (DCF - December 2015) The DCF contained detailed guidance on heights of new development in Tottenham Hale. It noted that there would be a cluster of towers whose heights would form a “wave” rising to the highest point immediately at and directly in front of the station itself, and dropping away moving away from the station.

7.3.2. This document is now nearly 5 years old, and subsequent planning applications permitted in Tottenham Hale have exceeded the heights suggested in the DCF; in particular 1 Station Square and the Argent Related development. However, both were able to demonstrate that they could increase the heights of their proposed buildings, including their proposed towers, in a consistent way such that, with other sites also increasing their heights, the spatial development objectives of the DCF could be preserved.

7.3.3. The DCF identifies the site as suitable for a Tall building and the proposed height can successfully integrate into the massing wave as amended in the Argent Masterplan provide the form of the building is slender and high quality.

- 7.3.4. Policy D9 (Tall buildings) of the London Plan 2021 requires the visual impacts, functional impacts, and environmental impacts of the development to be considered and the applicant will need to show compliance with this policy going forward.
- 7.3.5. The QRP noted that the proposal would be successful in terms of proposing a building that completes the corner of the North Island site successfully. The panel also broadly supported the massing and three-dimensional form of the building, the materiality of the proposals. However, it should be highlighted that the panel commented on a co-living scheme that had fewer unit numbers and more communal space and they have not reviewed the student accommodation currently proposed.
- 7.3.6. The panel encouraged the applicant to further review the architectural expression of the scheme and its approach to microclimate modification. They also recommended that the visual impact and articulation of the gable ends be revisited.
- 7.3.7. The panel noted that the architectural expression and materiality of the proposal seemed well considered and durable. They supported the brickwork, articulation, bays, and tonal qualities of the external fabric.
- 7.3.8. The applicant has reviewed the design since the QRP and the cut-back of the floorplan now makes the tower more slender. The applicant has added wind mitigation such as a colonnade which hides fins that mitigate the impact of wind.
- 7.3.9. Due to its highly visible location, the appearance of the building and the quality of the materiality will need to be high to ensure its success.
- 7.3.10. It is noted that there are no specified room sizes for PBSA, but generally the industry standards for London appear to be around 13-14sqm per room. This figure is often larger outside of London. Clearly there are other factors to accommodation quality such as floor-to-ceiling heights, outlook, aspect (dual/triple etc.), amount of storage, and access to other communal facilities within the building and amenities and facilities nearby. More information on these aspects will be required going forward in order to make a full assessment.

7.4. ***Impact on residential amenity***

- 7.4.1. The impact on residential amenity is yet to be fully established, however, it is expected that the applicant will provide reports with its application to demonstrate that the amenity of neighbouring properties would not be adversely impacted by the proposals.

7.4.2. The site is located at the northern apex of North Island which is surrounded by a wide gyratory. This provides separation and acts as a buffer between residential uses to the north and west of the site. The shape of North Island means that the site is located towards the northwest corner of the island. These factors indicate that impacts on neighbours are likely to be less than significant and could feasibly be mitigated.

7.4.3. In order to do this more information is needed on the impact of the development on adjacent and nearby buildings in terms of daylight/sunlight, wind/microclimate, overlooking, and sense of enclosure.

7.5. ***Parking and highway safety***

Car Parking

7.5.1. Officers are supportive of the proposal in terms of it being car-free, subject to appropriate levels of cycle parking provision and an analysis of the blue badge demand arising from the development to identify what measures will be required to adequately support mobility impaired users.

Cycle Parking

7.5.2. The applicant has indicated that they would provide cycle parking in line with the standards for student accommodation. More information is required to show that the level of provision is acceptable. Officers consider that each resident should have access to a secure cycle parking space - given that a car free development is proposed, in a very accessible location, close to multiple cycle routes and the Lea Valley Park. This will need to be balanced against the space this will take up and any resultant impacts on other factors.

Servicing/Deliveries

7.5.3. Given the location of the site more information will be needed to justify the level of servicing trips the applicant has proposed. Specifics on the differences in demand associated with PBSA and individual residential units is needed. The proposals will also need to show that the current loading bay capacity proposed is sufficient. Finally, given the limited space and the intensity of the neighbouring developments the method and type of waste collection will need to be confirmed.

7.6. Planning Obligations

7.6.1. The proposal is expected to contribute to improvements to the wider public realm and to local open spaces such as Down Lane Park through planning obligations to support the delivery of the Streets and Spaces Strategy and the Green and Open Spaces Strategy. The development would also be expected to provide affordable housing and to provide a Community Infrastructure Levy (CIL) contributions.

PLANS AND IMAGES

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Report for:	Planning Sub Committee Date: 19 April 2021	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Dean Hermitage		
Lead Officers:	John McRory & Robbie McNaugher		
Ward(s) affected: All	Report for Key/Non Key Decisions:		

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. 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
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
76-84 Mayes Road (former Caxton Road PFS), N22 6TE Caxton Road PFS HGY/2020/0795	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
Lockkeepers Cottage, Ferry Lane HGY/2020/0847	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
Northumberland Terrace 790-814) High Road, Tottenham, N17	THFC proposal for 2,700sqm (GIA) of A1/A2/A3/B1/D1/D2 floorspace and refurbishment of the Listed Buildings fronting the High Road.	Resolution to grant given at Oct 2020 Committee. Legal agreement to be signed.	Graham Harrington	Robbie McNaugher
Pool Motors 7 Cross Lane N8 HGY/2020/1724	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	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement.	Valerie Okeiyi	John McRory

	housing including associated hard and soft landscaping, refuse and recycling storage and car parking and cycle storage.	Legal agreement to be signed.		
APPLICATIONS SUBMITTED TO BE DECIDED				
26-28 Brownlow Road	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. Reporting to Members at April planning committee.	Tobias Finlayson	John McRory
Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186	Reconstruction of the industrial unit (to replace that of a previously destroyed in the fire)	Seeking to ensure fencing reflects Mowlem Trading Estate and design coordination with neighbouring sites.	Tania Skelli	Robbie McNaugher
Unit A&B 27- 31 Garman Road, London N17 0YU - Finebake Limited HGY/2021/0579	Erection of two replacement B2/B8 units following fire damage and demolition of the original units.	Registered Energy comments to be addressed S106 drafted.	Sarah Madondo	Robbie McNaugher
109 Fortis Green VOID/2020/3396	Demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 of flexible retail/ office unit (use class A1/A3/B1) including basement car parking and other associated works.	Invalid Planning permission expired September 2019 with no implementation taking place This scheme is the same scheme approved by the S73	Roland Sheldon	Matthew Gunning

		material amendment that was granted in 2017		
Cross House, 7 Cross Lane N8 VOID/2021/0428	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 7 car parking spaces and refuse storage	Invalid Documents outstanding	Valerie Okeiyi	John McRory
Tottenham Hotspur Stadium North Eastern Building and Extreme Sports Centre	Reserved Matters applications	Not yet registered.	Neil McClellan	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS				
Ashley House (Levenes)	Demolition and rebuild as 20 storey tower for 90 units, with office space	Pre-app meetings held and advice note issued.	Samuel Uff	John McRory
Wood Green Corner Masterplan	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices)	Pre-app advice issued. Discussions to continue.	Samuel Uff	John McRory
Goods Yard White Hart Lane Banqueting Suite 819-821 High Rd 867-879 High Road	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road and new development on Banqueting Suite site. Part of High Road West Masterplan Area.	Pre-app meetings held and advice note issued.	Graham Harrington	Robbie McNaugher

Broadwater Farm	Demolition and rebuild of Northolt and Tangmere blocks to provide up to 375 homes, landscaping and public realm improvements.	Pre-app meetings and a QRP held. Public consultations ongoing.	Chris Smith	Robbie McNaugher
Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses	Pre-app advice note issued.	Chris Smith	John McRory
Mary Fielding Guild Care Home, 103-107 North Hill	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.	PPA signed. Further pre-app discussions taking place.	Neil McClellan	John McRory
Hornsey Police Station, 94-98 Tottenham Lane, N8	Retention and change of use of main historic police station building, demolition of extensions and ancillary buildings and erection of new buildings to provide 25 new residential units. Pre-app advice is being sought by the Met Police. They intend to sell the site based on the advice they receive. They will not be working up a planning application or undertaking any detailed design work.	Pre-app advice note issued 30.03.2021. Ok in principle subject to reassurances on future policing in the area. Welcome retention of historic police station building. Ok with demolition of newer buildings. Concerns with the scale of the proposed new build elements.	Neil McClellan	John McRory
Cranwood House, Muswell Hill Road/Woodside Ave, N10	Redevelopment of site for residential and associated amenity space, landscaping, and parking.	Pre-application discussions ongoing. 2 nd QRP - 26 th Aug 2020. Pre-committee briefing - 11 th March. Submission expected Feb 2021	Phil Elliott	Robbie McNaugher

Remington Road, N15 6SR	Council development of open land and garages for 35 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Presented as pre-app to Sept Committee QRP on 18th Nov Submission expected April 2021	Laurence Ackrill	Robbie McNaugher
Adj to Florentia Clothing Village Site Vale Road	Light industrial floorspace	Pre-app meeting to be held on 20/04/2021.	Tobias Finlayson	Robbie McNaugher
Drapers Almshouses Edmansons Close	Amalgamation, extension and adaptation of existing almshouses to provide 22 x 3 bedroom family dwellings; and creation of additional units on site to provide 1 further 3 bedroom dwelling; 7 x 2 bedroom dwellings and 12 x 1 bedroom dwellings (specifically provided for housing for older people)	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Preapp note issued	Samuel Uff	John McRory
44 Hampstead Lane	Use Class C2 high quality specialist dementia care with 73 en-suite bedrooms and communal facilities	Held QRP on 03/02/2021. Preapp note sent.	Samuel Uff	John McRory
West Indian Cultural Centre Clarendon Road off Hornsey Park Road	Demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm	Pre-application discussions ongoing.	Tobias Finlayson	John McRory

	improvements and landscaping and car and cycle parking.			
Selby Centre	Community centre replacement and council housing with improved sports facilities and connectivity	Pre-apps meetings commenced in March. Presented to QRP in May. Talks ongoing with Officers and Enfield Council.	Phil Elliott	Robbie McNaugher
139-143 Crouch Hill	Redevelopment of 139 - 143 Crouch Hill to provide 31 residential units (3 affordable) and 55sqm commercial, with basement parking and additional 250sqm commercial. Maximum height of 6 storeys.	Pre-app meeting held on 22/01/2021. Previously 139-141 but has been extended to include no.143. Pre-app note issued.	Samuel Uff	John McRory
573-575 Lordship Lane	Redevelopment of four storey residential development of 17 units.	Pre-app advice notes issued. Three pre-app meetings and a QRP now held.	Chris Smith	John McRory
48-54 High Road, Wood Green	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

25-27 Clarendon Road off Hornsey Park Road	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.	Valerie Okeiyi	John McRory
Warehouse living proposals: Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury /Eade Road Sites, further pre-application meetings scheduled, PPA signed. QRP 12 February 2020	Phil Elliott	Robbie McNaugher
Warehouse living proposal - Omega Works Haringey Warehouse District	Warehouse Living and other proposals.	Pre-application discussions taking place. QRP 23 Sept 2020	Phil Elliott	Robbie McNaugher
311 Roundway	Mixed Use Redevelopment – 70 Units	Officers have met with one landowner to seek a masterplanned approach. Impact on Bruce Caste will be considered. Pre-application discussions to commence soon.	Chris Smith	Robbie McNaugher
High Road West	Comprehensive redevelopment of site for residential led mixed-use scheme	Ongoing pre-application discussions taking place.	Martin Cowie	Robbie McNaugher

Gladstone House, N22	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
36-38 Turnpike Lane London N8 0PS	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
1 Farrer Mews London N8 8NE	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	Tania Skelli	John McRory
Osborne Grove Nursing Home/ Stroud Green Clinic 14-16 Upper Tollington Park N4 3EL	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 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.	Pre-app advice issued	Tania Skelli	John McRory
Partridge Way, N22	Council development of garages and adjoining land for block of 17 residential units and	Pre-application discussions ongoing. QRP – 18 th March 2020	Conor Guilfoyle	John McRory

	associated landscaping, play space, cycling and refuse stores			
Wat Tyler House, Boyton Road, N8	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 Submission expected April 2021	Laurence Ackrill	John McRory
356-358 St. Ann's Road - 40 Brampton Road	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
29-33 The Hale	'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. PPA agreed.	Phil Elliott	Robbie McNaugher
Branksome Courtenay Avenue London N6 4LP	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	PPA discussions ongoing.	Tania Skelli	John McRory
399-401 High Road, N17 (Formerly known as Chances)	Reordering and extension of no.399/401 High Road to form a school.	Pre-app advice issued.	Valerie Okeiyi	Robbie McNaugher

		Change of use application to be submitted with Listed Building works.		
(Part Site Allocation SA49) Lynton Road London, N8 8SL	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space	Pre-app issued, discussions ongoing.	Tobias Finlayson	John McRory
Land at Pinkham Way PRE/2021/0046	Open Storage (Class B8) - principle of development only	Pre-app meeting held 18/03/21. Pre-app advice to be issued.	Tobias Finlayson	John McRory
Brunel Walk and Turner Avenue	Council development - Preliminary meeting to discuss matters of principle in relation to the siting, scale, massing of the proposed new development on Brunel Walk (c. 45 units) and the associated and comprehensive improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.	Pre-app meeting held 17/12/20 Pre-app advice to be issued	Valerie Okeiyi	Robbie McNaugher
Chocolate Factory	Minor changes to approved block E (S96a) Changes to block B (S73) Changes to wording of some conditions (S96a) Changes to S106 (Deed of variation)	Chocolate factory review meetings with applicant (Workspace) on-going	Valerie Okeiyi	John McRory
Braemar Avenue Baptist Church, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall	Pre-application discussions taking place	Valerie Okeiyi	John McRory

	extensions (204m2) and 16 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements			
157-159 Hornsey Park Road, Wood Green	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
PRE/2020/0246 – Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure	Pre-app advice issued.	Laurence Ackrill	John McRory
Reynardson Court Council Housing led project	Refurbishment and/or redevelopment of site for residential led scheme – 10 units	Pre-application discussions taking place	Laurence Ackrill	Robbie McNaugher
Major Application Appeals				
Guildens, Courtenay Avenue	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. Decision expected soon.	Laurence Ackrill Manager: John McRory	
300-306 West Green Road HGY/2020/0158	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 submitted for Written Representations procedure. Officers drafting Appeal Statement.	Chris Smith Manager: Robbie McNaugher	

10 Gourley Street HGY/2020/1183	1000sqm+ of new office and warehouse space.	Appeal procedure changed to a Virtual Hearing and process re-started. Hearing held.	Chris Smith Manager: Robbie McNaugher
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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/02/2021 AND 02/04/2021

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

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: 1**

Application No: **HGY/2021/0456** Officer: Conor Guilfoyle
 Decision: PERM REQ Decision Date: 01/04/2021
 Location: 11 Princes Avenue N22 7SB
 Proposal: Certificate of lawfulness for erection of rear dormer roof extensions and insertion of front roof lights.

