Planning Sub Committee 8th July 2019 Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2018/1806 **Ward:** St Ann's

Address: 423-435 West Green Road, London, N15 3PJ

Proposal: Demolition of existing buildings and erection of three buildings up to a maximum 6 storeys in height, and extension and conversion of former public house for use of the relocated Church and nursery plus a café, to provide a total of 88 residential units (54.9% affordable units by habitable room), associated car and cycle parking spaces (including within new basement) and improvements to adjacent park.

Applicant: Mr Simon Oliver

Ownership: Private/Council

Case Officer Contact: Christopher Smith

Site Visit Date: 25/05/2018

Date received: 19/06/2018 **Last amended date:** 03/04/2019

Drawing number of plans:

1311_E_100, 1311_E_101, 1311_E_102 Rev. A; 1311_P_200 Rev. G, 1311_P_201 Rev. B, 1311_P_202 Rev. B, 1311_P_203 Rev. A, 1311_P_220 Rev. C, 1311_P_221 Rev. C, 1311_P_222 Rev. B, 1311_P_223 Rev. B, 1311_P_230 Rev. A, 1311_P_231 Rev. A, 1311_P_240 Rev. A, 1311_P_241 Rev. A, 1311_P_250 Rev. A, 1311_P_251, 1311_P_300 Rev. F, 1311_P_301 Rev. E, 1311_P_302 Rev. F, 1311_P_303 Rev. E, 1311_P_304 Rev. E, 1311_P_305 Rev. F, 1311_P_310 Rev. B, 1311_P_311 Rev. C, 1311_P_312 Rev. A, 1311_P_313 Rev. A, 1311_P_315, 1311_P_316; 1705-A01, 1705-A02 Rev. B, 1705-A03, 1705-A04, 1705-A05 Rev. A, 1705-A06 Rev. B, 1705-A07, 1705-A08 Rev. B, 1705-A09 Rev. A, 1705-A10, 1705-A11, 1705-A15, 1705-A17, 1705-A18, 1705-A19, 1705-A20; A18204/0200 Rev. P1; 1311_FS_2050 to 2052.

Supporting documents also assessed:

Updated Supporting Planning Statement, Planning Design & Access Statement (Revised December 2018), Design and Access Statement, Energy & Sustainability Statement (Second Edition December 2018), Overheating Risk Analysis Report (as amended), Transport Statement (November 2018), Framework Travel Plan (November 2018), Daylight and Sunlight Report (December 2018), Schedule of Accommodation

FEB2019, Duplex Block Schedule 190225, Viability Assessment, Statement of Community Involvement, Planning Noise Assessment, Planning Air Quality Assessment, Heritage Statement, Construction Management Statement, Basement Statement, Letter from Halstead Associates dated 27 April 2018, Arboricultural Report, Landscape Submission, 'GIA-CIL-27.06.2017' plan, Letter of Support – Drainage and Flood Risk.

1.1 This application is being reported to the planning committee as it is a major application recommended for approval.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development is acceptable in principle, as it would provide new residential development in place of the redundant care home, and expanded church and nursery activities, in accordance with the primary objectives of Site Allocation SA57;
- The proposed development would provide 54.9% on-site affordable housing by habitable room in the form of 46 flats for social rent which is welcomed. This site makes an important contribution to the Council's Borough Plan target to build 1,000 social rented Council homes;
- The proposed development would be of a high-quality contemporary design, and an appropriate size and scale, that would improve the visual quality of the local built environment;
- The proposed extension and refurbishment of the former Duke of Cambridge Public House, which is a locally listed building, would conserve and enhance the significance of the historic asset and its setting;
- The proposed development would increase the size of the existing adjacent public open space by 312 square metres and would improve and enhance the quality and appearance of the public open space in general;
- The proposed development would not have a significant adverse impact on the amenity of adjoining occupiers in terms of a loss of sunlight and daylight, outlook, or privacy, nor in terms of excessive noise, light or air pollution;
- The proposed development would provide living accommodation of an appropriate size and quality, in an appropriate mix, whilst 10% of the flats would be adaptable for wheelchair users;
- The proposed development would provide a sufficient number of car and cycle parking spaces given its very good access to public transport, and is also supported by sustainable transport initiatives to be secured by condition and legal agreement;
- The proposed development would provide appropriate carbon reduction measures plus a carbon off-setting payment, as well as site drainage and biodiversity improvements;
- The application is acceptable for all other reasons as described below.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director of Planning 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.

2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 22nd July 2019 or within such extended time as the Head of Development Management or the Assistant Director of Planning shall in her/his sole discretion allow; and

2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions; and

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

Conditions

1) Three years
2) Drawings
3) Use restrictions
4) Hours of operation
5) Operational limits for nursery
6) Materials
7) Conservation details
8) Boundary treatments and access controls
9) Adaptable dwellings
10) Satellite antenna
11) Landscaping
12) Lighting
13) Air quality neutral assessment
14) Land contamination
15) Boilers
16) Dust management
17) Non-road mobile machinery
18) Plant emissions
19) Waste collections
20) Secured by design

21) Cycle parking
22) Construction management
23) Drainage management
24) Tree protection
25) Tree protection 2
26) Crossrail 2 safeguarding
27) Green roofs and biodiversity
28) Mechanical ventilation
29) Plant noise
30) Amplified sound limits
31) Church sound insultation
32) Residential sound insulation
33) Overheating mitigation
34) Future overheating management
35) BREEAM

Informatives

1) Proactive working
2) CIL
3) Legal agreements
4) Signage consent
5) Numbering
6) Asbestos
7) Construction hours
8) Groundwater risk management
9) Water assets
10) Water pressure
11) Water mains
12) Crossrail 2
13) Petrol/oil interceptors

Section 106 Heads of Terms:

1) Affordable Housing Provision

    - 46 (54.9% by habitable room) social rented units

2) Non-Market Residential Units

    - Four flats provided above church not for public sale or rent

3) Enhancements to Stanley Culross Open Space

    - Minimum 310sqm floor area added to the Open Space

- Detailed landscaping plans to be submitted to and approved by the Council before development commences
- Landscaping plans shall be informed by a public consultation (including Friends of Stanley Culross Park, Local Ward Councillors, plus Council Tree and Nature Conservation and Parks Officers)
- Landscaping plans shall be developed in accordance with the Mayor of London's Play and Informal Recreation SPG
- Plans shall include details of relevant hardstanding materials, furniture, play equipment, tree protection measures and drainage arrangements
- Plans shall be fully costed and supported by an implementation plan and planting strategy to the acceptability of the Council's Nature Conservation and Parks Officers
- Works to the park shall be completed in accordance with the approved plans and prior to the first occupation of the residential units
- Works shall be undertaken by the Council's Parks team, or any contractors employed on their behalf
- Works shall be fully costed at a minimum of £93,295 (including £53,295 towards play space improvements)
- Management and maintenance fee is also required

4) Public Realm and Highway Improvements

- Highway improvements including installation and re-instatement of vehicle crossings, and other works
- Financial contribution of £53,323.74 (to be index linked and reviewed annually)

5) Sustainable Transport Initiatives

- Car Free Development
    - No parking permits for residents
    - Amendment to Traffic Management Order (£4,000)
- Residential Travel Plan
    - Appointment of a travel plan co-ordinator for five years
    - Provision of induction packs
    - Provision of two car club bays
    - Car club memberships for residents
    - Enhanced car club memberships for family-sized dwellings
    - Travel information displays
    - Aim to achieve 8% cycle mode share within 5 years
    - Monitoring contribution (£3,000)
- Church Travel Plan Statement
- Controlled Parking Zone contribution (£15,000) towards design and consultation for implementation of parking management measures
- Electric Vehicle Charging Points
    - 20% active provision, 80% passive provision

- Statement detailing the trigger for when passive provision becomes active

6) Car Parking Management Plan

- Provide details on allocation and management of on-site spaces
- Parking availability shall be prioritised for wheelchair users and family properties

7) Energy Statement Update and Review

- Review of Energy Statement within six months of completion
- Contribution towards carbon offsetting (£154,800)

8) Considerate Contractor Scheme Registration

9) Employment Initiatives – 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 (max. 10% of total staff)
- Support fee of £1,500 per apprenticeship for recruitment

10) Monitoring Contribution

- 5% of total value of contributions
- £500 per non-financial contribution
- Total monitoring contribution to not exceed £50,000

Total Contributions (minimum): £340,000

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

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 (2.2) above, the planning permission be refused for the following reasons:

1. The proposed development, in the absence of a legal agreement securing the provision of on-site affordable housing would fail to provide much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 'Housing' of the Council's Local Plan 2017 and Policy 3.12 of the London Plan 2016.

2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan 2017 Policies SP8 and SP9.

3. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and a parking management plan, by reason of its lack of car parking provision would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such, the proposal is contrary to Policy 6.13 of the London Plan 2016, SP7 of the Local Plan 2017 and Policy DM32 of the Development Management Development Plan Document 2017.

4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies 5.2, 5.3 and 5.7 of the London Plan 2016, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.

2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of the 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

APPENDICES:

3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This application is for full planning permission for the demolition of an existing care home and single storey church/nursery buildings on site, the erection of three buildings to a maximum 6 storeys in height to provide 88 residential units, and the extension and conversion of a former public house to provide a relocated Church with ground floor café and nursery.

3.1.2 The proposed development would incorporate 54.8% affordable housing (by habitable room) comprising 46 units for social rent.

3.1.3 Improvements to the adjacent Stanley Culross Open Space are proposed including the addition of 310sqm of land from the application site. 19 parking spaces would be available, accessed from Stanley Road. Secure cycle parking is also provided.

3.1.4 The main residential development would be finished in yellow brick with textured masonry elements, with bronze roof, window and balcony elements.

3.1.5 The extended former public house would be finished in stone, bronze and patinated copper cladding and aluminium curtain walling.

3.2 Site and Surroundings

3.2.1 The application site is 0.38 hectares in size and of a triangular shape. It is located on the southern side of West Green Road at the junction with Stanley Road and is surrounded on its southern and eastern sides by the Stanley Culross Open Space.

3.2.2 The site includes the part-two part-three storey disused Red House Care Home which was closed in 2013. It also contains the single storey Derby Hall Church and associated nursery operations to the west of the former care home, and the former Duke of Cambridge public house (now the Golden Sands bar and restaurant) to the far west of the site. The former public house is locally listed and has been the subject of several unsympathetic refurbishments that have partially eroded its historic character.

3.2.3 The adjacent public open space is substantial in size and includes a playground and public pathways. Further to the south of the site fronting Stanley Road is the Mitalee Centre community building.