FUL Applications Decided: 17

Application No: **HGY/2021/0010** Officer: Roland Sheldon
 Decision: GTD Decision Date: 29/03/2021
 Location: 183 Alexandra Park Road N22 7UL
 Proposal: Single storey ground floor side infill extension, rear dormer extension with roof terrace to the rear outrigger, insertion of 3 front rooflights.

Application No: **HGY/2021/0187** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 15/03/2021
 Location: 117 Dukes Avenue N10 2QD
 Proposal: Construction of rear dormer roof extension and front elevation rooflights.

Application No: **HGY/2021/0237** Officer: Roland Sheldon
 Decision: GTD Decision Date: 22/02/2021
 Location: 48 Cecil Road N10 2BU
 Proposal: Erection of single storey ground floor side infill extension, installation of 2 front rooflights.

Application No: **HGY/2021/0240** Officer: Tania Skelli
 Decision: GTD Decision Date: 26/02/2021
 Location: 25 Rhodes Avenue N22 7UR
 Proposal: Erection of hip to gable roof conversion with rear facing dormer and rooflights to the front. Erection of single storey, ground floor side extension with rooflight. Erection of single storey, ground floor rear extension with rooflights. Replacement and alterations to windows and doors. Alterations to the front porch. Landscaping to front and rear areas.

Application No: **HGY/2021/0243** Officer: Tania Skelli
 Decision: GTD Decision Date: 08/03/2021
 Location: First Floor Flat 37 Grasmere Road N10 2DH
 Proposal: Erection of dormers to rear roof slope & outrigger roof slope and installation of two rooflights to front roof slope & one rooflight to pediment roof slope.

Application No: **HGY/2021/0251** Officer: Emily Whittredge
 Decision: GTD Decision Date: 10/03/2021
 Location: Flat C 29 Coniston Road N10 2BL
 Proposal: Erection of rear and side single storey extension and rear garden shed at the end of the garden.

Application No:	HGY/2021/0273	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	11/03/2021
Location:	11 Winton Avenue N11 2AS		
Proposal:	Construction of rear outbuilding following demolition of existing garage.		
Application No:	HGY/2021/0283	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	23/03/2021
Location:	106 Alexandra Park Road N10 2AE		
Proposal:	Erection of a part single part two storey rear extension to accommodate 2 self-contained flats at lower and upper ground floor levels, a roof extension involving a rear dormer, terrace on part of the outrigger, three skylights are proposed to the front, internal alterations and refurbishment to second floor to provide 1 x additional flat incorporating accommodation in the roof space and refurbishment of the existing 1st floor flat.		
Application No:	HGY/2021/0309	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/03/2021
Location:	51 Grove Avenue N10 2AL		
Proposal:	Installation of external wall insulation and cladding involving brick slips.		
Application No:	HGY/2021/0312	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	16/03/2021
Location:	69 Clyde Road N22 7AD		
Proposal:	Erection of rear ground floor extension to replace existing. Form rear dormer window with balcony. Raise parapet wall between no. 67 & no. 69 to provide party wall to loft conversion. Alterations to rear elevation fenestration.		
Application No:	HGY/2021/0377	Officer:	Tania Skelli
Decision:	REF	Decision Date:	30/03/2021
Location:	35 Crescent Rise N22 7AW		
Proposal:	Demolition of existing garage and replacement with outbuilding for residential use including pitched roof and 2 rooflights.		
Application No:	HGY/2021/0393	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/03/2021
Location:	49 Victoria Road N22 7XA		
Proposal:	Erection of single storey rear infill extension.		
Application No:	HGY/2021/0405	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/03/2021
Location:	Flat B 41 Muswell Road N10 2BS		
Proposal:	Replacement of external stairs and railing; installation of 1 x front and 1 x rear rooflights; replacement of existing windows; enlargement of rear terrace window; and internal alterations to layout.		
Application No:	HGY/2021/0452	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	30/03/2021
Location:	119 Dukes Avenue N10 2QD		
Proposal:	Erection of single storey 'wraparound' rear extension to the side and rear of the rear projection		

Application No: **HGY/2021/0463** Officer: Samuel Uff
 Decision: GTD Decision Date: 29/03/2021
 Location: 7 Alexandra Park Road N10 2DD
 Proposal: Single storey rear extension and raised decking

Application No: **HGY/2021/0480** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/03/2021
 Location: 39 Alexandra Park Road N10 2DD
 Proposal: Erection of first floor rear extension above the existing single storey ground floor extension.

Application No: **HGY/2021/0584** Officer: Roland Sheldon
 Decision: GTD Decision Date: 29/03/2021
 Location: 29 Cecil Road N10 2BU
 Proposal: Demolition of existing rear projection, erection of single storey ground floor rear extension.

NON Applications Decided: 2

Application No: **HGY/2021/0476** Officer: Samuel Uff
 Decision: GTD Decision Date: 23/03/2021
 Location: 55 Winton Avenue N11 2AR
 Proposal: Non-material amendment to planning permission HGY/2019/1050 for rear dormer roof extensions to amend material (zinc cladding instead of lead) window / door siting and gable end detailing.

Application No: **HGY/2021/0562** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/02/2021
 Location: 30 Muswell Road N10 2BG
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/2122 involving alterations to the rear facade comprising of the inclusion of a juliet balcony.

PNE Applications Decided: 2

Application No: **HGY/2021/0133** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/02/2021
 Location: 11 Winton Avenue N11 2AS
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.05m, for which the maximum height would be 3.25m and for which the height of the eaves would be 2.7m

Application No: **HGY/2021/0169** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 02/03/2021
 Location: 44 Winton Avenue N11 2AT
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

RES Applications Decided: 3

Application No: **HGY/2021/0163** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/03/2021
 Location: 2 Rosebery Road N10 2LH
 Proposal: Approval of details pursuant to conditions 3 (external materials) and 5 (green roof) attached to planning permission HGY/2020/0317.

Application No: **HGY/2021/0271** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 12/03/2021
 Location: 308 Alexandra Park Road N22 7BD
 Proposal: Approval of details reserved by condition 5 (bin and cycle stores) attached to planning permission reference HGY/2020/1837

Application No: **HGY/2021/0889** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/03/2021
 Location: 96 Alexandra Park Road N10 2AE
 Proposal: Approval of details pursuant to condition 3 attached to planning permission HGY/2020/3035.

TPO Applications Decided: 1

Application No: **HGY/2021/0211** Officer: Janey Zhao
 Decision: GTD Decision Date: 05/03/2021
 Location: 86 Muswell Road N10 2BE
 Proposal: Works to tree protected by a TPO: Bay (T1) - Prune back to previous most recent cuts (2-3m reduction), ensuring a natural canopy outline. To allow more light into the gardens and restrict root growth.

Total Applications Decided for Ward: 26WARD: **Bounds Green****CLUP Applications Decided: 1**

Application No: **HGY/2021/0280** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 11/03/2021
 Location: 10 Wroxham Gardens N11 2BA
 Proposal: Certificate of lawfulness (proposed use) for new loft conversion including a rear dormer extension, hip-to-gable dormer roof extension and roof-lights to front roofscape, rebuilding an existing single-storey rear extension within existing footprint to increase height, and demolition of an existing rear conservatory and other extensions to the garden.

COND Applications Decided: 1

Application No: **HGY/2021/0472** Officer: Roland Sheldon
 Decision: GTD Decision Date: 19/03/2021
 Location: 44 Whittington Road N22 8YD
 Proposal: Variation of condition 2 (approved plans) of planning permission reference HGY/2020/0629 for demolition of existing garages, erection of single storey one bedroom house. Proposed change to increase length of site and of new dwelling.

FUL Applications Decided: 6

Application No: **HGY/2021/0099** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/03/2021
 Location: First Floor Flat 11 Sidney Road N22 8LT
 Proposal: Alteration of first floor rear window to door to create first floor Juliet balcony; rear dormer roof extension; and installation of 3 x rear and 1 x front rooflights.

Application No: **HGY/2021/0146** Officer: Samuel Uff
 Decision: GTD Decision Date: 08/03/2021
 Location: 129 Nightingale Road N22 8PT
 Proposal: Erection of single storey rear extension (following demolition of existing rear extension and outbuilding).

Application No: **HGY/2021/0291** Officer: Samuel Uff
 Decision: GTD Decision Date: 24/03/2021
 Location: 35 Finsbury Road N22 8PA
 Proposal: Erection of single storey rear extension; installation of rooflights and associated loft conversion; resurfacing front garden; and amended front boundary treatment.

Application No: **HGY/2021/0314** Officer: Fatema Begum
 Decision: GTD Decision Date: 23/03/2021
 Location: Flat A 18 Northbrook Road N22 8YQ
 Proposal: Replacement and enlargement of an outbuilding (shed/summer house for the storage of garden tools).

Application No: **HGY/2021/0385** Officer: Emily Whittredge
 Decision: GTD Decision Date: 17/03/2021
 Location: 16 Parkhurst Road N22 8JQ
 Proposal: Replacement of single glazed, timber sash windows at first floor level with double glazed PVCu windows.

Application No: **HGY/2021/0392** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 23/03/2021
 Location: 13 Buckingham Road N22 7SR
 Proposal: Formation of rear dormer roof extension and installation of roof lights on front roof slopes

LCD Applications Decided: 1

Application No: **HGY/2021/0216** Officer: Tania Skelli
 Decision: GTD Decision Date: 22/02/2021
 Location: Octagon AP Academy Commerce Road N22 8DZ
 Proposal: Partial replacement of boundary fencing and gates.

PNC Applications Decided: 1

Application No: **HGY/2021/0228** Officer: Laurence Ackrill
 Decision: PN GRANT Decision Date: 08/03/2021
 Location: Glencairn Sports Club Blake Road N11 2AH
 Proposal: Prior Notification under Schedule 2, Part 3 Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the Change of Use of Former Clubhouse and Curtilage (Class F2(c)) to Registered Nursery (Class E(f))

RES Applications Decided: 1

Application No: **HGY/2021/0056** Officer: Roland Sheldon
 Decision: GTD Decision Date: 04/03/2021
 Location: 44 Whittington Road N22 8YD
 Proposal: Approval of details for conditions 3 (details of materials), 5 (details of green roof) and 7 (method construction) of planning permission HGY/2020/0629.

Total Applications Decided for Ward: 11WARD: **Bruce Grove****CLUP Applications Decided: 4**

- Application No: **HGY/2021/0247** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 15/03/2021
 Location: 20 Chester Road N17 6BY
 Proposal: Certificate of lawfulness for the formation of a rear dormer, roof extension and Juliet balcony - proposed use.
- Application No: **HGY/2021/0610** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 23/03/2021
 Location: 120 Ranelagh Road N17 6XT
 Proposal: Certificate of lawfulness for the erection of rear dormer and dormer on the outrigger with insertion of 2 x rooflights to front elevation.
- Application No: **HGY/2021/0713** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 17/03/2021
 Location: 8 Morrison Avenue N17 6TU
 Proposal: Certificate of lawfulness for proposed development of a rear dormer roof extension and insertion of two front rooflights.
- Application No: **HGY/2021/0864** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 30/03/2021
 Location: 42 Downhills Avenue N17 6LG
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

FUL Applications Decided: 6

- Application No: **HGY/2020/2492** Officer: Emily Whittredge
 Decision: GTD Decision Date: 15/03/2021
 Location: 101 Bruce Grove N17 6UZ
 Proposal: Installation of an extract duct to the rear of the building for the use of the unit as a restaurant (Class E); and erection of single storey rear extension.
- Application No: **HGY/2020/2671** Officer: Emily Whittredge
 Decision: GTD Decision Date: 10/03/2021
 Location: 54 Mount Pleasant Road N17 6TN
 Proposal: Erection of single storey rear extension and infill extension.
- Application No: **HGY/2021/0220** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/03/2021
 Location: First Floor Flat 68 Ranelagh Road N17 6XU
 Proposal: Erection of a rear dormer and roof extension including the insertion of 2 front and 1 rear rooflights.
- Application No: **HGY/2021/0232** Officer: Gareth Prosser
 Decision: GTD Decision Date: 31/03/2021
 Location: 125 Greyhound Road N17 6XR
 Proposal: Erection of ground floor infill extension and two-storey rear extension.

Application No: **HGY/2021/0248** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 15/03/2021
 Location: 20 Chester Road N17 6BY
 Proposal: Erection of a single storey rear side extension and internal alterations.

Application No: **HGY/2021/0450** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 01/04/2021
 Location: 8 Morrison Avenue N17 6TU
 Proposal: Single-storey ground floor rear extension.

PNC Applications Decided: 1

Application No: **HGY/2021/0563** Officer: Sarah Madondo
 Decision: PN NOT REQ Decision Date: 19/03/2021
 Location: Shop 114 Philip Lane N15 4JL
 Proposal: Prior Approval for the change of use from retail to dwellinghouses

RES Applications Decided: 1

Application No: **HGY/2021/0161** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/03/2021
 Location: 101 Mount Pleasant Road N17 6TW
 Proposal: Approval of details pursuant to condition 4 (cycle parking facilities) attached to planning permission HGY/2019/2041.

Total Applications Decided for Ward: 12WARD: **Crouch End****CLDE Applications Decided: 1**

Application No: **HGY/2021/0509** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 22/02/2021
 Location: 18 Drylands Road N8 9HN
 Proposal: Certificate of lawfulness for existing use of building as 2 x self-contained residential units.

CLUP Applications Decided: 3

Application No: **HGY/2021/0418** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 19/03/2021
 Location: 15 Gladwell Road N8 9AA
 Proposal: Certificate of lawfulness for the formation of a rear dormer, installation of 2 rooflights on the front gable and 1 side elevation window - proposed use.

Application No: **HGY/2021/0591** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 01/03/2021
 Location: 27 Coleridge Road N8 8EH
 Proposal: Certificate of lawfulness for a proposed replacement windows to front and rear elevation.

Application No: **HGY/2021/0865** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 30/03/2021
 Location: 10 Birchington Road N8 8HR
 Proposal: Certificate of Lawfulness for proposed outbuilding

COND Applications Decided: 1

Application No: **HGY/2021/0313** Officer: Roland Sheldon
 Decision: REF Decision Date: 25/02/2021
 Location: 141 Ferme Park Road N8 9SG
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2018/2690. Alterations to previously approved rear elevation including provision of a rendered finish, alterations to existing fenestration, insertion of two velux roof lights into existing rear roof slope and construction of a wider rear dormer window than previously approved.

FUL Applications Decided: 13

Application No: **HGY/2020/0190** Officer: Tania Skelli
 Decision: GTD Decision Date: 23/03/2021
 Location: 42 Shepherds Hill N6 5RR
 Proposal: Two storey side extension, single-storey plus basement side extension to accommodate 1 x 3 bedroom dwellinghouse with associated car parking in front yard and rear amenity space, dormer to rear roof slope and facade alterations to existing dwellinghouse, and associated works (Class use C3)

Application No: **HGY/2021/0116** Officer: Roland Sheldon
 Decision: GTD Decision Date: 08/03/2021
 Location: Morriss House 23 Coolhurst Road N8 8EP
 Proposal: Change of use of the building from vacant Care Home to 2 x dwellinghouses, demolition of existing rear annex, alterations to external treatment, increased size of the lower ground floor to existing main building, creation of rear lightwells with terrace, alterations to front lightwell, creation of vehicular access into front garden alongside associated parking and landscaping works.

Application No: **HGY/2021/0143** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 04/03/2021
 Location: 127 Hornsey Lane N6 5NH
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2021/0156** Officer: Roland Sheldon
 Decision: GTD Decision Date: 02/03/2021
 Location: Top Floor Flat 36A Elm Grove N8 9AH
 Proposal: Erection of rear dormer, creation of balcony with associated balustrades above roof of outrigger projection, replacement first floor timber windows, insertion of 3 front rooflights.

Application No: **HGY/2021/0182** Officer: Tania Skelli
 Decision: GTD Decision Date: 26/02/2021
 Location: 36 Birchington Road N8 8HP
 Proposal: Installation of new windows and doors to front and rear elevations.

Application No:	HGY/2021/0190	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	17/03/2021
Location:	Ground Floor Flat A 4 Elder Avenue N8 9TH		
Proposal:	Replacement windows and doors.		
Application No:	HGY/2021/0242	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	12/03/2021
Location:	23 Bryanstone Road N8 8TN		
Proposal:	Formation of rear dormer and roof extension with rear and front rooflights.		
Application No:	HGY/2021/0284	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	04/03/2021
Location:	Garage rear of 1 Birchington Road N8 8HR		
Proposal:	The demolition of existing garages and erection of single storey dwelling house with basement and associated amenity facilities.		
Application No:	HGY/2021/0326	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/03/2021
Location:	78 Claremont Road N6 5BY		
Proposal:	Erection of single storey rear extension to replace (smaller) existing rear conservatory		
Application No:	HGY/2021/0344	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/03/2021
Location:	Cedro House 1A Hurst Avenue N6 5TX		
Proposal:	Construction of a basement extension and associated lightwells to front and rear.		
Application No:	HGY/2021/0403	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/03/2021
Location:	62 Wolseley Road N8 8RP		
Proposal:	Demolition of existing single-storey building and erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments.		
Application No:	HGY/2021/0445	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	31/03/2021
Location:	Flat 1 45 Glasslyn Road N8 8RJ		
Proposal:	Erection of single storey side and rear 'wraparound' extension.		
Application No:	HGY/2021/0512	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	19/03/2021
Location:	9 Glebe Road N8 7DA		
Proposal:	Construction of single storey rear / side return infill extension.		

NON Applications Decided: 2

Application No: **HGY/2021/0582** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/02/2021
 Location: 27 Coleridge Road N8 8EH
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/2245 involving addition of PV Panels to roof of approved rear dormer.

Application No: **HGY/2021/0773** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/03/2021
 Location: Flat 1 60 Coolhurst Road N8 8EU
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/2110 involving alterations to the proposed roof material to slate tiles with velux rooflight.

RES Applications Decided: 3

Application No: **HGY/2021/0633** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/03/2021
 Location: 11 Tregaron Avenue N8 9HA
 Proposal: Discharge of conditions 4 (method of construction) and condition 5 (details Chartered Structural Engineer) of planning permission HGY/2018/0730.

Application No: **HGY/2021/0685** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 09/03/2021
 Location: Alford House Stanhope Road N6 5AL
 Proposal: Approval of details pursuant to conditions 6 (secure and covered cycle parking facilities) & 7 (details of refuse storage) attached to planning permission HGY/2016/1742.

Application No: **HGY/2021/0897** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/03/2021
 Location: Dreamwood Lodge 62A Shepherds Hill N6 5RN
 Proposal: Approval of details pursuant to condition 6 (Details of enclosures) attached to planning permission HGY/2019/2053.

TPO Applications Decided: 3

Application No: **HGY/2020/2986** Officer: Janey Zhao
 Decision: GTD Decision Date: 17/03/2021
 Location: Flat 3 16 Shepherds Hill N6 5AQ
 Proposal: Works to trees protected by a TPO.

T1 Lime- Remove for safety. Has severe decay in the trunk with only about 2 inches of live wood in the walls.

Replace with either prunus or holm oak

T2 Oak- Main stem on the lean reduced in hard and create a shape. Tree is going slightly hollow and has a severe lean, and requires 4m reduction off the lean (not every limb reduced by this much). The hollow is not a major concern but removing some of the weight off of the lean will benefit the tree massively. (works to trees T3 - T7 will be considered separately under a Section 211 Notice)

Application No: **HGY/2021/0212** Officer: Janey Zhao
 Decision: GTD Decision Date: 05/03/2021
 Location: 27 Womersley Road N8 9AP
 Proposal: Works to tree protected by a TPO: Sycamore 1 Reduce crown by up to 4m. Neighbours and I are concerned about the size of the crown and want it reduced before it gets too large.

Application No: **HGY/2021/0382** Officer: Janey Zhao
 Decision: GTD Decision Date: 11/03/2021
 Location: 5 Wychwood End N6 5ND
 Proposal: Works to trees protected by TPOs: 1 Sycamore - remove epicormic growth to previous points 1 Lime Tree - remove epicormic growth to previous points Reason: Routine pruning and maintenance to maintain the tree's health and keep them at suitable dimensions for their location and to allow light into the garden. Both trees currently hang over onto the pavement on Stanhope Road. Lime can pose to be an obstruction to pedestrians if left overgrown.

Total Applications Decided for Ward: 26WARD: **Fortis Green****ADV Applications Decided: 1**

Application No: **HGY/2021/0094** Officer: Samuel Uff
 Decision: GTD Decision Date: 25/02/2021
 Location: 1 Midhurst Parade Fortis Green N10 3EJ
 Proposal: Advertiement consent for externally illuminated fascia (see HGY/2020/0093 for shopfront full planning)

CLUP Applications Decided: 3

Application No: **HGY/2021/0365** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 12/03/2021
 Location: 35 Tetherdown N10 1NH
 Proposal: Certificate of lawfulness for proposed outbuilding.

Application No: **HGY/2021/0559** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 01/04/2021
 Location: 70 Woodside Avenue N10 3HY
 Proposal: Certificate of lawfulness for proposed rear outbuilding for purposes incidental to the enjoyment of the dwellinghouse.

Application No: **HGY/2021/0587** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 23/03/2021
 Location: 27 Sussex Gardens N6 4LY
 Proposal: Certificate of lawfulness for proposed conversion of the garage into a habitable room.

FUL Applications Decided: 14

Application No: **HGY/2021/0064** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 03/03/2021
 Location: 2 Steeds Road N10 1JD
 Proposal: Erection of one-bedroom house with associated bin and cycle store and external garden space on part of existing rear garden land to the rear of 2 Steeds Road.

Application No: **HGY/2021/0085** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/03/2021
 Location: 64 Greenham Road N10 1LP
 Proposal: Erection of single storey rear extension.

Application No:	HGY/2021/0092	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	25/02/2021
Location:	1 Midhurst Parade Fortis Green N10 3EJ		
Proposal:	Installation of 2 x mechanical condenser units on the side elevation		
Application No:	HGY/2021/0093	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	25/02/2021
Location:	1 Midhurst Parade Fortis Green N10 3EJ		
Proposal:	Proposed shopfront alterations to include the installation of shop blinds / awnings, internal shutters and re-painting of frontage (see HGY/2020/0094 for advertising consent)		
Application No:	HGY/2021/0135	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/02/2021
Location:	50 Grand Avenue N10 3BP		
Proposal:	Enlargement of and alterations to existing single storey rear extension.		
Application No:	HGY/2021/0223	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	10/03/2021
Location:	Rear of 58 & 60 Tetherdown N10 1NG		
Proposal:	Erection of 2 x 2 bedroom houses with associated amenity space formed from subdivision of garden land to rear of Nos 58 - 60 Tetherdown; Associated works including formation of access passage and hard and soft landscaping.		
Application No:	HGY/2021/0226	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	10/03/2021
Location:	Rear of 58 & 60 Tetherdown N10 1NG		
Proposal:	Erection of 1 x 4 bedroom house with associated amenity space formed from subdivision of garden land to rear of Nos 58 - 60 Tetherdown; Associated works including formation of access passage and hard and soft landscaping		
Application No:	HGY/2021/0321	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/03/2021
Location:	9 Beech Drive N2 9NX		
Proposal:	Erection of part-single, part-two storey full-width rear extension; Formation of rear roof dormer extension; Erection of part-single, part-two storey side extension forward of existing side garage; Insertion of front, rear and side roof lights; Replacement and alterations to windows.		
Application No:	HGY/2021/0332	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	01/04/2021
Location:	16 Southern Road N2 9LE		
Proposal:	Rear dormer roof extension.		
Application No:	HGY/2021/0424	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	01/04/2021
Location:	28 Colney Hatch Lane N10 1DU		
Proposal:	Erection of garden studio with integrated shed and internal storage.		

Application No: **HGY/2021/0440** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/03/2021
 Location: 5 Gilson Place N10 1AF
 Proposal: Erection of rear dormer, installation of 2 front rooflights.

Application No: **HGY/2021/0516** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/03/2021
 Location: 69 Creighton Avenue N10 1NR
 Proposal: Construction of a ground floor garage side extension, first floor side and rear extension, rear ground floor infill extension, hip to gable roof extension with a dormer and 3no. skylights to front and metal gate and fence, stairs and entrance porch.

Application No: **HGY/2021/0524** Officer: Matthew Gunning
 Decision: GTD Decision Date: 25/03/2021
 Location: 47 Creighton Avenue N10 1NR
 Proposal: Front porch extension, rear ground floor extension and rear first floor extension replacement of existing flat roofs with pitched roofs to match.

Application No: **HGY/2021/0533** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 01/04/2021
 Location: 188 Creighton Avenue N2 9BJ
 Proposal: Replacement of and alterations to ground floor rear windows/doors; Infill and making good of ground floor side door; Lowering of parapet (brick soldier course and tiles replaced with stone coping) to existing single storey flat roofed rear extension; Installation of PV panels at the front slope and top of the main roof.

NON Applications Decided: 1

Application No: **HGY/2021/0878** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/03/2021
 Location: 196 Creighton Avenue N2 9BJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/2757 involving alterations to the fenestration and external insulation.

PNE Applications Decided: 2

Application No: **HGY/2021/0227** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 05/03/2021
 Location: 35 Hill Road N10 1JE
 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 2.8m and for which the height of the eaves would be 2.6m.

Application No: **HGY/2021/0398** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 15/03/2021
 Location: 67 Steeds Road N10 1JB
 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 3.9m and for which the height of the eaves would be 2.8m.

RES Applications Decided: 1

Application No: **HGY/2020/3113** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/02/2021
 Location: 326 Dukes Mews N10 2QN
 Proposal: Approval of details pursuant to condition 3 (Materials), 4 (Construction Management Plan), 5 (Hard and soft landscaping) & 9 (Enclosures) attached to planning permission HGY/2020/0943

TPO Applications Decided: 5

Application No: **HGY/2021/0213** Officer: Janey Zhao
 Decision: GTD Decision Date: 11/03/2021
 Location: Inglewood 65 Lanchester Road N6 4SX
 Proposal: Works to trees protected by a TPO: Beech - Thin throughout the crown by 15% Remove all major deadwood from the crown Oak - There is a defective limb on the front left (NW corner) side. This needs to be reduced to prevent failure in the future. Reduce the defective limb by 3-4m. Remove all major deadwood from the crown Oak - Far right hand boundary. Remove all major deadwood from the crown

Application No: **HGY/2021/0249** Officer: Janey Zhao
 Decision: GTD Decision Date: 22/03/2021
 Location: 24 Ringwood Avenue N2 9NS
 Proposal: T1,T2, T3, T4 Oak: Removal of epicormic growth to 5m height. Removal of low branches to a maximum of 5 metres height at trunk. Reduce lateral crown spread by up to 3 metres branch length on all aspects.

Application No: **HGY/2021/0360** Officer: Janey Zhao
 Decision: GTD Decision Date: 04/03/2021
 Location: 42 Twyford Avenue N2 9NL
 Proposal: Works to trees protected by a TPO: T1 Birch, Reduce overall crown by 1.5m. T7 Oak, Lift 3.5m, remove deadwood (works to the other trees specified in the description of works may proceed as they are not protected, nor is the property within a Conservation Area).

Application No: **HGY/2021/0433** Officer: Janey Zhao
 Decision: GTD Decision Date: 29/03/2021
 Location: Chester House 30 Pages Lane N10 1PR
 Proposal: G1 (3511 on map): Common Lime and Willow (6m): Pollard to previous points removing 1.5m of re-growth to maintain clearance of street lamps and highway T3514: Pine (18m): Fell as crown is dying back with stem bleeds T3517: Common Ash (8m): Pollard to 4m to prevent trunk splitting.

Application No: **HGY/2021/0459** Officer: Janey Zhao
 Decision: GTD Decision Date: 29/03/2021
 Location: 43 Lanchester Road N6 4SX
 Proposal: Works to trees protected by TPOs: T1: Oak - Reduce the crown height by 4m to re-structure the crown Reduce the spread to balance and shape Remove all major deadwood from the crown T2: Oak - Remove all major deadwood from the crown T3: Oak - Remove all major deadwood from the crown T1-T3 - Maintenance works in line with good Arboricultural practice.
 (Works to T4 Rowan do not require permission as the tree is not protected by a TPO).

Total Applications Decided for Ward: 27WARD: **Harringay****CLDE Applications Decided: 2**

Application No: **HGY/2021/0075** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 24/02/2021
 Location: 2 Sydney Road N8 0EX
 Proposal: Certificate of lawfulness for existing outbuilding to be used for purposes incidental and ancillary to the dwellinghouse at 2 Sydney Road.

Application No: **HGY/2021/0523** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/03/2021
 Location: 106A Fairfax Road N8 0NL
 Proposal: Use of property as HMO for the occupation of 3 people living as 2 households (certificate of lawfulness: existing use)

FUL Applications Decided: 11

Application No: **HGY/2021/0003** Officer: Roland Sheldon
 Decision: REF Decision Date: 22/02/2021
 Location: Belgrave Mansions 7 Willoughby Road N8 0HR
 Proposal: Erection of a two-storey rear extension and creation of a new dwelling.

Application No: **HGY/2021/0066** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 10/03/2021
 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) operating from 09:00 am to 23:00 pm seven days per week; Associated works including shopfront alterations and replacement plant.

Application No: **HGY/2021/0128** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 05/03/2021
 Location: 27 Seymour Road N8 0BJ
 Proposal: Construction of a part single, part two storey side and rear extension and rear dormer roof extension.

Application No: **HGY/2021/0234** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 12/03/2021
 Location: 10 Coningsby Road N4 1EG
 Proposal: Formation of hip-to-gable roof extension with side window; Formation of rear dormer roof extension; Formation of rear roof terrace; Insertion of front roof lights.

Application No: **HGY/2021/0293** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/02/2021
 Location: Shop 369 Green Lanes N4 1DY
 Proposal: Demolition of existing rear extension and erection of replacement single storey rear extension.