3.2.4 The surrounding area is characterised by two and three storey properties on West Green Road which feature commercial premises at ground floor level with residential units above. Many of these properties have front bay projections at first floor level. Properties to the west of the site on Stanley Road are two storey yellow brick and white-rendered terrace dwellings. To the east of the site across the park are three storey red brick blocks of flats.

3.2.5 The site is located within a Controlled Parking Zone (Wood Green Outer). It has a high public transport accessibility level (PTAL) of 6a due to the close proximity to Turnpike Lane underground station, as well as a large number of bus routes.

3.3 Relevant Policy Designations

3.3.1 The application site forms part of Site Allocation SA57 in the Site Allocations DPD 2017, which identifies the site as suitable for residential, town centre, employment and other uses.

3.3.2 The site is also within the Safeguarding Limits for Crossrail 2 and a Critical Drainage Area. Immediately to the west and north of the site is the West Green Road West Local Centre.

3.4 Relevant Planning History

The application site contains several different properties. Planning applications submitted since 1990 are referenced below. There have been no relevant planning applications submitted since 2006.

423 West Green Road (Red House Care Home)

HGY/1991/0585. Erection of a single storey rear extension to existing care home. Granted August 1991.

HGY/1991/1333. Single storey extension to care home. Granted January 1992.

HGY/2005/1531. Erection of rear ground floor extension to lounge, alterations to front entrance lobby and general upgrading of internal areas with associated landscaping. Granted October 2005.

Derby Hall Church

HGY/1994/0306. Installation of public payphone. Granted April 1994.

HGY/2004/0976. Change of use of building from place of worship to nursery. Permitted development. Permitted May 2004.

HGY/2005/0895. Erection of new entrance canopy and ramp, new buggy store to rear and associated alterations. Granted July 2005.

Former Duke of Cambridge public house (now Golden Sands)

HGY/1997/0678. Conversion of 1st and 2nd floors into 4 self-contained flats. Granted June 1997.

4. CONSULTATION RESPONSE

4.1 Quality Review Panel (QRP)

4.2 The QRP reviewed the development proposals on 17th May 2017 and 18th March 2018. The Panel's comments from the last meeting are summarised as follows:

4.3 *"The panel considers that the proposals have the potential to deliver high quality development. It broadly supports the revised layout and the changes to the*

configuration of the blocks, and feels that the reduction in commercial accommodation is a positive response to the local context. However, it considers that a final iteration of the design is required (as outlined below), in order to fine-tune some of the detailed aspects of the scheme. In this regard, it highlights scope for refinement within: the design and activation of the ground plane of the development, including the robustness of the public realm; the architectural expression of the different buildings on the site; and the quality and amenity of some of the residential accommodation."

4.4 In order to address these comments main residential accesses and additional windows have been added to the ground floor building elevations and high quality and robust materials such as brick are to be used for boundary treatments. The architectural detailing has been refined and fenestration arrangement amended to provide a more vertical emphasis and rhythm. Private amenity spaces are better defined by the robust boundary treatments and north-facing windows have been replaced by winter gardens which increase the scheme's residential quality.

4.5 The Panel's responses are repeated in full in Appendix 3. An indication of how the Panel's key recommendations have been met is provided in table form within the design section below.

4.6 <u>Development Management Forum (DMF)</u>

4.7 The DMF was held on 22nd March 2018. During the meeting comments were made in respect of a number of aspects of the proposal, which are referenced below and are set out in more detail in Appendix 4:

- Nursery layout
- Basement parking arrangements
- Park layout, play space and size increase
- Non-church related community facilities
- Proposed uses
- Cycle parking
- Affordable housing provision and property tenure
- Refuse storage
- Solar panel provision
- Height and canyon effect
- Sound proofing
- Sustainability
- Material finish

4.8 The following were consulted regarding this planning application:

4.9 INTERNAL

4.10 Design Officer

4.11 The design of the proposed development is acceptable.

4.12 Conservation Officer

4.13 No objection on conservation grounds.

4.14 Transportation

4.15 No objections raised subject to conditions and s106 requirements.

4.16 Housing

4.17 The mix, tenure and layout of this development is supported.

4.18 Parks

4.19 No objections raised to the park improvements and donation of additional park land, subject to the provision of appropriate management and maintenance fees.

4.20 Drainage Engineer

4.21 The proposed drainage strategy meets the required criteria and is therefore acceptable.

4.22 Carbon Management

4.23 The application delivers some on-site carbon reductions against 2013 Building Regulations. Carbon offsetting contributions will be sought by legal agreement to achieve the zero-carbon target. The units do not overheat under current conditions but may do so in the future.

4.24 Subject to the provision of conditions to ensure that the projected targets would be met and future overheating mitigations are provided if required there are no objections to the proposal.

4.25 A future overheating management plan can be secured by condition to mitigate this through, for example, the installation of additional ventilation measures and/or air conditioning units if necessary.

4.26 Pollution

4.27 There are no objections to the development in terms of impact on air quality and land contamination, subject to conditions.

4.28 Waste Management

4.29 Waste collection arrangements are acceptable, subject to further detail to be secured by condition.

4.30 Building Control

4.31 No objections raised.

4.32 Regeneration

4.33 No objections raised.

4.34 Nature and Conservation

4.35 No objections subject to conditions.

4.36 Noise

4.37 No objections subject to conditions.

4.38 EXTERNAL

4.39 Financial Viability

4.40 The viability report submitted by the applicant was independently assessed by the Council's appointed consultant. The final conclusion was that the development can viably provide 21.5% affordable housing, plus a commuted sum payment of £93,742. Following negotiations an increased level of affordable housing was agreed given the Council's property interest in the site. As such, the additional proposed level of affordable housing is acceptable.

4.41 Thames Water

4.42 No objection.

4.43 London Fire Service

4.44 Dry riser inlets can be provided in accordance with Building Regulations (Part B5). The exact location can be confirmed by condition.

4.45 Metropolitan Police

4.46 No objections, subject to conditions.

4.47 Transport for London

4.48 No objection, subject to conditions.

4.49 Crossrail 2

4.50 No objections, subject to conditions.

LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 564 neighbouring properties;
- Local neighbourhood groups;
- Public notices were erected in the vicinity of the site.

5.2 A re-consultation took place on 20th February 2019 after amended plans had been submitted. The latest plans removed a commercial/community unit fronting West Green Road, added more residential units to the scheme and demonstrated a substantial increase in affordable housing.

5.3 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are described below.

5.4 Responses from individual addresses (64)

- 55 in Objection
- 7 in Support
- 2 Comments

5.5 The following local groups/societies made representations:

- None.

5.6 The following local representatives also commented:

- None

5.7 The issues raised in representations that are material to the determination of the application are summarised as follows:

Land Use, Employment and Housing

- Removal of existing short term tenants
- Loss of existing residential accommodation
- Insufficient affordable and social housing
- Loss of existing jobs and businesses
- Loss of care facility
- Church would not serve local population

- Excessive number of churches in local area

Size, Scale and Design

- Overdevelopment of the site
- Excessive and dominating height
- Out of keeping with local character
- Inappropriate design
- Lack of fire safety

Transport and Parking

- Increased traffic congestion
- Loss of parking availability
- Loss of highway/pedestrian safety

Residential Amenity

- Loss of sunlight and daylight
- Increased overshadowing
- Increased overlooking and loss of privacy
- Increased noise disturbance
- Loss of security
- Disturbance from building works
- Increased overshadowing

Park, Environment and Public Heath

- Loss of open space
- Insufficient open space improvements
- Lack of sustainability
- Increased environmental pollution (litter, smells, etc)
- Impact on health of residents

5.8 The following issues raised are not material planning considerations:

- Comments on the developer's reputation
- Comments alleging unlawful behaviour
- Private development of this site is inappropriate
- Insufficient consultation of existing tenants
- Loss of a private view
- Full disclosure of viability information requested

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the Development
    - Policy Framework

- Site Allocation
- Land Use Principles
- Masterplanning

2. Housing Provision and Affordable Housing
    - Affordable Housing and Mix
    - Housing Mix
    - Density
3. Design and Appearance
4. Heritage Impact
5. Layout and Residential Quality
6. Impact on Neighbouring Amenity
7. Transport and Parking
8. Open Space, Trees and Landscaping
9. Drainage and Water Management
10. Sustainability and Biodiversity
11. Air Quality and Land Contamination
12. Employment
13. Fire Safety
14. Section 106 Heads of Terms

6.2 Principle of the development

6.2.1 Policy Framework

6.2.2 This planning application is for the demolition of a disused care home and single storey church/nursery building, and the extension and conversion of an existing public house, to enable the provision of a development of maximum six storeys in height including residential properties and a re-located church/nursery.

6.2.3 The following strategic policies are considered to be of relevance in assessing this application.

6.2.4 *National Policy*

6.2.5 The National Planning Policy Framework 2019 (NPPF) establishes overarching principles of the planning system, including the requirement of the system to 'drive and support development' through the local development plan process and support 'development proposals that accord with the development plan without delay'. The NPPF also expresses a 'presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.'

6.2.6 The NPPF encourages the 'effective use of land by reusing land that has been previously developed'. In respect of applications that include provision of housing, the NPPF highlights that delivery of housing is best achieved through larger scale development.

6.2.10 *Regional / Strategic Planning Policy*

6.2.11 The consolidated London Plan (2016) sets out objectives for development through a range of planning policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) documents that provide further guidance and policy advice.

6.2.12 The draft new London Plan is also a material consideration in the assessment of the proposal, however carried limited weight.

6.2.13 *Local Policy*

6.2.14 In 2017 Haringey's Local Plan Strategic Policies document was updated to reflect the increasingly challenging borough-wide housing and affordable housing targets of 19,802 and 7,920 homes respectively.

6.2.15 The Site Allocations Development Plan Document 2017 gives effect to the Local Plan spatial strategy by allocating sufficient sites to accommodate the development needs of the borough. Developments within allocated sites are expected to conform to the guidelines of the relevant allocation unless there is strong justification for non-compliance.

6.2.16 The Development Management Development Plan Document 2017 (DMDPD) supports proposals that contribute to the delivery of the planning policies referenced above and sets out its own specific criteria-based policies against which planning applications will be assessed.

6.2.17 <u>Site Allocation</u>

6.2.18 The application site covers a substantial part of Site Allocation SA57. Not all of the site allocation has come forward for development at this point in time as the Mitalee Centre (the remaining part) to the south of the site is rented to a local community group on a long lease and is therefore not available for development. As long as a masterplan is submitted with the application to demonstrate the remaining part of the site allocation could be brought forward for development should it become available in the future, and that the site-specific requirements and development guidelines of the site allocation would still be met, then the development of part of the site allocation only can be considered acceptable.