Application No: **HGY/2021/0305** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 17/03/2021
 Location: Shop 2 Queens Parade Green Lanes N8 0RD
 Proposal: Construction of a part single, part two storey rear extension and roof dormer to facilitate the conversion a 5 unit HMO into a 8 unit HMO, involving partial change of use to ground floor

Application No:	HGY/2021/0311	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	24/03/2021
Location:	Shop 123 Turnpike Lane N8 0DU		
Proposal:	Change of use of unit to hot food takeaway with rear extract ventilation fan and duct.		
Application No:	HGY/2021/0404	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/03/2021
Location:	Flat 2 56 Lausanne Road N8 0HP		
Proposal:	Formation of rear roof terrace with privacy screens and associated insertion of rear door to provide access		
Application No:	HGY/2021/0597	Officer:	Laina Levassor
Decision:	REF	Decision Date:	30/03/2021
Location:	48 Park Road N15 3HR		
Proposal:	Single storey rear infill extension and side and rear dormers to facilitate a loft conversion.		
Application No:	HGY/2021/0613	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/03/2021
Location:	Finsbury Park Green Lanes N4		
Proposal:	Temporary Consent (to October 2021) for the retention of a Works Compound, including site offices, welfare and storage facilities on part of an existing carpark within Finsbury Park		
Application No:	HGY/2021/0632	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/03/2021
Location:	Rail Maintenance Depot Hampden Road N8 0EG		
Proposal:	Extension of existing Wheel Lathe Building to incorporate a new bogie drop facility.		

PNE Applications Decided: 1

Application No:	HGY/2021/0535	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	26/03/2021
Location:	24 Allison Road N8 0AT		
Proposal:	Erection of a single storey extension which extends beyond the rear wall of the original house by 4.4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		

RES Applications Decided: 3

Application No:	HGY/2021/0329	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/02/2021
Location:	Garage Colony rear Of Mountview Court St Margarets Avenue N15 3DH		
Proposal:	Approval of details pursuant to condition 3 (building details) attached to planning permission HGY/2020/0181		
Application No:	HGY/2021/0560	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	10/03/2021
Location:	590-598 Green Lanes N8 0RA		
Proposal:	Approval of details pursuant to condition 3 (external materials - revised cladding only) attached to planning permission HGY/2016/1807.		

Application No: **HGY/2021/0646** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 24/03/2021
 Location: Garage Colony rear Of Mountview Court St Margarets Avenue N15
 Proposal: Approval of details reserved by condition 8 (refuse storage details) attached to planning permission HGY/2020/0181

Total Applications Decided for Ward: 17WARD: **Highgate****CLUP Applications Decided: 1**

Application No: **HGY/2021/0357** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 09/03/2021
 Location: 36 Jacksons Lane N6 5SX
 Proposal: Certificate of lawfulness for proposed single storey ground floor rear infill extension.

COND Applications Decided: 2

Application No: **HGY/2020/3218** Officer: Tania Skelli
 Decision: GTD Decision Date: 02/03/2021
 Location: 51 Cholmeley Crescent N6 5EX
 Proposal: Variation of condition 2 (Approved drawings) attached to planning permission ref. HGY/2020/0072 granted on 12th February 2020 for the erection of rear and side extension with three rooflight, three dormers to front, side and rear roofslopes and associated alterations (Class use C3); namely the alterations to fenestration, skylights and front steps.

Application No: **HGY/2021/0241** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/03/2021
 Location: 6 Stormont Road N6 4NL
 Proposal: Variation of condition 2 (approved plans) attached to planning permission HGY/2018/0929 in order to amend landscaping measures to front and rear garden areas.

FUL Applications Decided: 16

Application No: **HGY/2021/0046** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 04/03/2021
 Location: Compton House & Compton Lodge Compton Avenue N6 4LB
 Proposal: Erection of gates and railings to the front of both properties.

Application No: **HGY/2021/0098** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 31/03/2021
 Location: 10A Tile Kiln Lane N6 5LG
 Proposal: Erection of lower ground floor and ground floor rear extensions and ground floor side extension; erection of loft level extension with associated rear elevation and roof alterations; alterations to first floor rear elevation windows; associated alterations to rear garden and access steps and insertion of replacement access gate (AMENDED PLANS)

Application No: **HGY/2021/0140** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/03/2021
 Location: 36 Cholmeley Park N6 5ER

Proposal:	Convert property from two flats back into a use as a single dwelling with reinstatement of the original entrance arrangement, entailing the demolition of the section of the ground floor facade fronting the entrance hall comprising two entrance doors and the construction of a new entrance facade comprising a single entrance door with adjacent window to match the adjacent property.		
Application No:	HGY/2021/0145	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	02/03/2021
Location:	3 Talbot Road N6 4QS		
Proposal:	Lower ground floor rear extension; new side windows and replacement of front dormer windows.		
Application No:	HGY/2021/0179	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/02/2021
Location:	Copper Beech 31 North Grove N6 4SJ		
Proposal:	Installation of external gas pipe apparatus.		
Application No:	HGY/2021/0239	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/03/2021
Location:	27 Sheldon Avenue N6 4JP		
Proposal:	Installation of front boundary railings and pillars with associated landscaping.		
Application No:	HGY/2021/0307	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	03/03/2021
Location:	31 Talbot Road N6 4QS		
Proposal:	Construction of a single storey rear extension.		
Application No:	HGY/2021/0310	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	02/03/2021
Location:	39 Cholmeley Crescent N6 5EX		
Proposal:	Construction of ground floor side and rear extensions and dormer window and associated landscaping alterations including conversion of garage into habitable space and increase in height of part of main roof		
Application No:	HGY/2021/0402	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	01/04/2021
Location:	Basement Flat A 17 Bloomfield Road N6 4ET		
Proposal:	Installation of 2 x side windows and repositioning of side door; replacement of rear patio door; and excavation of existing landscaping to extend lightwell.		
Application No:	HGY/2021/0449	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	30/03/2021
Location:	2 Holmesdale Road N6 5TQ		
Proposal:	Alterations to front garden layout including addition of external bike store, and window to front elevation. Alteration to existing rear first floor extension. Addition of dormer roof extension with roof lights and extension to hipped roof.		
Application No:	HGY/2021/0453	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/03/2021
Location:	Davere House 1A View Road N6 4DJ		
Proposal:	Construction of a single storey rear extension, rear glazed canopy, garage conversion, external link replacement, front entrance canopy, window replacement and front porch alterations.		

Application No: **HGY/2021/0454** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 01/04/2021
 Location: 7 Langdon Park Road N6 5PS
 Proposal: Amalgamation of existing two flats to reinstate property as single dwelling house: Associated replacement front door.

Application No: **HGY/2021/0461** Officer: Tania Skelli
 Decision: GTD Decision Date: 30/03/2021
 Location: 16 Cholmeley Crescent N6 5HA
 Proposal: White painted render to front, rear and side elevations. New window to side elevation at first floor in association with previously approved basement and extensions under permission ref. HGY/2020/1392 and HGY/2020/0376.

Application No: **HGY/2021/0515** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 23/03/2021
 Location: Town House 79 Hornsey Lane Gardens N6 5PA
 Proposal: Construction of a single storey rear extension following demolition of existing single storey rear projection

Application No: **HGY/2021/0528** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/03/2021
 Location: 35 Gaskell Road N6 4DU
 Proposal: Erection of rear dormer, installation of 2 front rooflights.

Application No: **HGY/2021/0539** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/03/2021
 Location: 4 Willowdene 18 View Road N6 4DB
 Proposal: Part single, part 2-storey side extension to existing dwelling, installation of 2 no. roof lights and formation of internal guest WC within existing garage.

LBC Applications Decided: 1

Application No: **HGY/2021/0376** Officer: Aikaterini Koukouthaki
 Decision: GTD Decision Date: 09/03/2021
 Location: Flat 36 Cholmeley Lodge Cholmeley Park N6 5EN
 Proposal: Listed building consent for alterations to internal partitions, addition of extract grille to existing window.

NON Applications Decided: 1

Application No: **HGY/2021/0809** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/03/2021
 Location: 252 Archway Road N6 5AX
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1853 involving alterations to rooflights, rear window and chimney stacks.

RES Applications Decided: 3

Application No: **HGY/2020/2888** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 02/03/2021
 Location: 191-201 Archway Road N6 5BN
 Proposal: Approval of details pursuant to conditions 14 (details of heat network) attached to planning permission HGY/2015/2517.

Application No: **HGY/2020/3235** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/03/2021
 Location: Site adjacent to Philip Court Hornsey Lane Gardens N6 5LN
 Proposal: Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2018/1660.

Application No: **HGY/2021/0671** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/03/2021
 Location: 9 Grange Road N6 4AR
 Proposal: Approval of details pursuant to Condition 2 (tree planting) attached to planning permission HGY/2019/0944.

TPO Applications Decided: 8

Application No: **HGY/2021/0200** Officer: Janey Zhao
 Decision: GTD Decision Date: 22/02/2021
 Location: The Rydings Courtenay Avenue N6 4LP
 Proposal: Works to tree protected by an Area TPO.

T1 - Bhutan Pine - Fell to Ground level -Historically suppressed by other trees that have now gone due to recent wind throw. This remaining very tall specimen is situated on a retaining wall and leaning towards the neighbouring garden. The structural roots to counter balance the lean are restricted by the retaining wall and now with the increase affect of wind on this tree due to the lack of protection would prove to be more hazardous if left to grow further. It has also had some damage caused by the wind swept Beech Tree which fell across it.

T2 - Sycamore Tree - Fell to ground level - Poor condition with significant upper crown die back. It has been suppressed by two neighbouring mature Oaks and if reduced in height by approx 6m to suitable growth points it would most probably struggle to re-establish itself between the Oaks

Application No: **HGY/2021/0369** Officer: Janey Zhao
 Decision: GTD Decision Date: 12/03/2021
 Location: Guildens Courtenay Avenue N6 4LP
 Proposal: Works to tree protected by a TPO: T1. Oak tree. Safely remove to ground level. 80% of the crown is dying/no re-growth. Have considered the option of removing all the dead stems and leaving the live stems. But this will make the tree asthetically not great and very unbalanced. Hence the decision to remove it. Looks too far gone.

Application No: **HGY/2021/0420** Officer: Janey Zhao
 Decision: GTD Decision Date: 17/03/2021
 Location: 11 Stormont Road N6 4NS
 Proposal: Works to tree protected by a TPO: T1- Oak tree, Dead wood and tip thin the crown over the garden removing approx 1m to remove any branches in line with current crown.

Application No: **HGY/2021/0421** Officer: Janey Zhao
 Decision: REF Decision Date: 25/03/2021
 Location: Ground Floor Flat 3 Jacksons Lane N6 5SR

Proposal: T1 Oak (Quercus robur) 12m, front of property

Section dismantle tree to ground level using rigging techniques. Cut stump as close to tree's current ground level as possible and leave in the ground.

Reason - Tree subject to and continues to be subject to the poor pruning practice of (re) lopping and topping to in effect retain it within in a small front garden. The on-going tree management is an unreasonable financial burden to the tree owner. As a consequence of the re lopping and topping T1 has an unnatural and unbalanced crown form. It is not unreasonable to predict that in the medium-term this dominating tree will outgrow its position. The PVA provided by T1 tree could be replaced with a more appropriate tree species such as a silver birch (with its typical light and airy crown) that could grow to achieve a more natural crown form.

Application No: **HGY/2021/0431** Officer: Janey Zhao

Decision: GTD Decision Date: 29/03/2021

Location: 22 Oldfield Mews N6 5XA

Proposal: Works to trees protected by a TPO: T2, T3, T4, T5 and T6 x5 Lime trees: Crown reduce to previous up to 5m in height back most recent reduction points, retaining shortened furnishing growth and at least 50% of fine branch structure for crown continuity.

Reason: Routine maintenance.

Reason: Routine maintenance.

Application No: **HGY/2021/0432** Officer: Janey Zhao

Decision: GTD Decision Date: 29/03/2021

Location: 4 Sheldon Avenue N6 4JT

Proposal: Works to trees protected by an Area TPO: T1 - Sycamore by shed - Crown thin by 30% and remove dead wood over 2" in diameter. T2 - Sycamore behind Magnolia - Crown thin by 20% and remove dead wood over 2" in diameter T3 - Maple - Reduce lightly back from house by approx 0.5m G1 - Row of Conifers - Create a balanced level (approx from the lowest part of centre of hedge) from the garden of number 4 - lightly trim sides to neaten.

Application No: **HGY/2021/0478** Officer: Janey Zhao

Decision: GTD Decision Date: 30/03/2021

Location: 20 Oldfield Mews N6 5XA

Proposal: Works to tree protected by a TPO: T1 Sycamore - reduce canopy by 30% to balance and shape up to 3m back to previous points of reduction Reason: Routine maintenance

Application No: **HGY/2021/0644** Officer: Janey Zhao

Decision: GTD Decision Date: 29/03/2021

Location: 17 North Road N6 4BD

Proposal: Works to tree protected by a TPO: Located in front garden over footpath Sycamore T1 (18M high, 800mm dia.) - Reduce the crown of the tree by up to 3 metres and back to the most recent points of reduction. Reason: To reduce proximity to the frontage of the property and reduce excessive shading to front garden area.

Total Applications Decided for Ward: 32

WARD: **Hornsey**

ADV Applications Decided: 1

Application No: **HGY/2020/3039** Officer: Matthew Gunning

Decision: REF Decision Date: 31/03/2021

Location: Hornsey Delivery Office 44 Tottenham Lane N8 7DY

Proposal: Projection signage on the main door (top of door and side Projection) -Basic information of gym along with timings on the second door -A large banner on the side of the building.

CLUP Applications Decided: 5

Application No:	HGY/2021/0281	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	12/03/2021
Location:	5 Eastfield Road N8 7AD		
Proposal:	Certificate of lawfulness (proposed use) for porch extension less than 3sq.m.		
Application No:	HGY/2021/0380	Officer:	Conor Guilfoyle
Decision:	PERM DEV	Decision Date:	25/02/2021
Location:	117 Nightingale Lane N8 7LG		
Proposal:	Certificate of lawfulness for erection of single storey rear extension and erection of rear dormer roof extension with rooflights		
Application No:	HGY/2021/0529	Officer:	Janey Zhao
Decision:	PERM DEV	Decision Date:	24/02/2021
Location:	32 Linzee Road N8 7RE		
Proposal:	Certificate of lawfulness: proposed formation of outrigger dormer and insertion of one roof light		
Application No:	HGY/2021/0538	Officer:	Conor Guilfoyle
Decision:	PERM DEV	Decision Date:	23/02/2021
Location:	4 Hermiston Avenue N8 8NL		
Proposal:	Certificate of lawfulness for the erection of a rear dormer roof extension, the insertion of front roof lights, and the erection of a single storey rear extension.		
Application No:	HGY/2021/0771	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	30/03/2021
Location:	42 Beechwood Road N8 7NG		
Proposal:	Certificate of Lawfulness for proposed alterations to existing rear extension to include window at rear elevation and rooflight.		
FUL	Applications Decided:	9	
Application No:	HGY/2021/0076	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	01/03/2021
Location:	Flat B 43 Church Lane N8 7BT		
Proposal:	Replacement of front uPVC windows and rear aluminum windows from double glazed to uPVC tripled glazed.		
Application No:	HGY/2021/0141	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/02/2021
Location:	Ground Floor Flat 212 Middle Lane N8 7LA		
Proposal:	Single storey ground floor rear extension in connection with converting the ground floor studio into 1 bed flat.		
Application No:	HGY/2021/0235	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	12/03/2021
Location:	19 Hawthorn Road N8 7LY		
Proposal:	Reconfiguration of existing ground floor extension and construction of rear flat roof dormer extension.		

Application No: **HGY/2021/0294** Officer: Gareth Prosser
 Decision: GTD Decision Date: 10/03/2021
 Location: 95 Tottenham Lane N8 9BG
 Proposal: Conversion of existing C3 (4bed flat) Flat to C4 (4 unit Hmo). Replacement of windows, doors, fences.

Application No: **HGY/2021/0308** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 10/03/2021
 Location: 35A Ashford Avenue N8 8LN
 Proposal: Hip-to-gable loft conversion and installation of rear facing dormer, 2 x roof lights to the front roof slope and skylight to the rear outrigger roof.

Application No: **HGY/2021/0350** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 16/03/2021
 Location: Ground Floor Flat 2 Glebe Road N8 7DB
 Proposal: Erection of a single storey outbuilding in the rear garden.

Application No: **HGY/2021/0458** Officer: Tania Skelli
 Decision: GTD Decision Date: 23/03/2021
 Location: 40 Hillfield Avenue N8 7DT
 Proposal: Erection of side infill extension

Application No: **HGY/2021/0464** Officer: Tania Skelli
 Decision: GTD Decision Date: 25/03/2021
 Location: 46A Middle Lane N8 8PG
 Proposal: Erection of outbuilding ancillary to main dwelling.

Application No: **HGY/2021/0593** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/03/2021
 Location: Ground Floor Flat 188 Nelson Road N8 9RN
 Proposal: Construction of a single storey side and rear extension

NON Applications Decided: 1

Application No: **HGY/2021/0640** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 09/03/2021
 Location: Garages Opposite The Nightingale Brook Road N8 7QX
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0159 to remove condition 9 as it does not apply because scheme is not CPZ area.

PNC Applications Decided: 1

Application No: **HGY/2021/0289** Officer: Laurence Ackrill
 Decision: PN GRANT Decision Date: 23/02/2021
 Location: 3 Myddelton Road N8 7PY
 Proposal: Application to determine if prior approval is required for a proposed new dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AD, involving 1 no. additional dwelling.

TPO Applications Decided: 1

Application No: **HGY/2021/0422** Officer: Janey Zhao
 Decision: GTD Decision Date: 11/03/2021
 Location: 28 Harold Road N8 7DE
 Proposal: T1 Plane: Reduce and thin the crown by max 40% remove dead wood and shape.

Total Applications Decided for Ward: 18

WARD: Muswell Hill

CLUP Applications Decided: 5

Application No: **HGY/2021/0520** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 19/03/2021
 Location: 19 Park Avenue North N8 7RU
 Proposal: Certificate of lawfulness (proposed use) for rear roof extension and new roof-light to the rear of the main roof slope.

Application No: **HGY/2021/0537** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 23/02/2021
 Location: 22 Onslow Gardens N10 3JU
 Proposal: Certificate of lawfulness for erection of rear roof dormer extensions (with roof light), replacing existing smaller rear dormer.

Application No: **HGY/2021/0590** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 01/03/2021
 Location: 40 Church Crescent N10 3NE
 Proposal: Certificate of lawfulness for a proposed replacement window to rear. elevation at first floor level.

Application No: **HGY/2021/0638** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 16/03/2021
 Location: 11 Rookfield Avenue N10 3TS
 Proposal: Certificate of Lawfulness for proposed outbuilding.

Application No: **HGY/2021/0667** Officer: Roland Sheldon
 Decision: PERM DEV Decision Date: 22/03/2021
 Location: 23 Woodland Gardens N10 3UE
 Proposal: Certificate of lawfulness for proposed rear dormer and replacement 2 front rooflights.

FUL Applications Decided: 12

Application No: **HGY/2020/1234** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 17/03/2021
 Location: 47 Woodland Gardens N10 3UE
 Proposal: Excavation of existing lower ground floor level to provide standard floor-to-ceiling height and associated enlargement of existing front lightwells (with black metal railing above larger lightwell) and replacement windows; Alterations to front and rear windows including reinstatement of front oriel window and insertion of obscure glazed side oriel window at first floor; associated minor alterations to rear land levels with reduction in hardstanding.

Application No:	HGY/2021/0058	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/03/2021
Location:	Flat 41 The Penthouse 77 Muswell Hill N10 3PJ		
Proposal:	Addition of two windows (AMENDED DESCRIPTION)		
Application No:	HGY/2021/0132	Officer:	Tania Skelli
Decision:	REF	Decision Date:	04/03/2021
Location:	26 Veryan Court Park Road N8 8JR		
Proposal:	The proposal is for change of use from existing E class empty shop to Sui-Generis use class (takeaway) including new Low Level Ducting (ESP).		
Application No:	HGY/2021/0184	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	26/02/2021
Location:	First Floor Flat 236 Park Road N8 8JX		
Proposal:	Construction of side and rear dormer and hip to gable roof extensions.		
Application No:	HGY/2021/0331	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/03/2021
Location:	19 Muswell Hill Road N10 3JB		
Proposal:	Proposed ground floor rear extension; first floor terrace and second floor terrace.		
Application No:	HGY/2021/0341	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	11/03/2021
Location:	54 Muswell Hill N10 3ST		
Proposal:	Change of use of building to be used as health clinic.		
Application No:	HGY/2021/0342	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	10/03/2021
Location:	5 Onslow Gardens N10 3JT		
Proposal:	Erection of roof extension above outrigger projection, insertion of 1 rear rooflight.		
Application No:	HGY/2021/0455	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	16/03/2021
Location:	17 Firs Avenue N10 3LY		
Proposal:	Construction of a single storey rear extension.		
Application No:	HGY/2021/0469	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	31/03/2021
Location:	29 Woodland Rise N10 3UP		
Proposal:	Construction of a single storey, lower ground floor rear extension, front basement extension involving lightwell and rear dormer roof extension and associated roof terrace.		
Application No:	HGY/2021/0479	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	16/03/2021
Location:	Highgate Cricket And Lawn Tennis Club Crouch End Playing Fields Park Road N8 8JP		
Proposal:	Removal of existing and erection of replacement cricket net facility.		

Application No: **HGY/2021/0522** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/03/2021
 Location: 105-111 Muswell Hill Broadway N10 3RS
 Proposal: Replacement of three timber sash windows to front elevation (first floor) like for like.

Application No: **HGY/2021/0540** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/03/2021
 Location: Flats 3 and 4 30 Church Crescent N10 3NE
 Proposal: Demolition and replacement of existing single storey rear extension and separate first floor rear extension.

RES Applications Decided: 2

Application No: **HGY/2021/0320** Officer: Tania Skelli
 Decision: GTD Decision Date: 16/03/2021
 Location: 171 Priory Road N8 8NB
 Proposal: Discharge of details pursuant to condition 3 (materials) of planning permission ref. HGY/2020/2138 granted on 8/10/2020 for the conversion of roofspace to create 1 x 1 bedroom flat with rear extension and terrace at 2nd floor and roof level. 4 nos. rooflight to front roofslope. Internal alterations including stairwell at ground floor. Removal of chimney and external stairs to rear elevation.

Application No: **HGY/2021/0415** Officer: Roland Sheldon
 Decision: GTD Decision Date: 31/03/2021
 Location: 76 Woodland Gardens N10 3UB
 Proposal: Details pursuant to conditions 3 (materials), 4 (boundary treatment and waste storage screening), 6 (details of chartered engineer), 8 (construction method statement) and 9 (detailed drawings) of planning permission HGY/2019/3176.

TPO Applications Decided: 1

Application No: **HGY/2021/0287** Officer: Janey Zhao
 Decision: GTD Decision Date: 22/03/2021
 Location: Grove Lodge 8 Muswell Hill N10 3TD
 Proposal: Works to trees T8 and G14 on schedule.

Total Applications Decided for Ward: 20WARD: **Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2021/0564** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 31/03/2021
 Location: Unit 2 Wood Green Shopping City High Road N22 6YD
 Proposal: Application for advertisement consent for replacement of existing fascia sign with a new internally illuminated fascia sign, 1 x internally illuminated projecting box sign and two internally located LED TV display units.

CLUP Applications Decided: 2

Application No: **HGY/2021/0410** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 16/03/2021
 Location: 43 Burghley Road N8 0QG
 Proposal: Certificate of lawfulness for erection of a rear dormer and roof extension including the insertion of 3 front rooflights.

Application No: **HGY/2021/0599** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 04/03/2021
 Location: 44 Hewitt Avenue N22 6QD
 Proposal: Certificate of lawfulness for the proposed erection a of single storey rear extension.

FUL Applications Decided: 7

Application No: **HGY/2021/0051** Officer: Fatema Begum
 Decision: GTD Decision Date: 24/02/2021
 Location: 5 Caxton Road N22 6TB
 Proposal: Material change of use from a small HMO (C4) to a large HMO (sui generis) for up to 10 occupants.

Application No: **HGY/2021/0095** Officer: Roland Sheldon
 Decision: GTD Decision Date: 12/03/2021
 Location: Garages Adj to 208 Farrant Avenue N22 6PG
 Proposal: Demolition of existing garages, erection of one x three-bed four-person, two-storey dwellinghouse, associated front and rear gardens, refuse/recycling and cycle storage.

Application No: **HGY/2021/0160** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 03/03/2021
 Location: Flat A 5 Ravenstone Road N8 0JT
 Proposal: Loft conversion with rear dormer and two front facing roof lights.

Application No: **HGY/2021/0387** Officer: Emily Whittredge
 Decision: GTD Decision Date: 09/03/2021
 Location: 92 Morley Avenue N22 6NG
 Proposal: Replacement of windows with new timber sash windows to the front elevation and PVC sash windows to the rear.

Application No: **HGY/2021/0473** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/03/2021
 Location: 45 Westbury Avenue N22 6BS
 Proposal: Erection of a single storey rear extension and erection of a rear dormer with insertion of 3 x rooflights to the front elevation.

Application No: **HGY/2021/0547** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 31/03/2021
 Location: Unit 2 Wood Green Shopping City High Road N22 6YD
 Proposal: Alterations to existing shopfront.

Application No: **HGY/2021/0557** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/03/2021
 Location: Shop 43 High Road N22 6BH
 Proposal: Removal of existing sign, installation of first floor window to side elevation of building.

PNE Applications Decided: 1

Application No: **HGY/2021/0396** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 15/03/2021
 Location: 65 Hornsey Park Road N8 0JU
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5.9m, 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: **HGY/2020/2690** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/03/2021
 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
 Proposal: Approval of details pursuant to condition 24 - partial discharge 24 (Unsuspected contamination) of planning permission HGY/2017/3117 relating to Buildings A1, A2, A3, and A4 only

Application No: **HGY/2020/3134** Officer: Christopher Smith
 Decision: GTD Decision Date: 02/03/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Approval of details pursuant to condition 11 (Construction Management Plan and Construction Logistics Plan) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472).

Application No: **HGY/2020/3173** Officer: Christopher Smith
 Decision: GTD Decision Date: 24/03/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Approval of details pursuant to condition 10 (Demolition Method Statement) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472).

Application No: **HGY/2021/0395** Officer: Christopher Smith
 Decision: GTD Decision Date: 26/02/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Approval of details pursuant to condition 8 (site investigation) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472).

Application No: **HGY/2021/0399** Officer: Christopher Smith
 Decision: GTD Decision Date: 02/03/2021
 Location: 44-46 High Road N22 6BX
 Proposal: Approval of details pursuant to condition 12 (Tree Protection Plan) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472).

Total Applications Decided for Ward: 16WARD: **Northumberland Park****ADV Applications Decided: 2**

Application No: **HGY/2021/0604** Officer: Sarah Madondo
 Decision: GTD Decision Date: 31/03/2021
 Location: Petrol Filling Station 1-13 Willoughby Lane N17 0QU
 Proposal: Installation of 5m EV Pole Sign

Application No: **HGY/2021/0778** Officer: Neil McClellan
 Decision: GTD Decision Date: 15/03/2021
 Location: 737 High Road N17 8AG
 Proposal: Installation of a new fascia sign above shop front.

CONM Applications Decided: 1

Application No: **HGY/2018/0683** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 26/02/2021
 Location: Unit 11 Mowlem Trading Estate Leaside Road N17 0QJ
 Proposal: Variation of Condition 2 (plans and specifications) attached to planning permission ref. HGY/2014/1648.

The proposed amendments to planning consent HGY/2013/1792 are as follows:

- increase car parking to Unit A from 13 to 17; decrease no. of disabled parking bays from 2 to 1;
- secure parking area;
- external storage up to 5m proposed along the northern and eastern boundaries and parking island; and
- amendment to servicing

FUL Applications Decided: 7

Application No: **HGY/2020/2572** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/02/2021
 Location: 773 High Road N17 8AH
 Proposal: Repair and restoration works to the upper facade and ground floor of the front and side elevations of 773 High Road. Reinstatement of a new timber shopfront, timber stall riser and timber entrance door to shopfront. Installation of new tiled mural on side elevation.

Application No: **HGY/2020/3001** Officer: Martin Cowie
 Decision: GTD Decision Date: 25/03/2021
 Location: Goods Yard 36 and 44-52 White Hart Lane N17 8DP
 Proposal: Full planning application for ground works to facilitate the temporary use for car parking, including breaking of existing hardstanding, resurfacing, the provision of temporary structures / equipment, demolition of an existing building to the rear of 44 White Hart Lane and associated works.

Application No: **HGY/2021/0176** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/02/2021
 Location: Unit 7A and B West Mews N17 0QT
 Proposal: Application for mixed use, currently bakery (Class B2) to broaden to include commercial kitchen with associated take-away deliveries (sui generis).

Application No: **HGY/2021/0218** Officer: Christopher Smith
 Decision: REF Decision Date: 18/03/2021
 Location: 31 & 32 Nesta Works Peacock Industrial Estate White Hart Lane N17 8DT
 Proposal: Erection of an additional storey on top of existing commercial property.

Application No:	HGY/2021/0298	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	12/03/2021
Location:	737 High Road N17 8AG		
Proposal:	Installation of an extraction/vent system to the rear of the building to facilitate its change of use to restaurant (Use Class E).		
Application No:	HGY/2021/0406	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	16/03/2021
Location:	73 Manor Road N17 0JH		
Proposal:	Replacement of the existing single storey rear extension, with an enlarged rear and side wraparound extension.		
Application No:	HGY/2021/0444	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	30/03/2021
Location:	20 Baronet Road N17 0LU		
Proposal:	Single storey rear & side extension. First floor Rear extension. Two skylights to side of main roof. Conversion of the dwelling into three self contained flats - consisting of ground floor 3-bedroom family flat, first floor 1-bedroom studio flat, first floor & loft 1-bedroom flat.		

LBC Applications Decided: 1

Application No:	HGY/2021/0062	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	05/03/2021
Location:	816-818 High Road N17 0EY		
Proposal:	Listed Building Consent for a New building on land adjacent to 3 Northumberland Park to create a commercial premises on the ground floor floor with 2 x one bedroom flats above.		

NON Applications Decided: 1

Application No:	HGY/2021/0611	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	09/03/2021
Location:	Mowlem Trading Estate Leaside Road N17 0QJ		
Proposal:	Non-material amendment following a grant of planning permission HGY/2018/0683 involving changes to the signage, building numerals/numbers and fenestration adjustments.		