6.2.19 The site allocation envisages the redevelopment of the existing care home and church/nursery building to create a mix of town centre and residential uses, and supports the reconfiguration of the open space to the rear.

6.2.20 The site-specific requirements of SA57 are as follows:

- Indicative development capacity of 28 net residential units, 332sqm of employment space and 322qm of town centre floor space;
- Existing quantity of open space should be retained or increased, and enhanced;
- Uses should complement the existing local shopping frontage;
- Existing uses should be re-provided where appropriate.

6.2.21 In addition, the following development guidelines also apply to SA57:

- The setting of the locally listed adjacent pub (former Cambridge Arms) should be enhanced, primarily through continuing the building frontage on West Green Road;
- The community centre at the south of the site has been identified as being surplus to need and an alternative use should be created;
- The need to replace the community facility located on this site at present should be considered as part of any application;
- The Stanley Culross open space is designated as Significant Local Open Land and development should enhance its quality and not decrease the quality of the open land;
- The open space could be utilised to produce a clear east-west link through the park. Buildings should face onto the park from either side of this link and from the east of the site;
- Residential uses should respect the amenity of nearby residential properties;
- A piling statement will be required prior to any piling taking place;
- Applicants must consult with Thames Water prior to submission of an application.

6.2.22 The proposed development should meet these adopted objectives unless material considerations dictate otherwise. These matters will be assessed in the relevant sections below.

6.2.23 <u>Land Use Principles</u>

6.2.24 The proposed development would replace the existing redundant care home and single storey church/nursery buildings with a high quality mixed-use development formed of three residential buildings, with the locally listed former Duke of Cambridge public house at the corner with West Green Road and Stanley Road extended to the rear, renovated and converted to form a replacement church, with nursery and café facilities also incorporated.

6.2.25 *Loss of Drinking Establishment*

6.2.26 Policy DM50 Part A of the Development Management DPD 2017 states that the Council will resist changes to the use of public houses unless it can be demonstrated that: (a) the public house is no longer viable financially: (b) all

feasible options for re-provision of a public house on site have been explored; or (c) redevelopment of the site would secure an overriding public benefit.

6.2.27 The application site includes the 'Golden Sands' bar and restaurant, which was formerly the Duke of Cambridge public house. The building is locally listed.

6.2.28 The proposed development would refurbish and extend the former public house to enable its conversion to a church, including a street-facing café at ground floor and nursery at rear which would both be operated by the church.

6.2.29 The existing building has ceased operations as a traditional public house (Use Class A4) and instead now operates as a bar-restaurant (Use Class A3/A4). Bar-restaurant operations appear to have been active on this site since at least 2009. Nevertheless, the existing A3/A4 use does still provide some potential community benefits as an informal meeting place and Policy DM50 is partially intended to support informal community assets.

6.2.30 The relocation of the existing Derby Hall Church and associated nursery into an extended and renovated former public house building 'frees up' existing land adjacent to the former care home, which enables the remainder of the site to be redeveloped on a more comprehensive basis for residential purposes. This includes the provision of more than 50% social rented housing, plus other benefits including improvements to the size and landscaped quality of the adjacent park and an improved public realm.

6.2.31 The proposed development would also facilitate the refurbishment of the locally listed building, which has been significantly damaged and unsympathetically altered by unauthorised development over the years. The refurbishment would incorporate improvements to important elements of the building's external fabric, with features such as the ground floor window openings reverting to their original design and appearance. Unauthorised extensions such as the visually dominant street-fronting awning would also be removed.

6.2.32 Although an informal community meeting place would be replaced, there are several other public houses and bar-restaurants on West Green Road and elsewhere in the vicinity, including on the nearby Green Lanes. Furthermore, the church would incorporate a self-contained café at ground floor level thereby replacing the existing bar-restaurant space, which would provide an alternative community space as well as enabling and retaining an active frontage on this part of the site.

6.2.33 Therefore, the proposed extension, renovation and conversion of the former public house into a church and nursery would facilitate the restoration of a visually prominent and locally listed heritage asset and would also enable the comprehensive development of this allocated site for housing including a substantial and policy-compliant provision of low-cost affordable rental housing.

6.2.34 As such, it is considered that the change of use of the former public house as proposed would secure an over-riding public benefit and would therefore be acceptable in principle in accordance with Policy DM50.

6.2.35 *Replacement Social and Community Infrastructure*

6.2.36 Policy 3.16 Part B of the London Plan 2016 states that development proposals providing high-quality social infrastructure will be supported. It also states that proposals which result in the loss of social infrastructure in areas of defined need should be resisted, and that redundant facilities should be re-used for social infrastructure purposes in the first instance, where there is a defined need, before alternative uses are considered.

6.2.37 Policy SP16 of the Local Plan states that the Council will ensure that community facilities are protected and services are provided for Haringey's communities. It also states that the Council will promote the efficient use of, and the provision of multi-purpose community facilities.

6.2.38 Policy DM15 of the Development Management DPD states that development proposals resulting in the loss of specialist housing will be granted permission where it can be demonstrated that there is no longer an established local need.

6.2.39 Policy DM49 Part A of the Development Management DPD states that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. Part B states that where there is a loss of a facility, evidence will be required to show that: (a) the facility is no longer required in its current use; (b) the loss would not result in a shortfall of provision of that use; and (c) the existing facility is not viable and there is no demand for any other suitable community use on the site.

6.2.40 Part E of DM49 states that new community facilities will be supported where they are: (a) accessible by public transport; (b) are located within the community they intend to serve; (c) provide flexible/adaptable space; (d) do not impact negatively on road safety or traffic generation; and (e) protect residential amenity.

6.2.41 Policy DM51 of the DM DPD states that planning applications for nurseries will be acceptable subject to the provision of detailed information on their: (a) staff/visitor numbers; (b) days and hours of opening; (c) nature of the business; (d) car parking/transport and servicing arrangements; (e) disabled access provision and; (f) noise minimisation techniques.

6.2.42 Site Allocation SA57 identifies the site as being suitable for a range of uses including replacement community facilities.

6.2.43 The site is occupied predominantly by a former care home building and its associated access and amenity spaces. The 'Red House' was a 34 bedroom care facility for older people that closed in 2013 after the Council considered it to be surplus to requirements for care provision.

6.2.44 The previous occupiers of the facility were relocated to appropriate alternative accommodation following a review of their individual care needs. Once transferred, there was no longer a necessity to provide residential care purposes at the Red House site and has remained redundant ever since.

6.2.45 At the time of the decision to close the care facility in 2011 the building was not fully occupied (23 permanent residents). Models of care service delivery have moved towards a commissioning-based methodology, which means that independently run facilities are now providing suitable care services.

6.2.46 Nearby examples of care accommodation for older people include Forward Support (146 Carlingford Road), Priscilla Wakefield House (Rangemoor Road) and Peregrine House (350 Hermitage Road), which are all located within the N15 postcode area.

6.2.47 Therefore, as the Red House site has remained closed for more than six years, it is considered that demand for care facilities for older people in this area is met by existing privately-run facilities. The existing building is not suitable for conversion or re-use for an alternative community or social use as the age and unusual layout of the building would make many alternative uses unviable. It lawful use, in planning terms, has long ceased. Furthermore, the existing and redundant low rise building on the site is in clear need of being redeveloped.

6.2.48 As such, it is considered that the loss of this building is acceptable in principle.

6.2.49 For similar reasons of age, poor layout and lack of suitability, the existing church and nursery building (227sqm) is not suitable for its current purposes and its removal from the site is supported. These activities would be re-provided within a larger dedicated facility (1,104sqm) formed by the extension and refurbishment of the former public house.

6.2.50 The existing church has a varied timetable with midweek activities commencing at 10am and finishing no later than 9pm from Monday to Thursday, with later services on Friday up to 1am. Saturday activities currently occur between 9am and 9.30pm and Sunday activities between 9am and 10pm.

6.2.51 The main service on Sunday mornings is between 9am and 1pm with approximately 150 attendees, including children. All other activities including non-English language services typically attract no more than a third of the main service attendance (50 attendees).

6.2.52 The church hours of operation are not anticipated to change. However, the capacity of the church would increase to 215 and the applicant has indicated that a full attendance would be expected for the main Sunday service. Other Sunday services would be expected to increase by a maximum of 50 persons (to 100), with all remaining activities resulting in lower attendances.

6.2.53 The nursery currently operates between 8am and 6pm from Monday to Friday. The nursery caters for 33 children and is supervised by 7 members of staff. The numbers of staff and pupils attending the nursery would not change as part of this proposed development. There would be a small increase in the nursery hours.

6.2.54 For ease of reference the comparable elements of the existing and proposed church and nursery uses are described in the table below:

	Existing	***Proposed***
Floor Area	227sqm • shared space	1,104sqm • 914sqm for church • 190sqm for nursery
Church Operations		
Hours		
Mon-Thurs	1000h to 2100h	No change
Fri	1000h to 0100h	No change
Sat	0900h to 2130h	No change
Sun	0900h to 2200h	No change
Main Service	Sunday: 0900h to 1300h	No change
Occupants		
Max. Capacity	150	215
Typical Service	50	100
Nursery Operations		
Hours		
Mon-Fri	0800h to 1800h	0730h to 1900h
Occupants		
No. of Children	33	No change
No. of Staff	7	No change

6.2.55 The extended and converted former public house would provide high-quality and dedicated facilities that are much improved on the existing shared church/nursery operations. The proposed development would enable the church and nursery facilities to operate independently of one another, which they are unable to do at

present. It would enable the church to remain in the area for the long-term where demand for their services is already strong.

6.2.56 Part of the church layout would include a street-fronting café, accessible by the general public from West Green Road via a separate entrance to the main church, that would provide a community meeting space to replace that of the former pub.

6.2.57 Therefore, the proposed development would re-provide high-quality and flexible social and community facilities, in a highly accessible location where there is already significant existing demand for these facilities, it is considered that the re-provided church and nursery spaces are acceptable in principle. This is subject to the transport, noise, accessibility and other impacts of the uses also being considered acceptable, and these aspects of the proposed development will be assessed in detail in the relevant section below.

6.2.58 *Provision of Residential Use*

6.2.59 London Plan Policy 3.3 provides explicit strategic support for the provision of housing within London and sets a target for the Council to deliver a minimum of 15,019 homes in the Plan period 2015-2025. This target is set to increase with the adoption of the draft London Plan, where emerging Policy H1 sets a target of 19,580 net completions of homes in the draft Plan period of 2019/20-2028/29. This would yield an annualised target for Haringey of 1,958 homes.