PNE Applications Decided: 1

Application No:	HGY/2021/0566	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	26/03/2021
Location:	17 Denmark Street N17 0JL		
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 2.75m		

RES Applications Decided: 8

Application No:	HGY/2020/1938	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	23/02/2021
Location:	790-794 High Road N17 0DH		
Proposal:	Approval of details pursuant to condition 3 a, b, c, e, f, g, h (materials/details) attached to Listed Building Consent HGY/2019/0315. Part discharge for all parts of Condition 3 except d (window reinstatement to 792 east elevation) pending wider development of the site.		

Application No:	HGY/2020/3142	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	11/03/2021
Location:	Public House 803 High Road N17 8ER		
Proposal:	Approval of details pursuant to condition 3 (provision of refuse and cycle storage) attached to planning permission HGY/2018/1574.		
Application No:	HGY/2021/0042	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	04/03/2021
Location:	Land rear of 705-707 High Road N17 8AD		
Proposal:	Approval of details pursuant to Condition 4 (Repair of existing boundary walls) of Listed Building Consent Ref: HGY/2018/2279.		
Application No:	HGY/2021/0043	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	17/03/2021
Location:	Land rear of 705-707 High Road N17 8AD		
Proposal:	Approval of details pursuant to Condition 17 (Construction logistics plan) and Condition 19 (Repair of existing boundary walls) of Planning Permission Ref: HGY/2020/0533.		
Application No:	HGY/2021/0317	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	23/02/2021
Location:	Land adjacent to 1-6 Romney Close N17 0NT		
Proposal:	Discharge of condition 3 (materials) of planning permission HGY/2020/0183.		
Application No:	HGY/2021/0443	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	29/03/2021
Location:	36 St Pauls Road N17 0NE		
Proposal:	Approval of details pursuant to Condition 3 (Sample of External Materials) attached to planning permission HGY/2020/2961.		
Application No:	HGY/2021/0693	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	30/03/2021
Location:	Land adjacent to 1-6 Romney Close N17 0NT		
Proposal:	Discharge of condition 7 (waste and recycling storage) of planning permission HGY/2020/0183.		
Application No:	HGY/2021/0811	Officer:	Neil McClellan
Decision:	GTD	Decision Date:	18/03/2021
Location:	Land to the rear of 705-707 High Road N17 8AD		
Proposal:	Approval of details pursuant to Condition 3 (External Materials) & Condition 4 Drainage) of Planning Permission Ref: HGY/2020/0533.		

TEL Applications Decided: 1

Application No:	HGY/2021/0658	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	08/03/2021
Location:	1 Garman Road N17 0UR		
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 upgrade consists of the replacement of 3No. existing antennas with 3No. new antennas, internal cabin works and ancillary works thereto.		

Total Applications Decided for Ward: 22

WARD: **St Anns****CLUP Applications Decided: 3**

Application No: **HGY/2021/0481** Officer: Laurence Ackrill
 Decision: PERM REQ Decision Date: 17/03/2021
 Location: Right Flat 80 Etherley Road N15 3AT
 Proposal: Certificate of lawfulness for a proposed single storey side / rear extension.

Application No: **HGY/2021/0712** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 16/03/2021
 Location: 4 Chesterfield Gardens N4 1LP
 Proposal: Certificate of lawfulness for proposed development of a rear dormer roof extension and insertion of two front rooflights.

Application No: **HGY/2021/0768** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 26/03/2021
 Location: 24 Ritches Road N15 3TB
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion

FUL Applications Decided: 5

Application No: **HGY/2021/0148** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/02/2021
 Location: 5 Terront Road N15 3AA
 Proposal: Replacement of singles glazed timber sash/casement windows with PVCu double glazed windows

Application No: **HGY/2021/0233** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/03/2021
 Location: 75 Glenwood Road N15 3JS
 Proposal: Erection of single storey side extension

Application No: **HGY/2021/0277** Officer: Laina Levassor
 Decision: GTD Decision Date: 11/03/2021
 Location: 15 Clarence Road N15 5BB
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2021/0335** Officer: Sarah Madondo
 Decision: REF Decision Date: 15/03/2021
 Location: 34 Ritches Road N15 3TB
 Proposal: Change of use of Flat 34B Ritches Road into HMO

Application No: **HGY/2021/0408** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 16/03/2021
 Location: Flat 1 20 Woodlands Park Road N15 3RT
 Proposal: Installation of a rear toilet window.

PNE Applications Decided: 1

Application No: **HGY/2021/0506** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 17/03/2021
 Location: 21 Falmer Road N15 5BA
 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

RES Applications Decided: 4

Application No: **HGY/2021/0149** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/02/2021
 Location: 42 Grand Parade N4 1AQ
 Proposal: Approval of details reserved by a condition 3 (Refuse) attached to planning reference HGY/2019/3285.

Application No: **HGY/2021/0150** Officer: Sarah Madondo
 Decision: GTD Decision Date: 22/02/2021
 Location: 42 Grand Parade N4 1AQ
 Proposal: Approval of details reserved by a condition 4 (Cycle Parking) attached to planning reference HGY/2019/3285.

Application No: **HGY/2021/0510** Officer: Christopher Smith
 Decision: GTD Decision Date: 30/03/2021
 Location: 423-435 West Green Road N15 3PJ
 Proposal: Approval of details pursuant to part of condition 8 only (Boundary treatment design, excluding access control matters) attached to planning permission HGY/2018/1806.

Application No: **HGY/2021/0511** Officer: Christopher Smith
 Decision: GTD Decision Date: 30/03/2021
 Location: 423-435 West Green Road N15 3PJ
 Proposal: Approval of details pursuant to condition 11 (Landscaping) attached to planning permission HGY/2018/1806.

Total Applications Decided for Ward: 13WARD: **Seven Sisters****CLUP Applications Decided: 5**

Application No: **HGY/2021/0374** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 11/03/2021
 Location: 1 Sherboro Road N15 6DR
 Proposal: Erection of single storey rear extension, single storey side extension, rear dormer and front roof lights

Application No: **HGY/2021/0447** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 30/03/2021
 Location: 67 Craven Park Road N15 6AH
 Proposal: Certificate of lawfulness for proposed rear dormer window on the main roof slope and over the out-rigger projection.

Application No: **HGY/2021/0546** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 30/03/2021
 Location: 34 Craven Park Road N15 6AB
 Proposal: Certificate of lawfulness for erection of a rear dormer and roof extension - proposed use

Application No: **HGY/2021/0565** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 30/03/2021
 Location: 47 Vartry Road N15 6PR
 Proposal: Certificate of lawfulness for the erection of a rear dormer.

Application No: **HGY/2021/0933** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 29/03/2021
 Location: 94 Fairview Road N15 6TP
 Proposal: Certificate of lawfulness: Rear Roof extension (proposed)

COND Applications Decided: 2

Application No: **HGY/2021/0254** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/02/2021
 Location: 523 Seven Sisters Road N15 6EP
 Proposal: Variation of condition 2 (Approved Plans) attached to planning permission HGY/2019/0548 for the enlargement of approved rear roof extension.

Application No: **HGY/2021/0561** Officer: Sarah Madondo
 Decision: GTD Decision Date: 30/03/2021
 Location: 158 Vartry Road N15 6HA
 Proposal: Variation of condition 2 (Approved plans) attached to planning reference HGY/2019/0923 for minor alterations to the roof ridge height and rear facing outrigger window.

FUL Applications Decided: 26

Application No: **HGY/2021/0047** Officer: Sarah Madondo
 Decision: GTD Decision Date: 26/02/2021
 Location: 3-5 Grovelands Road N15 6BS
 Proposal: Erection of joint first floor extensions.

Application No: **HGY/2021/0080** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/03/2021
 Location: 7 Clifton Gardens N15 6AP
 Proposal: Formation of basement extension and front lightwell.

Application No: **HGY/2021/0089** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 01/03/2021
 Location: 19-21 Elm Park Avenue N15 6AL
 Proposal: Proposed ground floor rear extension at No. 21 and joint first floor rear extension at 19-21 Elm Park Avenue and the installation of Succah roofs.

Application No: **HGY/2021/0110** Officer: Laina Levassor
 Decision: REF Decision Date: 10/03/2021
 Location: 12 Oakdale Road N4 1NX
 Proposal: Basement extension which follows the footprint of the existing dwelling.

Application No:	HGY/2021/0111	Officer:	Laina Levassor
Decision:	REF	Decision Date:	10/03/2021
Location:	12 Oakdale Road N4 1NX		
Proposal:	Basement extension which follows the footprint of the existing dwelling + 6m		
Application No:	HGY/2021/0118	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/02/2021
Location:	84 Crowland Road N15 6UU		
Proposal:	Formation of double storey loft conversion and erection of a partial first floor rear extension.		
Application No:	HGY/2021/0124	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	08/03/2021
Location:	190 Hermitage Road N4 1NN		
Proposal:	Construction of rear dormer to facilitate loft conversion.		
Application No:	HGY/2021/0168	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	26/02/2021
Location:	51 & 53 Oakdale Road N4 1NU		
Proposal:	Proposed first floor rear extension at 51 and 53 Oakdale Road.		
Application No:	HGY/2021/0221	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	12/03/2021
Location:	Flat C 27 Vartry Road N15 6PR		
Proposal:	Erection of toughened glassed balustrade to create a 2nd floor rear roof terrace above outrigger - (AMENDED DESCRIPTION).		
Application No:	HGY/2021/0255	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	02/03/2021
Location:	523 Seven Sisters Road N15 6EP		
Proposal:	Roof extensions including a new pitched roof with front gable over the flat roof of the existing 2nd floor bridge section, and linked rear dormer windows over existing and new roof dormer windows over existing and new roof sections, 1st floor infill extension of undercroft, 1st floor side infill extension to side of existing 2-storey rear storey rear extension and the reconfiguration and extension of the four existing residential units to create four larger self-contained residential units comprising one 3-bedroom flat; one 2-bedroom flat and two studio flats.		
Application No:	HGY/2021/0256	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	08/03/2021
Location:	21 Lockmead Road N15 6BX		
Proposal:	Erection of additional storey 'Type 3' extension.		
Application No:	HGY/2021/0299	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/03/2021
Location:	Flat A 226 Hermitage Road N4 1NN		
Proposal:	Formation of rear dormer window.		

Application No:	HGY/2021/0340	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/03/2021
Location:	37 Craven Park Road N15 6AA		
Proposal:	Creating a basement extension.		
Application No:	HGY/2021/0352	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	24/02/2021
Location:	9 Daleview Road N15 6PL		
Proposal:	Erection of single storey rear infill extension		
Application No:	HGY/2021/0388	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	17/03/2021
Location:	125 Gladesmore Road N15 6TJ		
Proposal:	First Floor Rear Extension		
Application No:	HGY/2021/0412	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	22/03/2021
Location:	60 Wellington Avenue N15 6BA		
Proposal:	Erection of "Type 3" Roof Extension.		
Application No:	HGY/2021/0414	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/03/2021
Location:	Flat A 16 Ferndale Road N15 6UE		
Proposal:	Loft conversion including dormer to rear roof slope, terrace over outrigger and 3 rooflights to front roof slope; first floor rear extension; external alterations to rear fenestration; internal alterations including all related works.		
Application No:	HGY/2021/0437	Officer:	Laina Levassor
Decision:	REF	Decision Date:	17/03/2021
Location:	190 Hermitage Road N4 1NN		
Proposal:	First floor rear extension		
Application No:	HGY/2021/0439	Officer:	Laina Levassor
Decision:	REF	Decision Date:	17/03/2021
Location:	190 Hermitage Road N4 1NN		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2021/0446	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	30/03/2021
Location:	5-7 Clifton Gardens N15 6AP		
Proposal:	Proposed ground floor rear extension at No. 7 and joint first floor rear extension at 5-7 Clifton Gardens		
Application No:	HGY/2021/0451	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	01/04/2021
Location:	40 Hillside Road N15 6NB		
Proposal:	Formation of a rear dormer window.		

Application No:	HGY/2021/0457	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	31/03/2021
Location:	42 Finsbury Park Avenue N4 1DQ		
Proposal:	Part single storey, part two storey rear extension and alterations to garage door to window and conversion to habitable accommodation.		
Application No:	HGY/2021/0467	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/03/2021
Location:	66-68 Elm Park Avenue N15 6UY		
Proposal:	Erection of ground floor and first floor rear extensions across Nos. 66 and 68 Elm Park Avenue.		
Application No:	HGY/2021/0499	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/03/2021
Location:	20 Clifton Gardens N15 6AP		
Proposal:	Conversion from 2 flats into a single dwellinghouse and a single storey rear extension.		
Application No:	HGY/2021/0543	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	29/03/2021
Location:	64 Wellington Avenue N15 6BA		
Proposal:	Erection of first floor rear extension.		
Application No:	HGY/2021/0625	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	01/04/2021
Location:	24-26 Wellington Avenue N15 6AS		
Proposal:	Erection of "Type 3" Roof Extension, part single, part two storey rear extension and front porch to No. 24 and construction of first floor rear extension to No. 26.		
PNC Applications Decided: 1			
Application No:	HGY/2021/0338	Officer:	Sarah Madondo
Decision:	PN GRANT	Decision Date:	08/03/2021
Location:	523 Seven Sisters Road N15 6EP		
Proposal:	Prior approval for part change of use of property from retail, office & takeaway to C3 (residential)		
PNE Applications Decided: 8			
Application No:	HGY/2021/0257	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	08/03/2021
Location:	125 Gladesmore Road N15 6TJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.		
Application No:	HGY/2021/0269	Officer:	Samuel Uff
Decision:	PN GRANT	Decision Date:	23/02/2021
Location:	17 Lockmead Road N15 6BX		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by a maximum of 5.25m, for which the maximum height would be 3m and for which the height of the eaves would be 2.3m.		

Application No:	HGY/2021/0351	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	10/03/2021
Location:	165 Gladesmore Road N15 6TJ		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2021/0358	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	16/03/2021
Location:	20 Franklin Street N15 6QH		
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/2021/0573	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	26/03/2021
Location:	131 Olinda Road N16 6TS		
Proposal:	Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA		
Application No:	HGY/2021/0575	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	26/03/2021
Location:	133 Olinda Road N16 6TS		
Proposal:	Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA		
Application No:	HGY/2021/0600	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	26/03/2021
Location:	9 Grovelands Road N15 6BT		
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 2.97m and for which the height of the eaves would be 2.9m		
Application No:	HGY/2021/0653	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	01/04/2021
Location:	2 Lemsford Close N15 6BY		
Proposal:	Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA		
RES	Applications Decided:	2	
Application No:	HGY/2020/2554	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	23/02/2021
Location:	Store adjoining 2 Frinton Road N15 6NH		
Proposal:	Approval of details pursuant to Condition 3 (External Materials); Condition 4 (Secure Cycle Storage); Condition 5 (Soil Remediation Method Statement) attached to planning permission HGY/2019/1731.		
Application No:	HGY/2021/0063	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	01/03/2021
Location:	Sainsbury's Supermarket Williamson Road N4 1UJ		
Proposal:	Approval of details reserved by a condition 7 (tree protection and arboricultural method statement) and condition 8 (landscaping treatment) of planning permission HGY/2020/0202.		

Total Applications Decided for Ward: 44

WARD: **Stroud Green****CLUP Applications Decided: 1**

Application No: **HGY/2021/0867** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 29/03/2021
 Location: 12 Denton Road N8 9NS
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion.

FUL Applications Decided: 9

Application No: **HGY/2020/2721** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/02/2021
 Location: Unit 1 2-8 Upper Tollington Park N4 3EL
 Proposal: Installation of new shop glass front with a opening to serve customer, along with a fire exit door to side of shop. Installation of new cooker and recirculating extractor hood.

Application No: **HGY/2021/0049** Officer: Tania Skelli
 Decision: GTD Decision Date: 03/03/2021
 Location: 55 Upper Tollington Park N4 4DD
 Proposal: Conversion of existing single-dwelling-house to 2no. self-contained flats with ground rear extensions.

Application No: **HGY/2021/0230** Officer: Samuel Uff
 Decision: GTD Decision Date: 26/02/2021
 Location: Upper Flat 7 Uplands Road N8 9NN
 Proposal: Alterations of second floor window from timber to upvc frames.

Application No: **HGY/2021/0297** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/02/2021
 Location: 111 Mayfield Road N8 9LN
 Proposal: Proposed works to create an infill side extension.

Application No: **HGY/2021/0367** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/03/2021
 Location: 41B Quernmore Road N4 4QP
 Proposal: To form a dormer and Velux to the rear roof slope.

Application No: **HGY/2021/0470** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/03/2021
 Location: Flat A 28 Quernmore Road N4 4QX
 Proposal: Erection of single storey lower ground floor rear extension.

Application No: **HGY/2021/0488** Officer: Roland Sheldon
 Decision: GTD Decision Date: 19/03/2021
 Location: Flat A 38 Nelson Road N8 9RU
 Proposal: Erection of single storey ground floor rear extensions.

Application No: **HGY/2021/0578** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/03/2021
 Location: 53 Uplands Road N8 9NH
 Proposal: Erection of outbuilding at rear of garden.

Application No: **HGY/2021/0595** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 25/03/2021
 Location: 95 Mayfield Road N8 9LN
 Proposal: Construction of a single storey side infill extension.

LBC Applications Decided: 1

Application No: **HGY/2021/0103** Officer: Tania Skelli
 Decision: GTD Decision Date: 10/03/2021
 Location: Stroud Green Primary School Woodstock Road N4 3EX
 Proposal: Installation of snow guards to the pitched roof eaves to the main building and children's centre and to form a new visitor entrance to the school on Perth Road, resulting in replacement of an external door and removal and disposal of two decorative metal screenings, to an existing canopy. Repairs to roofs, above ground drainage, windows, external fabric, external boundary walls, external steps. Internal works to include the installation of internal insulation to sloped soffits to selected second floor rooms, the replacement of all existing heating and hot water distribution pipework and radiators, the installation of a new accessible toilet to the ground floor and associated remodelling of the ground floor library in association with the new entrance. This includes the formation of a new finance office, reception and two new parent meeting rooms within the existing library and amendments to the services to suit the new layout. Alterations to two decorative metal screenings, to an existing canopy (In association with planning permission ref. HGY/2021/0102).

LCD Applications Decided: 1

Application No: **HGY/2021/0102** Officer: Tania Skelli
 Decision: GTD Decision Date: 10/03/2021
 Location: Stroud Green Primary School Woodstock Road N4 3EX
 Proposal: Installation of snow guards to roofs of the main building and children's centre, new visitor entrance to the school on Perth Road and associated works (In association with listed building consent application ref. HGY/2021/0103)

TPO Applications Decided: 2

Application No: **HGY/2021/0201** Officer: Janey Zhao
 Decision: GTD Decision Date: 22/02/2021
 Location: 67 Uplands Road N8 9NH
 Proposal: Works to tree protected by an Area TPO: T1 Robinia Frisia (Golden Acacia): fell. It has advanced decay at the base and substantial dieback of the canopy. To be replaced with golden variety of Gingko.

Application No: **HGY/2021/0359** Officer: Janey Zhao
 Decision: GTD Decision Date: 04/03/2021
 Location: 29 Ridge Road N8 9LJ
 Proposal: Works to tree protected by a TPO: T1: Pear (9m): Crown reduce to previous points removing up to 1.5m of re-growth as shown in photo as part of regular maintenance and to keep tree at a size suitable for its location.

Total Applications Decided for Ward: 14WARD: **Tottenham Green****ADV Applications Decided: 1**

Application No: **HGY/2019/2441** Officer: Neil McClellan
 Decision: GTD Decision Date: 19/03/2021
 Location: Advertising Outside Number 62 Monument Way N17 9NX
 Proposal: Replacement of existing illuminated 48-sheet advertisement display with a new illuminated 48-sheet digital advertisement display.

CLDE Applications Decided: 2

Application No: **HGY/2021/0517** Officer: Emily Whittredge
 Decision: GTD Decision Date: 15/03/2021
 Location: 45 Abbotsford Avenue N15 3BT
 Proposal: Use of the property as two self-contained flats.

Application No: **HGY/2021/0545** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 30/03/2021
 Location: 156 West Green Road N15 5AE
 Proposal: Certificate of lawfulness for the existing use of the property as four self-contained flats.

CLUP Applications Decided: 5

Application No: **HGY/2021/0029** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 23/02/2021
 Location: 31 Elmar Road N15 5DH
 Proposal: Certificate of lawfulness for proposed first floor rear outrigger extension, remodelling of the ground floor rear elevation and addition of external wall insulation to the rear of the building.

Application No: **HGY/2021/0274** Officer: Janey Zhao
 Decision: PERM DEV Decision Date: 26/02/2021
 Location: 102 Seaford Road N15 5DT
 Proposal: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer and insertion of two roof lights.

Application No: **HGY/2021/0466** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 26/02/2021
 Location: 110 Seaford Road N15 5DT
 Proposal: Certificate of lawfulness for the erection of side gable extensions and rear and side dormer extensions to roof.

Application No: **HGY/2021/0715** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 17/03/2021
 Location: 77 Elmar Road N15 5DH
 Proposal: Certificate of lawfulness for proposed development of a rear dormer roof extension and insertion of two front rooflights.

Application No: **HGY/2021/0764** Officer: Laina Levassor
 Decision: PERM DEV Decision Date: 26/03/2021
 Location: 22 Mansfield Avenue N15 4HW
 Proposal: Certificate of Lawfulness for proposed rear dormer extension to facilitate loft conversion and installation of two front rooflights

FUL Applications Decided: 12

Application No:	HGY/2019/0192	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	30/03/2021
Location:	2 Wakefield Road N15 4NL		
Proposal:	Demolition of the existing building and erection of a new 3 storey building providing 7 new residential dwellings. The development would comprise 3 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom dwellings.		
Application No:	HGY/2020/3237	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/03/2021
Location:	26 Jansons Road N15 4JU		
Proposal:	The construction of a 3-storey building comprising 1 x one bedroom flat and 1 x three bedroom flat (amended description)		
Application No:	HGY/2021/0077	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/02/2021
Location:	137 Seaford Road N15 5DX		
Proposal:	Demolition of existing rear L-shape extension with new L-shaped rear extension.		
Application No:	HGY/2021/0119	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/03/2021
Location:	110 Seaford Road N15 5DT		
Proposal:	Demolition of existing single storey and erection of new single storey side/rear extension. Alterations to openings, external landscaping and associated works (amended scheme)		
Application No:	HGY/2021/0286	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/03/2021
Location:	112 Seaford Road N15 5DT		
Proposal:	Single storey side extension.		
Application No:	HGY/2021/0304	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	15/03/2021
Location:	99 Seaford Road N15 5DX		
Proposal:	Erection of a single storey ground floor rear extension including a rooflight and a door to the rear wall of the outrigger.		
Application No:	HGY/2021/0389	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/03/2021
Location:	23A Summerhill Road N15 4HF		
Proposal:	Demolition of existing shed and erection of a garden room including erection of a single storey side infill extension with internal configuration.		
Application No:	HGY/2021/0409	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	26/03/2021
Location:	First Floor Flat 48 Antill Road N15 4BA		
Proposal:	Erection of a rear dormer roof extension including the insertion of 2 front rooflights		
Application No:	HGY/2021/0442	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	31/03/2021
Location:	122 Antill Road N15 4BA		
Proposal:	Erection of a ground floor side infill extension.		

Application No: **HGY/2021/0460** Officer: Sarah Madondo
 Decision: GTD Decision Date: 25/03/2021
 Location: Shop 40 Seaford Road N15 5DY
 Proposal: Replacement of shop front and canopy with new access.

Application No: **HGY/2021/0471** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 16/03/2021
 Location: 95 Seaford Road N15 5DX
 Proposal: Construction of a single storey rear extension.

Application No: **HGY/2021/0558** Officer: Sarah Madondo
 Decision: REF Decision Date: 30/03/2021
 Location: 165 Broad Lane N15 4QT
 Proposal: Change of use of existing dwelling into HMO.

LCD Applications Decided: 2

Application No: **HGY/2021/0030** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/03/2021
 Location: Land Adjacent To 1 Jansons Road N15 4JP
 Proposal: Redevelopment of existing car park to provide five residential units in a three-storey building with associated access, amenity space and cycle and refuse/recycling storage facilities.

Application No: **HGY/2021/0087** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 22/02/2021
 Location: Stainby Road Car Park adj 6 Stainby Road N15 4EA
 Proposal: Erection of two x 3 bedroom houses.

NON Applications Decided: 3

Application No: **HGY/2021/0616** Officer: Christopher Smith
 Decision: GTD Decision Date: 25/03/2021
 Location: 52-68 Stamford Road N15 4PZ
 Proposal: Non-material amendments to planning permission ref. HGY/2019/1401 for relocation of office entrance door, alterations to metal fin stair core enclosure to screen the lift shaft overruns, replacement of brick soffits with a slimline aluminium finish to the courtyard facades only, and installation of metal rainwater downpipes.

Application No: **HGY/2021/0776** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/03/2021
 Location: Land to Rear of 2 Summerhill Road N15 4HD
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0015 to amend the trigger point of conditions 3 (Materials), 4 (Boundary Treatment), 5 (Hard and soft landscaping works), 6 (Cycle parking), 7 (Refuse).

Application No: **HGY/2021/0799** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 01/04/2021
 Location: Highways Land outside Apex House 820 Seven Sisters Road N15 5PQ
 Proposal: Non-material amendment to existing planning permission Ref: HGY/2018/2105. The primary changes to the appearance of the unit - changes in dimension.

PNE Applications Decided: 2

- Application No: **HGY/2021/0526** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 17/03/2021
 Location: 80 Avenue Road N15 5DN
 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 3.4m and for which the height of the eaves would be 3m
- Application No: **HGY/2021/0541** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 26/03/2021
 Location: 22 Mansfield Avenue N15 4HW
 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: 5

- Application No: **HGY/2020/2843** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/03/2021
 Location: 45-63 Lawrence Road N15 4EN
 Proposal: Approval of details pursuant to condition 23 (Service and Delivery Plan) attached to planning permission HGY/2016/1213
- Application No: **HGY/2020/3015** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 18/03/2021
 Location: 206 High Road N15 4NP
 Proposal: Approval of details reserved by a condition 3 (Detail of materials for bay window), Condition 4 (Enclosures around the front site boundary) attached to planning permission HGY/2018/3550.
- Application No: **HGY/2021/0174** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/03/2021
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Approval of details pursuant to condition 9b (Method Statement detailing the remediation requirements) attached to planning permission HGY/2018/0120.
- Application No: **HGY/2021/0175** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/03/2021
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Approval of details pursuant to condition 25 (Cycle parking) attached to planning permission HGY/2018/0120
- Application No: **HGY/2021/0264** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/02/2021
 Location: Mono House 50-56 Lawrence Road N15 4EG
 Proposal: Approval of details pursuant to condition 24 (collection and storage of waste and recycled materials) attached to planning permission HGY/2018/0120

TPO Applications Decided: 1

- Application No: **HGY/2021/0435** Officer: Janey Zhao
 Decision: GTD Decision Date: 29/03/2021
 Location: 20 Talbot Road N15 4DH
 Proposal: Works to tree protected by a TPO: T1 Tilia sp. (Lime) 15m: re-pollard back to the most recent pollard points (last pollard in 2015), with approximately 3 metres of the longest parts of top growth to be removed.
 (Other tree works specified on application form will be considered via a Section 211 Notice)

Total Applications Decided for Ward: 33WARD: **Tottenham Hale****ADV Applications Decided: 1**

Application No: **HGY/2021/0676** Officer: Martin Cowie
 Decision: GTD Decision Date: 18/03/2021
 Location: Windlass Apartments 4 Ferry Lane N17 9QH
 Proposal: Application for advertisement consent for the display of two advertisements at the ground floor entrance of Block B in the Hale Wharf development approved 12 June 2017 (ref: HGY/2016/1719).

CLUP Applications Decided: 3

Application No: **HGY/2021/0246** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 11/03/2021
 Location: 49 Sherringham Avenue N17 9RS
 Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front and 1 rear rooflights and the replacement of a single storey rear extension.

Application No: **HGY/2021/0544** Officer: Mercy Oruwari
 Decision: PERM DEV Decision Date: 29/03/2021
 Location: 111 Sherringham Avenue N17 9RT
 Proposal: Certificate of lawfulness for erection of a rear dormer including the insertion of 2 front rooflights - proposed use

Application No: **HGY/2021/0759** Officer: Laurence Ackrill
 Decision: PERM DEV Decision Date: 30/03/2021
 Location: 22 Malvern Road N17 9HH
 Proposal: Certificate of lawfulness for a proposed rear dormer roof extension and front elevation rooflight.

FUL Applications Decided: 4

Application No: **HGY/2021/0275** Officer: Laina Levassor
 Decision: REF Decision Date: 12/03/2021
 Location: 60 Holcombe Road N17 9AR
 Proposal: Construction of under-garden basement outbuilding.

Application No: **HGY/2021/0295** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/03/2021
 Location: 70 Scales Road N17 9EZ
 Proposal: Single storey rear wrap around extension.

Application No: **HGY/2021/0384** Officer: Emily Whittredge
 Decision: GTD Decision Date: 19/03/2021
 Location: 39 Halefield Road N17 9XR
 Proposal: Erection of conservatory extension.

Application No: **HGY/2021/0434** Officer: Laina Levassor
 Decision: GTD Decision Date: 11/03/2021
 Location: 50 Scales Road N17 9EZ
 Proposal: Single-storey rear-side extension (extension of an existing dwellinghouse for the purpose of providing facilities for disability)

NON Applications Decided: 4

Application No: **HGY/2021/0483** Officer: Martin Cowie
 Decision: GTD Decision Date: 31/03/2021
 Location: 1 Station Square Station Road N17 9JZ
 Proposal: Non-Material Amendment following a grant of planning permission HGY/2016/3932 for relocation of refuse store door, change to extent of rainscreen aluminium banding on the walkways, change to ground floor commercial level cladding and change to include the brick slip lintel cloaking from level 1 to level 07 inclusive.

Application No: **HGY/2021/0619** Officer: Philip Elliott
 Decision: GTD Decision Date: 24/03/2021
 Location: Berol Yard Ashley Road N17 9LJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/2044 to regularise the drawings for internal arrangement changes.

Application No: **HGY/2021/0637** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 09/03/2021
 Location: Garage Colony St Marys Close N17 9UD
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0136 to amend wording of condition 8 to make it a pre-occupation condition.