6.2.60 Policy DM10 of the DM DPD states that the Council will support proposals for new housing on sites allocated for residential development. Site Allocation SA57 describes the Red House care home site as being suitable for mixed-use development including the provision of housing.

6.2.61 The application site currently includes four existing flats above the former public house. The proposed development of 88 residential units includes four units for the private use of the church to be occupied by visitors only. This restriction would be secured by legal agreement.

6.2.62 The residential units forming part of this development would contribute proportionally towards the Council's overall housing targets in a sustainable and appropriate location. As such, it is considered that the provision of residential units on this site is acceptable in principle.

6.2.63 The proposed development provides residential and social/community facilities but would not meet the mixed-use objectives of SA57 in full, as no employment or town centre uses are included within the scheme.

6.2.64 However, the site is not located within a designated commercial frontage, such as a local centre. The demand for employment space is either within larger town

centres (office uses) or designated industrial areas (industrial uses). In addition, there is a high vacancy rate for commercial units in this part of West Green Road which would not be helped by the increased competition from new commercial premises. Providing residential units in place of the commercial premises indicated by the site allocation would instead help to support existing businesses through the creation of passing trade and local demand for goods and services.

6.2.65 Therefore, it is considered that residential use at ground floor instead of commercial use is a more appropriate solution in this instance taking into account the specific circumstances of the site and its location.

6.2.66 As well as the re-provision of the existing church and nursery uses, further community facilities would be retained within SA57 in the form of the existing Mitalee Centre building which does not form part of this application.

6.2.67 It is therefore considered that the proposed development is acceptable in land use terms, subject to other elements of the scheme also being acceptable including the provision of affordable housing, impact on local character and appearance, impact on neighbouring residents, housing quality, transport and highways matters, and all other relevant considerations.

6.2.68 <u>Masterplanning</u>

6.2.69 Policy DM55 of the DM DPD states that, where development forms only part of a larger site allocation, a masterplan must be submitted with the application in order to demonstrate to the Council's satisfaction that the proposal would not prejudice the future development of other parts of the site allocation, or frustrate the delivery of the wider site allocation requirements.

6.2.70 The applicant has provided an indicative masterplan for the entirety of SA57, within the submitted Design and Access Statement (Appendix A). The masterplan includes the community facility located immediately to the south of the application site (Mitalee Centre), which is located within the boundary of SA57 but is unable to form part of this development proposal as it is being rented on a long lease.

6.2.71 The indicative schematic shows how potential future development on the Mitalee Centre site can be achieved, with a similar building scale, massing and layout to Block C of the proposed development. The proposed development has been designed without windows on the southern side of Block C so that the potential masterplan can be completed without adversely affecting the living conditions of future occupiers of that block at a later date. This arrangement is considered an appropriate potential design for the remaining part of SA57.

6.2.72 The masterplan would not prejudice any of the site-specific requirements or development guidelines of SA57. As such, it is considered that the applicant has

submitted a logical and workable masterplan that is acceptable as it complies with the requirements of Policy DM55.

6.3 Housing Provision and Affordable Housing

6.3.1 Affordable Housing and Mix

6.3.2 The NPPF states that where it is identified that affordable housing is needed, planning policies should expect this, in the first instance, to be provided on site.

6.3.3 London Plan Policy 3.12 states that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes.

6.3.4 Local Plan Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough-wide target of 40%, (by habitable room), with tenures split at 60:40 for affordable (social) rent and intermediate housing respectively. This approach is reflected in Policy DM13 of the DM DPD, which also states that the preferred affordable housing mix is as set out in the Council's Housing Strategy.

6.3.5 The Mayor of London's Affordable Housing and Viability (AHV) SPG provides detailed guidance to ensure that existing affordable housing policy is as effective as possible. The SPG requires all developments not meeting a 35% affordable housing threshold to be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late stage viability reviews required where appropriate.

6.3.6 The application is supported by a *Viability Assessment* (VA). The VA was produced in respect of the proposal as it was originally submitted, that is for a development of 83 units (79 publicly available) plus a ground floor commercial unit. The VA was independently assessed by BNP Paribas (on behalf of the Council) and the assessors concluded that the development would only be viable with a maximum 21.5% (by unit) affordable housing offer in addition to a commuted sum payment of £93,742.

6.3.7 A significant increase in the number of affordable housing units has been secured through negotiations with the applicant. These negotiations have been facilitated through a revised land deal with the Council whereby the applicant would complete the purchase of the land and construct the development before providing two blocks of affordable housing back to the Council as new council-homes.

6.3.8 Negotiations also secured additional housing in place of the previously proposed commercial unit.

6.3.9 As such, the proposal is for 88 residential units, four of which are for church use only. The applicant is now proposing 46 affordable units all of which are social rented equating to 54.9% of the total by habitable room. This would make a significant contribution towards the Council's borough-wide affordable housing target of 40% and is policy-compliant.

6.3.10 The Council would have the first option to purchase these social rent units, which would be provided entirely within the dedicated affordable Blocks B and C.

6.3.11 The mix of the proposed housing is explained in the table below:

Unit Type/Location	***No. of Units***	***No. of Hab. Rooms***	***Aff. Split (% by Hab. Room)***
Church (Private)		***11***	45.1% non-affordable
1 bed	1		
2 bed	3		
Subtotal	***4***		
Block A (Market)		***113***	
1 bed	17		
2 bed	13		
3 bed	8		
Subtotal	***38***		
Block B (Social Rent)		***71***	54.9% affordable
1 bed	6		
2 bed	9		
3/4 bed	6		
Subtotal	***21***		
Block C (Social Rent)		***80***	
1 bed	6		
2 bed	13		
3 bed	6		
Subtotal	***25***		
Total	**88**	**275**	**100%**

6.3.12 Appendix C of the Housing Strategy states that the Council's preferred tenure is for low-cost rented housing.

6.3.13 The provision of 100% of the affordable housing within the social rent tenure does not meet the required 60:40 split ratio of Policies SP2 and DM13, as stated above. However, the Council's Housing Strategy, which is a material consideration, confirms that there is a high demand for social rent properties in the Borough and therefore this ratio of tenure provision is welcomed. Twelve of the social rent units would be family-sized properties of three and four bedrooms. This equates to 40% of the affordable housing by habitable room, which is more than required by Local Plan policy.

6.3.14 The Council's Housing team has been involved in increasing the affordable housing provision for this proposed development and they support the proposed level, tenure and mix of affordable housing, as well as the layout of units provided. The development makes an important contribution towards the Council's Borough Plan target to build 1,000 social rented Council homes.

6.3.15 As such, given that a 54.9% proportion of affordable housing (by habitable room) would be provided with a high provision of family-sized units in an entirely social rent tenure that is in high demand in the borough it is considered that the amount of affordable housing provided for this development is acceptable and is welcomed.

6.3.16 Housing Tenure and Mix

6.3.17 Policy 3.8 of the London Plan 2016 states that Londoners should have a genuine choice of homes that they can afford.

6.3.18 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.

6.3.19 Four of the overall provision of 88 units, a one-bedroom unit and three two-bedroom units, would be for the private use of the church. This would be secured by legal agreement, in that the units must not be available for sale or rent on the private market, and must be for church use only, in perpetuity.

6.3.20 Thus, the development would provide a net increase of 84 residential units in the form of flats, including some duplex units over two storeys.

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

Unit Type	***Units***	***%***
1 bed flat	30	34.1
2 bed flat	38	43.2
3 bed flats	18	20.4
4 bed flat	2	2.3
TOTAL	88	**100%**

6.3.22 There is a large proportion of family housing units (20 units – 22.7% of the total) provided within the scheme. The Council's Housing team have stated that the mix of units as proposed is acceptable in this location.

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

6.3.24 Density

6.3.25 The supporting text of London Plan Policy 3.4 indicates that it is not appropriate to apply the London Plan Density Matrix and its thresholds mechanistically. Its density ranges for particular types of locations are broad, enabling account to be taken of other factors relevant to optimising potential including local context, design and transport capacity which are particularly important, as well as the availability of social infrastructure.

6.3.26 Policy 3.5 of the London Plan states that developments that fail to comply with the density standards may still be acceptable where they are of high-quality design. This standpoint is supported by the Mayor's Housing SPG.

6.3.27 The draft new London Plan proposes to remove the density matrix and indicates that a design-led approach to finding a site's optimum density would be most appropriate. Nevertheless, an assessment of the applicant's density figures is provided below.

6.3.28 Policy DM11 of the Site Development Policies DPD states that the optimum housing potential of a site should be determined through a rigorous design-led approach.

6.3.29 The application site is within an 'urban' setting (terraced housing, mix of uses, close to a large district centre i.e. Wood Green) and has an excellent access to public transport, with a PTAL of 6a, including underground stations and a range of bus routes. The Mayor's density matrix (Table 3.2 of the London Plan 2016) sets an indicative maximum threshold of 700 habitable rooms per hectare for residential developments in this type of location.

6.3.30 The proposal demonstrates a density figure of 716 hr/ha which is slightly in excess of the indicative upper threshold. However, this slight additional density is permissible in this case given that public transport accessibility is currently excellent and is likely to improve in the future. Furthermore, the matrix does not preclude development outside of the indicative thresholds subject to it being of a high-quality design, with a good quality residential layout and other beneficial factors. This scheme is considered to have both a good design and residential quality.

6.3.31 It is also adjacent to a range of local amenities including shops, restaurants, community facilities and a public park, and includes amenity space.

6.3.32 Therefore, it is considered that the proposed density of the development is acceptable in principle, subject to further consideration of other relevant matters in the sections below.

6.4 Design and Appearance

6.4.1 The NPPF states that good design is a key aspect of sustainable development and that developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.

6.4.2 DM Policy DM1 states that all new developments must achieve a high standard of design and contribute to the distinctive character of the local area.

6.4.3 The proposal would be formed of three main development blocks, notwithstanding the former public house that would be extended, refurbished and converted.

6.4.4 Block A would front onto West Green Road to a height of five storeys with a set-back roof level. The ground level would appear enlarged enabling duplex units to be provided with direct access onto the main road via front doors. The three floors above protrude marginally in front of those duplexes with angled winter gardens a key forward-projecting feature of the upper floor flats. The recessed top floor allows for front balconies at this level. Block A is attached directly to the eastern side of the former public house.

6.4.5 Block A projects to the south in an L-shape allowing for a car park to be included between its southerly projection and the proposed church/nursery. Access to the upper floor flats is provided on the eastern side of Block A from the new square off West Green Road. The northern and southern elements of this block would be visually separated by a glass lobby and stairwell.

6.4.6 Block A is separated from Block B to the east by the public square and north-south pathway that would provide access through the development site from West Green Road to the park. The existing street tree to the front of the existing and redundant care home would be retained.

6.4.7 Block B is a similar height to Block A, although there is a slight step down between the two blocks within the street scene on West Green Road due to a drop in land levels. Block B also incorporates ground floor duplexes accessed from West Green Road, although their design differs from Block A in that they project forward of the upper elevations rather than being slightly recessed. The flats on the upper floors each feature a recessed balcony, whilst those on the top floor have balconies that are set back into the roof. Block B is less wide than Block A but does turn both corners to have a relationship with the park to the east as well as the new square to the west. The floors on the eastern and southern elevations of Block B each have a similar appearance, with balconies provided overlooking the park.

6.4.8 Block C would be sited to the south of the proposed church/nursery extension and separated from it by the proposed car park. This gives a clear separation between the residential and non-residential elements of the development on

Stanley Road. Block C is lower in height fronting the street than Blocks A & B, being four storeys in height with a recessed fifth floor, reflecting the lower proportions of properties on Stanley Road. It does however step up further at the rear to form a sixth floor as it turns the corner to face the park. Block C is also split into western and eastern elements by a glazed central core.

6.4.9 Part of the southern elevation of Block C would not include windows, so to enable future development of the adjoining Mitalee Centre site to come forward without adversely affecting the amenity of the proposed residential units. This elevation would instead feature decorative projecting brickwork in order to avoid a blank flank elevation 'in the meantime'. All blocks have been designed to maximise passive surveillance onto the park to improve its security.

6.4.10 The former public house would be extended to the rear over four to five storeys, including a recessed roof level extension similar to those on the main residential development blocks, with the increase in height resulting from land levels that fall away to the south. The rear extension would be distinguished from the main historic building by its more contemporary design and material finish, with a glazed circulation core sited between them.

6.4.11 *Quality Review Panel (QRP)*

6.4.12 The proposal has twice been assessed by the QRP prior to the application being submitted. The most recent review took place on 14th March 2018 and the Panel's summarising comments are provided below:

6.4.13 *"The Quality Review Panel welcomes the detailed and helpful presentation, and feels that the design team has responded well to the comments from the previous review. The panel considers that the proposals have the potential to deliver high quality development. It broadly supports the revised layout and the changes to the configuration of the blocks, and feels that the reduction in commercial accommodation is a positive response to the local context.*

6.4.14 *However, it considers that a final iteration of the design is required (as outlined below), in order to fine-tune some of the detailed aspects of the scheme. In this regard, it highlights scope for refinement within: the design and activation of the ground plane of the development, including the robustness of the public realm; the architectural expression of the different buildings on the site; and the quality and amenity of some of the residential accommodation."*

6.4.15 The scheme has been amended following the QRP's comments and the comments made have been addressed. The details of how the comments are addressed are set out in the table below.

6.4.16 This table provides a summary of key points from the most recent review, with officer comments following:

Panel Comments	*Officer Response*
Summary	
General support for the development, with scope for refinement to public realm areas, architectural expression of buildings, and quality/amenity of residential accommodation.	Public realm and pedestrian routes have been reconsidered in tandem with the Met Police. The detailed articulation of buildings, use of materials and layout has been progressed with higher quality imaging now demonstrating a high-quality contemporary development that is supported by the Council's Design Officer.
Massing / Development Density	
Edges of blocks should ensure good level of surveillance and activity.	Proposed boundary treatments are visually permeable to allow for surveillance whilst passive visibility of the park from pedestrian routes and private balconies is maximised.
Residential block to south on Stanley Road should have single level only set-back upper floor	This change has been incorporated into the proposal.
Place-making / Landscaping	
Landscaping should be carefully considered and should reinforce the park 'edge' as the heart of the development.	Landscape is designed to encourage pedestrian movements through the development site via the north-south route into the park.
Measures should be taken to protect trees and their roots and propose a strong tree planting strategy	The two most significant trees around the site would be retained, and a variety of new tree planting is proposed to the acceptance of the Council's Tree and Nature Conservation Manager. Tree protection methodologies are proposed and would be secured by condition.
Layout	
Locating family-sized duplex apartments adjacent to park would improve the development/park interface. Ground floor bedrooms onto	It was considered more appropriate, in absence of significant new commercial development fronting West Green

the park should be avoided.	Road, to provide duplexes on that street instead to enliven and bring activity to the public realm. Activity would be brought to the park by visually permeable boundary treatments (brick plus metal fencing), which has the additional benefit of also giving adequate privacy to ground floor bedrooms.
Public realm should maximise natural surveillance.	Additional windows have been provided to ground floor flats fronting onto communal public areas.
Private gardens with high fencing adjacent to park should be avoided.	An element of boundary screening to the park is required to define private amenity spaces. This treatment would be designed to enable visually permeability between the park and private spaces.
Reduction of commercial accommodation onto West Green Road is welcomed.	Noted. A commercial space was not deemed necessary fronting onto West Green Road as the local area already has a high number of commercial units some of which are vacant.
Bin stores should be located away from primary frontages.	All bin store areas have been located away from street frontages.
Architectural Expression	
Provide greater exuberance within the architecture. Differing blocks could be visually more distinct within an overall common language to tie them together.	The architectural detail has been refined but the overall character and material palette is restrained in line with Haringey's preference in this area. This is considered appropriate in this location to prevent the development from becoming excessively prominent, and to help the design to blend into its surroundings which contains prominent use of yellow brick.

The architectural context of West Green Road includes both oriel and bay windows, and no 'flat' elevations, which is not reflected in this scheme. North-facing balconies should be replaced with winter gardens.	North-facing windows have been replaced with winter gardens to add variety to the West Green Road façade and reflect local characteristics, which includes upper floor projections.
High quality brickwork and balcony materials will be very important.	High quality materials are shown on the imaging presented and supporting documentation and will be secured by condition.
The brickwork to the town houses fronting West Green Road should have more refined detailing and a more vertical rhythm.	The brick detailing and fenestration arrangement has been amended to provide a more vertical emphasis, particularly to the West Green Road and eastern side elevations.

6.4.17 As set out above, the applicant has sought to engage with the QRP during the pre-application stage, and the development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel. It is considered QRP points have been addressed to a significant extent.

6.4.18 *Scale, Bulk and Massing*

6.4.19 The density of the proposed development is considered acceptable in this location – this has been addressed in the 'Density' section above. The greatest height of one building, at six storeys, is located in the centre of the site away from neighbouring properties and public areas. From surrounding streets, the buildings would generally appear as mostly five storeys in height, due to the recessed nature of the roof level elements.

6.4.20 The Council's Design Officer has commented on the height, bulk and massing of the scheme, and notes that: "*The range of heights across the proposal is detailed to subtly and sensitively step up and create appropriate and pleasingly proportioned elevations of human scale. This includes the consideration that five and six storeys, in the form of four and five storey blocks with distinctive "base" ground floors and set-back "attic" top floors, are appropriate for the main West Green Road frontage, up to and including the park edges."*

6.4.21 The Design Officer indicates that the slight drop in land levels west to east allows for a stepped increase in scale of the buildings along West Green Road where, when viewed from the west, *"the rising height of the buildings, from three (plus set-back fourth), to four (plus set-back fifth and disguised two storey base) to five plus set-back sixth at the corner of the park, will act as a rising crescendo further*

marking the park", and where, when viewed from the east on the same road, *"Block B will form a "bookend" to the park and "announce" the local shopping parade and rising density of development as the busier town centres and transport interchanges of Green Lanes, Wood Green and Turnpike Lane are approached."*

6.4.22 The proposed buildings on the Stanley Road frontage would form a stepped increase in scale compared to the existing two and three storey terrace properties on the opposite side of that street. However, the significant visual permeability on this site of Stanley Road provided by the proposed car park and the entrance to Stanley Culross open space, as opposed to the continuous residential frontage across the road, allows for some greater bulk and massing to be accommodated without forming an oppressive scale.

6.4.23 The siting of the proposed development to the north of the adjoining public open space means that the scale and massing of the proposed buildings would not overshadow it. The blocks would not form a continuous wall of development around the north-western corner of park as the public routes enable some visual permeability. It is also relevant that the setting of the open space has always been fairly urban in that surrounding buildings are clearly visible and the space is not entirely screened from the wider public realm by trees. As such, the Council's Design Officer notes that: "*The view of the development from the park will therefore be of three modestly scaled mansion blocks."*

6.4.24 *Street Scene Impact*

6.4.25 This proposal is required to respond to two adjacent streets with different characteristics – the commercial West Green Road to the north and the mostly residential Stanley Road to the west, as well as the open landscaping of Stanley Culross Open Space to the south and east.

6.4.26 The blocks fronting West Green Road would follow the visual rhythm of the properties across the road, with winter gardens reflecting the upper floor bay windows evident on some properties, and would continue the existing building line along the street. In order to encourage activity at street level, which is consistent with the surrounding local centre, front door accesses to the duplex units of Blocks A and B would be provided onto West Green Road.

6.4.27 The church/nursery conversion would also promote an active frontage onto West Green Road by siting their main entrance onto that road as well as by providing a public-facing café within the ground floor of the former public house. This building is identified as distinct from the new residential development through the provision of a glazed entrance and core to its eastern side, and the provision of a tall glass 'blade' adjacent to it. This visual break allows for the difference in proportions between the floors of the refurbished former public house and those of the proposed new-build development to be accommodated.

6.4.28 The mansion block-style of Block C would have a similar scale to the rear extension to the former pub. The significant spacing that would exist between these two buildings, formed by the vacant space above the proposed car park, would create a highly permeable street pattern that means the massing of these buildings would not dominate the street scene on Stanley Road.

6.4.29 The proposal would retain existing trees at key points to indicate the locations of the north-south and east-west pedestrian routes between the proposed blocks and give glimpses of parkland from West Green Road and Stanley Road.

6.4.30 The residential access points to each individual residential block would be unobstructed and easy to reach from public areas. These access cores would be clearly identified through use of colour and glass.

6.4.31 *Materiality and Articulation*

6.4.32 Elevations are well-proportioned and effectively composed with a distinct base, middle and top, and orderly arranged fenestration and balconies. The proposed materials would be durable and appear appropriate for their context.

6.4.33 The multi-coloured glass 'blade' element that marks the church is welcome and would help to identify the site, and the church entrance in particular, from afar.

6.4.34 Blocks A and B have a gradation in their finishing materials with a darker brick base element, lighter brick middle and a recessed metal-clad top element. These treatments would face onto the surrounding roads and the square between them. Block C has a simpler palette without the darker base, which is more appropriate given the predominantly residential character of Stanley Road.