Application No: **HGY/2021/0643** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 05/03/2021
 Location: Land north of Monument Way and South of Fairbanks Road N17
 Proposal: Non-material amendment following a grant of planning permission HGY/2018/0050 to make amendments to boundary wall to avoid existing tree. No changes to the location of both inclines or stairs providing access between Monument Way and the new Fairbanks Road with all pedestrian and road access remaining the same.

PNE Applications Decided: 1

Application No: **HGY/2021/0505** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 17/03/2021
 Location: 102 Park View Road N17 9BL
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

RES Applications Decided: 16

Application No: **HGY/2020/3217** Officer: Christopher Smith
 Decision: GTD Decision Date: 22/02/2021
 Location: SW Plot Hale Village Ferry Lane N17
 Proposal: Approval of details pursuant to conditions 9h and 10 (both concerning Wind Mitigation measures) attached to planning permission HGY/2017/2005.

Application No:	HGY/2021/0167	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	22/02/2021
Location:	SW Plot Hale Village Ferry Lane N17		
Proposal:	Approval of details pursuant to condition 9i (full details of both hard and soft landscape works for the public realm areas and sky garden - planting plans) attached to planning permission HGY/2017/2005.		
Application No:	HGY/2021/0260	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	24/02/2021
Location:	2 Lansdowne Road N17 9XE		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2014/0373		
Application No:	HGY/2021/0336	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	16/03/2021
Location:	166-168 Shelbourne Road N17 9YA		
Proposal:	Approval of details reserved by a condition 3 (Method of Construction Statement) attached to HGY/2020/3093.		
Application No:	HGY/2021/0345	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/03/2021
Location:	2 Lansdowne Road N17 9XE		
Proposal:	Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2014/0373.		
Application No:	HGY/2021/0348	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/03/2021
Location:	2 Lansdowne Road N17 9XE		
Proposal:	Approval of details pursuant to condition 7 (details of boilers) attached to planning permission ref: HGY/2014/0373.		
Application No:	HGY/2021/0349	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	23/02/2021
Location:	2 Lansdowne Road N17 9XE		
Proposal:	Approval of details pursuant to condition 8 (refuse and recycling facilities) attached to planning permission HGY/2014/0373.		
Application No:	HGY/2021/0371	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	04/03/2021
Location:	22-24 Scales Road N17 9HA		
Proposal:	Approval of details pursuant to Condition 15 (c) (Desktop study and Conceptual Model), attached to planning permission HGY/2020/1809. (PARTIAL DISCHARGE)		
Application No:	HGY/2021/0485	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	08/03/2021
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road N17		
Proposal:	Approval of details pursuant to Condition C1 (Materials Samples - LBH Development Management) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2021/0493	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	15/03/2021
Location:	Berol Yard Ashley Road N17 9LJ		

Proposal:	Approval of details pursuant to Condition 41 (Detailed Drawings and External Materials (Building 4)) attached to planning permission ref. HGY/2017/2044 to reflect the changes to the scheme approved under NMA ref. HGY/2020/1755.		
Application No:	HGY/2021/0494	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	15/03/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 44 (Sustainable Urban Drainage) attached to planning permission ref. HGY/2017/2044 to reflect the changes to the scheme approved under NMA ref. HGY/2020/1755		
Application No:	HGY/2021/0495	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	15/03/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 48 (External Solar Shading and Passive Ventilation Study (Residential only)) attached to planning permission ref. HGY/2017/2044 to reflect the changes to the scheme approved under NMA ref. HGY/2020/1755.		
Application No:	HGY/2021/0497	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	31/03/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 54 (Estate Management & Maintenance Plan) attached to planning permission ref. HGY/2017/2044 for Phases 1 & 2 (Building 4; and access way between Ashley Road, to the rear of Berol House and the Building 4 parking area)		
Application No:	HGY/2021/0498	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	15/03/2021
Location:	Berol Yard Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to Condition 58 (Lighting Strategy) attached to planning permission ref. HGY/2017/2044 for Phases 1 & 2 (Building 4; and access way between Ashley Road, to the rear of Berol House and the Building 4 parking area)		
Application No:	HGY/2021/0503	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	01/04/2021
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 31 (wind mitigation measures) attached to planning permission HGY/2019/2804. This is partial discharge of condition in respect of Building 1		
Application No:	HGY/2021/0612	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/03/2021
Location:	Land north of Monument Way and South of Fairbanks Road N17		
Proposal:	Approval of details pursuant to condition 34 (revised air quality assessment) attached to outline planning permission HGY/2016/2184.		

Total Applications Decided for Ward: 29

WARD: West Green

CLDE Applications Decided: 3

Application No:	HGY/2021/0436	Officer:	Laina Levassor
Decision:	REF	Decision Date:	22/03/2021
Location:	126 Langham Road N15 3LX		
Proposal:	Certificate of Lawfulness for the existing use of 126 Langham Road as a C4 HMO for 5 occupants.		

Application No: **HGY/2021/0548** Officer: Mercy Oruwari
 Decision: REF Decision Date: 01/04/2021
 Location: 95 Carlingford Road N15 3EJ
 Proposal: Certificate of lawfulness for the existing use of a 5 bedroom HMO

Application No: **HGY/2021/0614** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 08/03/2021
 Location: Former Caretakers Flat Belmont Primary School Rusper Road N22 6RA
 Proposal: Certificate of lawfulness for existing use of premises for A2 office use.

CLUP Applications Decided: 1

Application No: **HGY/2021/0678** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 09/03/2021
 Location: 31 Kirkstall Avenue N17 6PH
 Proposal: Certificate of lawfulness for proposed development of a rear dormer roof extension.

FUL Applications Decided: 4

Application No: **HGY/2021/0024** Officer: Sarah Madondo
 Decision: REF Decision Date: 22/02/2021
 Location: 173 Downhills Way N17 6AH
 Proposal: Erection of first floor extension above single storey garage, conversion roof from hip to gable- end and erection of rear dormer with a Juliet balcony including insertion of rooflights to front elevation.

Application No: **HGY/2021/0238** Officer: Gareth Prosser
 Decision: GTD Decision Date: 03/03/2021
 Location: 136 Sirdar Road N22 6RD
 Proposal: Erection of rear roof terrace with minor amendments to approved planning application.

Application No: **HGY/2021/0245** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 11/03/2021
 Location: 429 Lordship Lane N22 5DH
 Proposal: Erection of a single storey rear infill extension and minor internal alterations.

Application No: **HGY/2021/0572** Officer: Emily Whittredge
 Decision: GTD Decision Date: 17/03/2021
 Location: 1-38, 63, 65-69, 71-77 Lido Square N17 6AQ
 Proposal: Replacement of the single glazed timber windows with double glazed uPVC windows. Replacement of all doors to match the existing ones.

PND Applications Decided: 1

Application No: **HGY/2021/0742** Officer: Kwaku Bossman-Gyamera
 Decision: PN NOT REQ Decision Date: 01/04/2021
 Location: Tangmere Willan Road N17 6NA
 Proposal: Prior notification for demolition of the existing 6- storey residential block (Tangmere).

PNE Applications Decided: 3

Application No:	HGY/2021/0217	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	03/03/2021
Location:	194 Downhills Park Road N17 6AP		
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 2.9m		
Application No:	HGY/2021/0285	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	09/03/2021
Location:	9 Mannoek Road N22 6AT		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m and 4.4m, for which the maximum height would be 4m and for which the height of the eaves would be 2.8m.		
Application No:	HGY/2021/0353	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	15/03/2021
Location:	86 Downhills Park Road N17 6PB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and for which the height of the eaves would be 2.9m.		

TEL Applications Decided: 1

Application No:	HGY/2021/0373	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	16/03/2021
Location:	Outside 421 Lordship Lane N17 6AG		
Proposal:	Proposed telecommunications installation of 1no. 20m. monopole, 2no. cabinets, 1no. meter cabinet and ancillary works thereto (Prior Notification: Development by Telecoms Operators).		

Total Applications Decided for Ward: 13WARD: **White Hart Lane****CLUP Applications Decided: 1**

Application No:	HGY/2021/0714	Officer:	Tobias Finlayson
Decision:	PERM DEV	Decision Date:	17/03/2021
Location:	97 Norfolk Avenue N13 6AL		
Proposal:	Certificate of lawfulness for proposed development of hip gable and rear dormer roof extensions and insertion of two front rooflights.		

FUL Applications Decided: 4

Application No:	HGY/2021/0158	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	03/03/2021
Location:	312 White Hart Lane N17 8LA		
Proposal:	Formation of new vehicle crossover (Dropped curb) onto a classified road.		
Application No:	HGY/2021/0252	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	15/03/2021
Location:	150 Peabody Cottages Lordship Lane N17 7QN		
Proposal:	Demolition of current prefab rear bathroom; construction of new rear extension with internal alterations.		

Application No: **HGY/2021/0363** Officer: Emily Whittredge
 Decision: REF Decision Date: 16/03/2021
 Location: 135 Risley Avenue N17 7HN
 Proposal: Erection of rear dormer to facilitate loft conversion.

Application No: **HGY/2021/0411** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 19/03/2021
 Location: 136 Risley Avenue N17 7ER
 Proposal: Formation of new roof lights to the rear roof slope.

LCD Applications Decided: 2

Application No: **HGY/2019/1461** Officer: Neil McClellan
 Decision: GTD Decision Date: 01/04/2021
 Location: The Lodge Church Lane N17 7AA
 Proposal: Extension to the mortuary consisting of a single storey infill extension at basement level.

Application No: **HGY/2021/0164** Officer: Emily Whittredge
 Decision: GTD Decision Date: 05/03/2021
 Location: 14 Waltheof Avenue N17 7PL
 Proposal: Erection of single storey rear extension.

NON Applications Decided: 1

Application No: **HGY/2021/0704** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 31/03/2021
 Location: St John's Church and Hall Acacia Avenue N17 8LR
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/4095 in respect of condition 13 - Gas Boilers for space heating and domestic hot water creation - request to change the NOX level from 20 mg/kWh to 40 mg/kWh in line with the London Plan standard.

PNE Applications Decided: 2

Application No: **HGY/2021/0258** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 08/03/2021
 Location: 2 Marshall Road N17 7AP
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m.

Application No: **HGY/2021/0477** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 12/03/2021
 Location: 281 The Roundway N17 7AJ
 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

RES Applications Decided: 3

Application No:	HGY/2020/3253	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/03/2021
Location:	555 White Hart Lane N17 7RP		
Proposal:	Submission of details pursuant to condition 15 (Partial Discharge only - 15b - Air source heat pumps) attached to planning permission HGY/2020/0635.		
Application No:	HGY/2020/3254	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	08/03/2021
Location:	555 White Hart Lane N17 7RP		
Proposal:	Partial approval of details pursuant to condition 16a (Living walls and roofs) attached to planning permission HGY/2020/0635.		
Application No:	HGY/2020/3256	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/03/2021
Location:	555 White Hart Lane N17 7RP		
Proposal:	Approval of details pursuant to condition 21 (Demolition and Construction Environmental Management Plans) attached to planning permission HGY/2020/0635.		

Total Applications Decided for Ward: 13

WARD: **Woodside**

CLUP Applications Decided: 3

Application No:	HGY/2021/0296	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	12/03/2021
Location:	62 Selborne Road N22 7TH		
Proposal:	Certificate of lawfulness for proposed detached rear outbuilding.		
Application No:	HGY/2021/0354	Officer:	Emily Whittredge
Decision:	PERM DEV	Decision Date:	25/03/2021
Location:	52 Eldon Road N22 5EE		
Proposal:	Certificate of lawfulness for the erection of single storey rear extension.		
Application No:	HGY/2021/0609	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	31/03/2021
Location:	102 Dunbar Road N22 5BJ		
Proposal:	Certificate of lawfulness for the erection of side roof dormer with front and rear rooflights.		

FUL Applications Decided: 2

Application No:	HGY/2021/0162	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/03/2021
Location:	640-642 Lordship Lane N22 5JH		
Proposal:	Installation of extractor duct and 2 x condensing units to rear of premises at 640 Lordship Lane (part retrospective).		
Application No:	HGY/2021/0253	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	22/02/2021
Location:	Ground Floor Flat 57 Sylvan Avenue N22 5JA		
Proposal:	Erection of single storey garden room.		

NON Applications Decided: 4

- Application No: **HGY/2021/0589** Officer: Emily Whittredge
 Decision: GTD Decision Date: 02/03/2021
 Location: 1 The Roundway N17 7EQ
 Proposal: Replacement the existing cladding on the facade of Angel Court on a like-for-like basis and utilising the same aesthetic finishes with non-combustible alternatives.
- Application No: **HGY/2021/0826** Officer: Emily Whittredge
 Decision: GTD Decision Date: 19/03/2021
 Location: 17 Selborne Road N22 7TL
 Proposal: Non Material amendment to the single storey rear extension approved under planning ref: HGY/2020/2963. Amendment comprises changes to the layout of bi-fold doors and window in the rear elevation, and a change to the design of the roof light.
- Application No: **HGY/2021/0927** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 31/03/2021
 Location: Greenside House 50 Station Road N22 7TR
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/1079 involving alterations to side access, removal of external wall and installation of external lighting.
- Application No: **HGY/2021/0945** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/03/2021
 Location: Rear of 132 Station Road N22 7SX
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/3036 for the provision of entrance level WC to all dwellings, reposition of secure cycle storage to communal area.

RES Applications Decided: 2

- Application No: **HGY/2021/0718** Officer: Gareth Prosser
 Decision: GTD Decision Date: 30/03/2021
 Location: Flats 1C & 1D 28 Pellatt Grove N22 5PL
 Proposal: Approval of details pursuant to condition 3 (details of bicycle and refuse storage) attached to planning permission HGY/2020/0668
- Application No: **HGY/2021/0928** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 30/03/2021
 Location: Greenside House 50 Station Road N22 7TR
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2020/1079.

Total Applications Decided for Ward: 11WARD: **Not Applicable - Outside Borough****OBS Applications Decided: 3**

- Application No: **HGY/2021/0316** Officer: Robbie McNaugher
 Decision: RNO Decision Date: 22/02/2021
 Location: Gas Holder Pinkham Way N11 1QJ
 Proposal: Redevelopment of the site to provide a mixed use development including the erection of two blocks ranging between 14 and 19 storeys in height, comprising of 182 residential units (Use Class C3), 371 sqm of commercial floorspace (Use Class E), common amenity space, together with accessible car parking spaces, bike parking spaces for residents and for the commercial use, hard and soft landscaping and associated works. (Observations to L.B. Enfield - their reference 20/04193/FUL)

Application No: **HGY/2021/0670** Officer: Matthew Gunning
Decision: RNO Decision Date: 17/03/2021
Location: Hill Food And Wine 296 Stamford Hill N16 6TZ
Proposal: Replacement of existing 'poster' advertising display with a new LED (static) display (Observations to L.B. Hackney - their reference 2020/4056)

Application No: **HGY/2021/0750** Officer: Janey Zhao
Decision: RNO Decision Date: 17/03/2021
Location: Buxmead 67 The Bishops Avenue N2 0BG
Proposal: 3 x Holly (applicant's ref. T101, T102, T385) - Fell trees. Standing in group G11 of Tree Preservation Order (Observations to L.B. Barnet - their reference TPF/0141/21)

Total Applications Decided for Ward: 3

Total Number of Applications Decided: 400

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