6.4.35 The darker brick is also used to form the boundary around the site including around Block C, fronting the park and adjoining the new pathways, which is appropriate for a low-level treatment that must necessarily be robust.

6.4.36 The Council's Design Officer indicates that the "*brick-based palette is welcome as a durable, appealing and contextual material. The idea of a darker brick for the West Green Road lower floors and for garden walls elsewhere, and a lighter brick elsewhere is likely to be appropriate and to respond in a complimentary but not imitative manner to the variety of bricks found in surrounding existing buildings."*

6.4.37 Due to the complexity of some elements of the detailed design, such as projecting and recessed doorways and balconies, particularly those fronting onto public areas, the Design Officer recommends that key details are fully supported by highly detailed drawings (for example at 1:5 scale where appropriate) and this can be secured by condition in the event of an approval. Full details of materials

used on main elevations, access cores and entrance shall also be agreed in detail by the imposition of appropriate conditions as part of any planning consent.

6.4.38 The Church would be extended predominantly in a brick to closely match that on the existing former public house building. It would include coloured elements that are not common in the surrounding area. However, for its proposed use as a place of worship some uniqueness from the local material palette is considered reasonable. Furthermore, this northern part of Stanley Road is closest to West Green Road which has a varied colour palette due to its commercial nature. Coloured glass in windows would add to this varied palette and provide a visual connection to the similarly-styled blade element on West Green Road.

6.4.39 The Council's Design Officer states that exact details of materials for the church extension must be confirmed by condition.

6.4.40 *Summary*

6.4.41 The Council's Design Officer has summarised their assessment of the development as follows:

6.4.42 *"This proposal is a well-designed redevelopment of an allocated site that sits at the fulcrum between the busy local shopping street of West Green Road and a hitherto neglected and ill-defined public park. The urban form, bulk, massing and pattern of streets, paths and blocks will help give greater definition and sense of enclosure to the park, as well as increasing its area."*

6.4.43 *"The relocation of the currently poorly housed but popular existing church, into a restored, improved and extended former pub, will secure the retention and improvement of a locally listed building and distinct corner, complimentarily to the local centre."*

6.4.44 Taking the Design Officer's opinions into account, it is considered that the proposed development would erect a series of distinctive buildings of a high-quality design on this currently under-developed site. It would have a positive impact on the character and appearance of the surrounding area, positively extend and refurbish an existing historic building and provide appropriate enclosure, as well as an increased floor area, to the adjacent public open space.

6.4.45 Therefore, the proposal would be acceptable in design terms.

6.5 Heritage Impact

6.5.1 The site is not located within a conservation area nor is it located close to any listed buildings. The application site does include the locally listed 'former Duke of Cambridge' public house which would be extended and converted as part of this application.

6.5.2 Locally listed buildings are non-designated heritage assets. The NPPF states that a balanced judgement will be required when an application affects a non-designated heritage asset having regard to the scale of any harm or loss and the significance of the heritage asset. Policy DM9 states that development that conserves or enhances the significance of a heritage asset and its setting will be supported.

6.5.3 With respect to the impact on the locally listed building the proposal includes works to refurbish the facades of the historic building including restoration of original features, and refurbishment of the former pub frontage having regard to its original design detailing and proportions. This work would provide a considerable enhancement to the appearance of the historic building and significantly improve its contribution to the street scene.

6.5.4 The new buildings proposed to the east of the pub along West Green Road, whilst larger in scale than the original terrace (which existed on the application site before the construction of the care home), would reinstate the original building line and urban grain in this area, thereby partially replicating the original setting of the pub.

6.5.5 The extensions to the roof and rear of the former pub would lead to a limited loss of historic character and fabric to this locally listed building. The proposed rear extension would not replicate the original building layout, obscure its original form and lead to some loss of original fabric in the form of the rear wall. However, this would be outweighed in conservation terms by the benefits from re-instatement of original details fronting the main thoroughfare on West Green Road and the removal of the unsympathetic extensions to the rear.

6.5.6 The roof extension would similarly not reflect the materials of a pub of this era, or the original building layout, but would be partially obscured from public views by the parapet wall, whilst its proportions and fenestration patter would reflect the original building façade.

6.5.7 The Council's Conservation Officer has assessed the proposal and a summary of their views, in accordance with the comments above, is provided below:

6.5.8 *"On balance, the proposal would provide some enhancement to the historic pub building and its setting (especially to the West Green Road frontage) that would outweigh any adverse heritage impacts of the proposal."*

6.5.9 Therefore, noting the Conservation Officer's comments, although there is minimal harm caused by the proposed new buildings surrounding the locally listed property, this is wholly outweighed by the heritage benefits of refurbishment of the locally listed building. The proposal is considered acceptable in terms of its conservation and enhancement of the significance of the locally listed building

and its setting, subject to the imposition of a condition on any grant of planning consent requiring highly detailed drawings that show details of how the frontage of the building would be finished.

6.5.10 As such, the proposal would be acceptable and also welcomed in conservation terms.

6.6 Residential Quality

6.6.1 Layout

6.6.2 The Mayor of London's Housing SPG sets out a range of detailed design requirements for new dwellings in London. Policy 3.6 of the London Plan states that development proposals should make provision for play and informal recreation space. Policy 3.8 of the same document states that 90% of units should be 'accessible and adaptable', with 10% 'wheelchair user dwellings' being provided according to Building Regulations Parts M4(2) and (3).

6.6.3 Policy DM1 requires developments to provide a high standard of privacy and amenity for its occupiers.

6.6.4 Twenty of the proposed units (22.7%) would be single aspect. This is considered an acceptable proportion for new developments in a location where high-density living is to be encouraged. Furthermore, some of these single-aspect units incorporate a stepped elevation with a small window that would facilitate additional light, outlook and ventilation compared to a typical single-aspect unit.

6.6.5 The application site has a long street frontage on West Green Road, which means that flats on that side of the proposed development would mostly have only a single aspect. The development layout is further restricted by its siting immediately adjacent to a locally listed building, which is being retained. As such, there are 15 (17%) north-facing single-aspect units within the proposal. Some additional aspect for the single-aspect north-facing flats in Block A would be available from the winter gardens which provide angled aspect to the west. Furthermore, a single-aspect north-facing flats located at roof level would benefit from increased aspect from their relatively large balconies.

6.6.6 *Outdoor Amenity and Play Space*

6.6.7 All properties have private amenity spaces in the form of gardens or balcony areas which are at least 5sqm in floor area, which meets Housing SPG requirements. All ground floor flats in all blocks have their own private garden areas of between 10 and 102sqm; the majority of these units are family units. 150sqm of amenity space is also proposed at roof level on block A.

6.6.8 The development has an anticipated child yield of 56 using the revised GLA Child Playspace calculator which generates a requirement for 561sqm of play space. There is a very limited amount of communal ground floor space within the site boundary that would be available for play space to be installed. However, there is 360sqm of play space for young children currently available within the immediately adjacent park, which would be visible from proposed flat blocks A, B and C, and a financial contribution is being made towards improving this (see below). Taking into account the private garden areas, and the contribution to public playspace immediately adjacent to the site, provision of outdoor space for younger children is considered acceptable.

6.6.9 The wider park area, and other public parks, are within the required 800 metres of the application site in order to provide suitable open spaces and equipment for older children.

6.6.10 Therefore, the proposed development is able to satisfy the requirements of the Council's Planning Obligations SPD by providing a financial contribution towards the creation of new, or improvements to existing, play areas at a rate of £95 per square metre of required play space (£53,295 in this case). This can be secured by legal agreement.

6.6.11 *Outlook and Privacy*

6.6.12 The distance between the proposed flats in Block A and Block B and the residential units opposite on West Green Road is a minimum of 15 metres. This separation arrangement reflects that which is already in existence between flats on West Green Road.

6.6.13 The proposed flats within Block C would be separated from existing properties on Stanley Road by approximately 18 metres or greater. This distance represents a generous separation arrangement between dwellings in urban areas and therefore would not materially affect the amenity of surrounding residents.

6.6.14 Most of the proposed flats would have at least one clear aspect across the park. The ground floor flats would also have an amenity space buffer between the property and the park.

6.6.15 As such, it is considered that appropriate levels of outlook and privacy would be achieved for the proposed units.

6.6.16 *Daylight and Sunlight*

6.6.17 The applicant has submitted a *Daylight and Sunlight Report* (DSR) with the application. The DSR analyses 18 sample units across Blocks A, B and C. The sample includes all units located at ground floor as these are the most likely to be affected.

6.6.18 Daylighting to proposed units is typically assessed through the calculation of average daylight factor (ADF). Building Research Establishment (BRE) thresholds are deemed as being met if an ADF factor of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms are attained.

6.6.19 13 of the 18 sample flats would either achieve or have a minor reduction (no more than 5% - which is barely perceptible) against the BRE recommended ADF target values within all habitable rooms. For a further three of the units studied the main habitable space (living room), meets the BRE recommendations. For Flat C1 the reduction in daylight to the living room is only 20% below the BRE recommendation (which is a good level for higher density flatted development).

6.6.20 Only in Flat A2 (a market sale unit) would the daylight level for the main habitable room be significantly below BRE recommendations, which is a very small proportion of the eighteen-unit sample.

6.6.21 Furthermore, only Flat C3 (social rent) would have a noticeable reduction below the recommended BRE targets for daylight distribution, which is also a very small proportion of the sample.

6.6.22 For sunlight, the BRE recommends the annual probable sunlight hours (APSH) test which calculates the percentage of anticipated hours of sunlight received by each window in both the summer (March to September) and winter (September to March) months. The guidelines recommend that windows should receive at least 25% total APSH with 5% of this total being enjoyed in the winter months.

6.6.23 Of the sample units assessed 10 of the sample units would meet or exceed the APSH standards within the main living space. Two flats (A2 and B3) would receive more than half the APSH targets and would also meet the targets for winter sunlight hours. Flat C1 receives approximately half the APSH within the living room but its kitchen/diner receives high levels and is large enough to be considered a prominent habitable room.

6.6.24 Two of the tested units (B1 and C3) would not meet the sunlight standards due to their mostly northern aspect. However, additional sunlight would also be accessed from their balconies. The four duplexes and Flat A7, all fronting West Green Road have challenging layouts in respect of sunlight. The orientation of the development, with its longest façade on the northern side and additional development blocks located to the south, means that some sunlight limitations are expected. The duplexes have been designed with winter gardens, as well as rear courtyards, to maximise their access to sunlight, and it is noted that all residents would have convenient access to the surrounding parkland.

6.6.25 It is also recognised that the flats assessed indicate a worst-case scenario for day/sunlight provision and that units on the floors above those surveyed would have improved sun and daylighting levels.

6.6.26 As such, it is considered that overall, acceptable levels of daylight and sunlight would be achieved across the development.

6.6.27 *Air Quality, Noise and Lighting*

6.6.28 A large proportion (68) of the units would benefit from dual aspect, enabling passive ventilation, with most flats benefitting from windows or amenity spaces onto either the park or Stanley Road where pollution levels are low. Air quality is lowest on West Green Road and flats facing that street benefit from enclosed winter gardens or rear courtyards. Air ventilation units will be fitted to these properties with air also being drawn from the south where practicable. Where this isn't practicable ventilation inlets shall be fitted with nitrogen oxide filters to ensure air ingress is of a good quality. This has been secured by condition.

6.6.29 Excessive noise disturbance to occupiers of the proposed flats would not occur, as confirmed by the Council's Noise Specialist, subject to conditions to secure provision of good quality glazing, limits on nursery hours and staff, and limits to the loudness of amplification from within the church.

6.6.30 Lighting from the internal pathway and new public realm areas would be controlled by condition so it would not impact negatively on future occupiers.

6.6.31 *Internal Layout*

6.6.32 Each residential block is accessed from a single core, and core accesses do not serve more than 8 flats on each level, which meets Housing SPG requirements.

6.6.33 Refuse stores are reachable within 10 metres of public areas which meets the Council's waste management requirements. Commercial collections, including those for the church, are arranged on a private basis. The Council's Cleansing team have raised no objections to the proposal.

6.6.34 <u>Accessibility</u>

6.6.35 Nine flats would be wheelchair accessible or adaptable in accordance with part M4(3) of the Building Regulations, which meets the 10% target required. These units are located within Block A, which means the units benefit from access by two lifts.

6.6.36 <u>Security</u>

6.6.37 The development would increase natural surveillance onto local streets and the adjacent park by providing active frontages on all sides. Visually permeable boundary treatments would be provided to define public and private spaces whilst allowing some passive surveillance between them.

6.6.38 Public pedestrian routes through the site would be possible during daylight hours, although these routes would be closed off by gates during the night. Exact details of the siting, management and timing of gate closures can be secured by condition.

6.6.39 CCTV by entrances is recommended and access to blocks should be via encrypted key fob provision. These and other technical recommendations have been proposed by the Metropolitan Police. They are satisfied that the development would be able to gain Secured by Design accreditation, and this requirement would be secured by condition.

6.6.40 As such, the residential quality of the proposed development is considered to be acceptable.

6.7 Impact on Neighbouring Amenity

6.7.1 Policy DM1 of the DM DPD requires developments to ensure a high standard of privacy and amenity for its neighbours.

6.7.2 The Mayor's Housing SPG indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development particularly in central and urban settings, recognising the objective to optimise housing output and the need to accommodate new housing in locations with good accessibility, as described in Policies 3.3 and 3.4 of the London Plan.

6.7.3 The Housing SPG also states that quantitative standards on daylight and sunlight should not be applied rigidly within built up urban areas, without considering the location, context and standards experienced in broadly comparable housing typologies in London, particularly as the BRE guidelines were developed with low density suburban patterns of development in mind.

6.7.4 The applicant has submitted a *Daylight and Sunlight Report* with the application, which is analysed and referred to in the paragraphs below.

6.7.5 The Report assessed properties surrounding the application site and found that only 422 to 458 (evens) and 437 West Green Road, plus 27 to 57 (odds) and 22 Stanley Road (Mitalee Centre) had the potential to be affected by the proposed development.

6.7.6 The Vertical Sky Component (VSC) methodology was used to calculate the daylight impact on neighbouring properties. The VSC method calculates the

amount of visible sky available to each window. The guidelines state that, post-development, neighbouring properties should have a VSC of no less than 27% or no less than 0.8 times its former value.

6.7.7 For sunlight the APSH test is used (as described in the residential quality section above). For properties neighbouring a development only those windows orientated within 90 degrees of due south and which overlook the application site need to be assessed.

6.7.8 In respect of overshadowing impacts to amenity space, such as neighbouring gardens, the BRE guidelines set out a sunlight amenity assessment to ensure the space remains adequately sunlit throughout the year. This is achieved by observing which parts of the amenity area receive at least 2 hours of direct sunlight on the 21st March. On that date, an amenity space should have at least 2 hours of sunlight across at least 50% of its area, or it should retain at least 0.8 times or greater its former level of sunlight, to have acceptable levels of sunlight.

6.7.9 *Daylight Impact*

6.7.10 In terms of vertical sky component (VSC) more than half of the neighbouring properties assessed (19 of 37) would meet the BRE threshold. Where a reduction in daylight below the threshold occurs the VSC does not fall below 22.99%. It is considered reasonable to expect slightly lower daylighting levels in a high density urbanised environment.

6.7.11 As such, it is considered that neighbouring properties would not be adversely affected in terms of a loss of daylight.

6.7.12 *Sunlight Impact*

6.7.13 In addition to the sunlight objectives indicated above the guidelines allow for a 20% reduction in APSH when compared to the pre-development value with total reductions of less than 4% APSH not being considered noticeable.

6.7.14 The windows that are within ninety degrees of due south on the identified neighbouring properties were assessed against the BRE criteria for annual probable sunlight hours (APSH) and found to be accordance with these guidelines.

6.7.15 Therefore, it is considered that the proposed impact on the access to sunlight for neighbouring properties would be acceptable.

6.7.16 *Overshadowing*

6.7.17 Few private amenity spaces are located close to this site due to the commercial nature of West Green Road. The public park is located to the south and east of the site and therefore would continue to receive good quality sunlight.

6.7.18 Therefore, it is considered that the degree of overshadowing of neighbouring amenity spaces would be acceptable.

6.7.19 *Outlook and Privacy*

6.7.20 Properties within Block A are separated from the existing properties on the opposite site of West Green Road by a minimum of 15 metres. This is a similar separation distance to that which exists on other parts of West Green Road. Block B is set back further than Block A. As such, it is considered that the level of outlook and privacy that would be retained by the existing flats on West Green Road would be appropriate for a flat located in an urbanised area.

6.7.21 The separation distance between Block C and existing properties on Stanley Road is at least 18 metres. This is also an appropriate separation distance for an urban area. The private amenity areas to the rear of the existing houses would be unaffected by the proposal.

6.7.22 Therefore, it is considered that nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy.

6.7.23 *Air Quality, Noise and Light*

6.7.24 London Plan Policy 7.14 states that developments should address local problems of air quality. Policy 7.15 of the same document requires proposals to avoid significant adverse noise impacts.

6.7.25 Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.

6.7.26 An *Air Quality Impact Assessment* has been submitted with this application that concludes that the impact of this development on existing properties would be negligible.

6.7.27 The Council's Noise Specialist has stated that the increase in noise from occupants of the proposed residential properties would not be significant given the current urbanised nature of the surroundings. The *Planning Noise Assessment* indicates that sound levels would be within reasonable levels when heard at neighbouring properties.

6.7.28 The proposed new church and nursery would replace existing uses on site. The number of nursery staff and children would not increase. Although the capacity of the church would increase by 43.3% the new building would have much

improved sound insulation. Limitations to amplified sound levels and a requirement to close doors and windows during times of sound amplification shall be required by condition. Plant noise shall also be controlled by condition. The Council's Noise Specialist has therefore indicated that noise levels would be within acceptable limits.

6.7.29 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.

6.7.30 Any dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by the imposition of a condition on any grant of planning permission.

6.7.31 Therefore, it is considered that the proposed impact on neighbouring properties from noise, light and air pollution would be acceptable.

6.8 Transport and Parking

6.8.1 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and improve 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 followed by Policies DM31 and DM32 of the DM DPD.

6.8.2 London Plan Policy 6.13 states that new development should demonstrate a balance between providing parking and preventing excessive amounts that would undermine cycling, walking and public transport use. It also states that electric vehicle charging points, disabled parking spaces, cycle parking should all be provided at appropriate levels.

6.8.3 The site has a very high public transport accessibility level (PTAL) of 6a. There is an underground station within a short walk of the application site, whilst numerous bus routes are available locally.

6.8.4 The site is located within the Wood Green Outer controlled parking zone (CPZ), which restricts parking from Monday to Saturday, between 8am and 6.30pm.

6.8.5 The Council's Transportation team have considered the potential parking and highway impact of this proposal in detail. Their comments are referenced in the assessment below.

6.8.6 *Existing Parking*

6.8.7 On-street parking beat surveys have been undertaken for the area surrounding the application site and the results have been reported within the submitted *Transport Statement*.

6.8.8 Surveys were undertaken on Friday 16th and Tuesday 20th March 2018 between 0300h and 0430h when residents are at home and on-street car parking is at its highest. The results of the on-street car parking surveys concluded that of the 339-361 car parking spaces available within a 200 metre radius of the site between 117 and 153 spaces were free. This gives a maximum parking space utilisation level of 76%.

6.8.9 Based on this data the streets surrounding the site are not considered to be suffering from high on-street car parking pressures. Data has also been submitted that shows the maximum number of available car parking spaces was observed on a Sunday (18th of March 2018 at noon), i.e. during the main weekly church service, with 153 car parking spaces available within the local area. This shows that the church congregation is not having a significant impact on local parking availability.

6.8.10 *Trip Generation*

6.8.11 The residential development would be designated as 'car-free' with access to residential parking permits restricted by legal agreement. Given this designation, the 88 units are anticipated to generate 34 in/out trips during the morning peak and 35 in/out trips during the evening peak, with most resident trips expected to be taken using public transport.

6.8.12 Church attendees would increase from 150 to 215 people during the main Sunday service. The Council's Transportation team has commented on this increase as follows:

6.8.13 *"Based on an increase of some 70 additional attendees we would expect the car driver/ car passenger mode share to increase by 28 attendees. Assuming a car occupancy rate of 2.4 attendees per car this would result in generating an additional 12 car trips."*

6.8.14 This would not add a significant load to the highway network. Furthermore, the relocated nursery does not propose an increase in staff or pupils and therefore it is considered that the vehicle trips relating to this use are already on the highway network.

6.8.15 *Parking Provision*

6.8.16 Local Plan Policy SP7 focuses on promoting travel by sustainable modes of transport, maximum car parking standards and car free developments. Car free developments are further supported by Policy DM32 of the DM DPD.

6.8.17 The Mayor of London's Housing SPG Standard 18 states that each designated wheelchair accessible unit should have a car parking space. If all wheelchair adaptable dwellings are occupied by disabled nine accessible car parking spaces would be required.

6.8.18 Nine wheelchair accessible parking spaces are provided at basement level within a secure area, accessed from Stanley Road. Details of access controls would be secured by condition. The residential element of this development is car-free other than for wheelchair user parking, which is appropriate due to the site's excellent public transport accessibility levels, location in a controlled parking zone and given there is no significant car parking pressure locally.

6.8.19 Residents would not be permitted to apply for parking permits. As family units would not have access to parking spaces enhanced car club packages must be proposed for these properties, which can be secured by legal agreement.

6.8.20 Ten parking spaces, also accessed from Stanley Road, would be available at ground floor level for church and nursery use. The Transportation team has raised no objections to the parking provision for the church and nursery given the anticipated vehicle trip levels and the existing on-street parking availability, as described above.

6.8.21 In order to further support the car-free development and to promote sustainable transport, travel plans and travel plan statements (as appropriate) are required for each of the approved uses and these can also be secured by legal agreement.

6.8.22 The Transportation team has stated that a financial contribution towards the design and consultation of local parking control measures is required, as is a parking management plan. These can be secured through legal agreement.

6.8.23 *Cycle Parking*

6.8.24 The London Plan 2016 requires one secure and sheltered cycle parking space per one-bedroom unit and two spaces for each unit of two or more bedrooms. The proposed development would provide a minimum of 168 secure and sheltered cycle parking spaces, 140 of which would be allocated to the residential units.

6.8.25 The Council's Transportation team has confirmed that number of cycle spaces is in accordance with the London Plan. The cycle parking must also be in line with London Cycle Design Standards, which requires a minimum of 5% of the cycle stands to accommodate larger bicycles, amongst other requirements. This objective can be secured by condition.

6.8.26 *Other Requirements*

6.8.27 The application site is within an area that must be safeguarded in respect of Crossrail 2, as future tunnels for that railway could run beneath it. Transport for London have been consulted on this application and have raised no objections subject to construction method statements for below ground works being reviewed by Crossrail 2 prior to the commencement of works. This can be secured by condition.

6.8.28 A financial contribution towards highway works is required to provide vehicle crossovers and other related measures. This will be secured by legal agreement.

6.8.29 As such, it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

6.9 Open Space, Trees and Landscaping

6.9.1 *Open Space*

6.9.2 Policy DM20 of the DM DPD states that development that protects and enhances the Council's open spaces will be supported, whilst any reconfiguration of these spaces shall be: part of a comprehensive, deliverable scheme; with no net loss of open space; including enhancements to address particular deficiencies in that space, and; would not adversely affect its existing functions.

6.9.3 It is proposed that, on completion of the development, a 310sqm tranche of land to the south of the application site would be donated to the adjacent park (Stanley Culross Open Space). The applicant has also submitted a landscaping plan that shows wider improvements to the park including new footpaths, tree planting, wildflower planting and other improvements. The exact details of the park landscaping would be the subject of future consultation and can be secured by legal agreement.

6.9.4 The improvements to the park would be beneficial to its appearance and usability, whilst the land area of the park would increase as the result of the land donation.

6.9.5 The Council's Parks team has commented on this application. The Council is content to adopt the additional land on the condition that the increased maintenance costs be provided as part of the land donation arrangements. This will be secured by legal agreement.

6.9.6 Therefore, the landscaping proposals are acceptable in principle, subject to detailed consideration of the park improvements at a later date in consultation with the Council's Parks team and other Council and public groups.

6.9.7 *Tree Protection*

6.9.8 London Plan Policy 7.21 requires existing trees of value to be retained and the planting of additional trees where appropriate. Local Plan Policy SP13 seeks the protection, management and maintenance of existing trees and the planting of additional trees where appropriate.

6.9.9 The Council's Nature and Conservation Manager has commented on this application and raised no objection. The two most significant trees would be retained and protected – one fronting West Green Road and the other on Stanley Road. Six trees would be removed but these are of low quality, with at least six new trees being planted within and around the site. The exact details of revised tree planting, including appropriate maturity, would be secured by condition. As such, there would be no net loss of trees.

6.9.10 Retained trees would be protected in accordance with best practice, with protective fencing and ground protection methodologies to be used during demolition and construction. Works within root protection areas would be supervised by Council officers. These matters would be secured by condition.

6.9.11 *Landscaping*

6.9.12 Within the site high quality hard and soft landscaping would be provided throughout including within private garden areas and along communal pathways. These pathways would be open for public access during daylight hours with gates closing these routes to the public at night.

6.9.13 Hedges would be planted to indicate boundaries between properties and also to the northern edge of the park. Parking and the public courtyard fronting West Green Road would be block paving. Internal footpaths would be finished with resin-bound gravel and brick walls would include decorative railings where appropriate.

6.9.14 As such, the application is acceptable in terms of its impact on trees, landscaping and the adjacent open space, subject to conditions and legal clauses.

6.10 Drainage and Water Management

6.10.1 London Plan Policies 5.12 and 5.13 require measures to reduce and mange flood risk. Local Plan Policy SP5 states that development shall reduce forms of flooding and implement sustainable urban drainage systems (SUDS) to improve water attenuation, quality and amenity. Policies DM24 and DM25 of the DM DPD require measures to reduce and mange flood risk and incorporate SUDS, whilst DM26 of the same document requires measures to reduce flood risk in critical drainage areas.

6.10.2 The application site is within Flood Zone 1, which indicates a low risk of flooding. Environment Agency maps demonstrate that the site has a very low risk of fluvial, surface water and reservoir flooding. As such, no specific flood risk mitigation is required.

6.10.3 The proposed development would include green roofs which provide some water retention. Rainwater would be managed through a combination of permeable paving and underground attenuation tanks. Surface water would discharge from the tanks into the public sewer in Stanley Road at a restricted rate, slowed by hydro-brake.

6.10.4 The Council's SUDS Officer is satisfied with these proposals. Additional maintenance information is required, and this can be provided by condition.

6.10.5 Thames Water have commented on the proposal and raised no objection, subject to conditions.

6.10.6 As such, it is considered that the proposal is acceptable in terms of its water management arrangements.

6.11 Sustainability and Biodiversity

6.11.1 *Carbon Reduction*

6.11.2 The NPPF, Policies 5.1-5.3 and 5.5-5.9 of the London Plan 2016, and Local Plan Policy SP4 set out the approach to climate change and require developments to meet the highest standards of sustainable design.

6.11.3 The applicant has submitted an *Energy and Sustainability Statement* in support of this application. Photovoltaic (solar) panels would be provided across the site. Each flat would be provided with a high-efficiency gas-fired boiler. This would lead to an anticipated reduction in carbon dioxide emissions of 35.4% (47 tonnes per year) against 2013 Building Regulations.

6.11.4 The remaining carbon (86 tonnes per year) for this development must therefore be offset by way of a financial contribution at a rate of £1,800 per tonne of carbon. This figure is £154,800 and would be secured by legal agreement.

6.11.5 Further information is required in respect of how hot water and heating would be efficiently generated for this development. This information can be adequately provided as part of a revised Energy and Sustainability Statement, and secured by condition.

6.11.6 20% of the car parking spaces would be provided with electric vehicle charging points (plus a further 20% passive provision).

6.11.7 *Overheating*

6.11.8 Individual units would be fitted with internal blinds to minimise the potential for overheating. The units do not overheat under current climatic conditions but have the potential to overheat in the future.

6.11.9 The Council's Carbon Management team has reviewed the overheating strategy and state that future overheating can be controlled through the submission of an appropriate management plan to explore the exact type of methodologies, such as blinds, changes to glazing or air conditioning units, that can be installed to this development to provide future overheating improvements. This Council's Carbon Management team has agreed that this can be adequately secured by condition.

6.11.10 *Biodiversity*

6.11.11 Policies 5.3, 5.9 and 5.11 of the London Plan require developments to meet sustainable construction, passive cooling and green roof requirements and Local Plan Policy SP13 states that all development shall protect and improve local biodiversity.

6.11.12 Green roofs would be provided across the development which would provide biodiversity improvements in comparison to the existing site. Further information is required in respect of residential accessibility, substrate depths, planting arrangements and invertebrate habitats within these green roofs. The proposed development is also capable of providing bird boxes. These biodiversity improvements can be secured by condition.

6.11.13 As such, the application is acceptable in terms of its biodiversity impact.

6.12 Air Quality and Land Contamination

6.12.1 *Air Quality*

6.12.2 London Plan Policy 7.14 states that developments shall minimise increased exposure to existing poor air quality, make provision to address local problems of air quality and promote sustainable design and construction.

6.12.3 An *Air Quality Assessment* (AQA) has been submitted with the application. The report states that the impact of the proposed development on existing properties would be negligible. However, the proposed units fronting West Green Road, would require some mitigation from the low air quality on that street.

6.12.4 The development proposal includes mitigation in the form of ventilation of units using air drawn from the southern façade of buildings where possible. Where this cannot be achieved nitrogen oxide filters would be installed to ventilation inlets.

Further information on exactly how this arrangement would work in practice can be secured by condition.

6.12.5 An air quality neutral assessment indicates that the development would be unlikely to exceed building and transport emissions benchmarks. Further information is required at a later stage to ensure the benchmarks are met and this can be secured by condition.

6.12.6 The Council's Pollution Officer raises no objections to the proposal and has stated that an updated AQA, plus further details regarding construction dust controls and boiler emissions, can be adequately secured by condition.

6.12.7 *Land Contamination*

6.12.8 Policy DM23 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and to carry out investigations to remove or mitigate any risks to local receptors. London Plan Policy 5.21 supports the remediation of contaminated sites and to bringing contaminated land back in to beneficial use.

6.12.9 No land contamination information or desktop survey has been submitted with the application. The current and former uses of the site mean that significant contamination of the land is unlikely. However, this must be confirmed before development commences. The Council's Pollution Officer has stated that further land contamination information may be provided at a later date, and secured by condition, as long as appropriate remediation is also carried out should it be required.

6.12.10 Therefore, the application is considered to be acceptable in terms of its impact on pollution and land contamination.

6.13 Employment

6.13.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training.

6.13.2 The existing care home has been vacant since 2013 and there is no prospect of the site being re-occupied in its current use. A small number of jobs may be lost through the conversion of the bar/restaurant into a church/nursery. However, the negative aspect of job losses in this context would be significantly outweighed by the other benefits of the proposal, which includes more than 50% social rented housing within a low-cost rental tenure, long-term retention of the existing church and nursery community facilities, refurbishment of a locally listed building, and improvements the adjacent park and wider public realm.

6.13.3 In addition, the proposed development would provide opportunities for Haringey residents to be trained and employed as part of the development's construction process. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies and to employ local residents as part of the on-site workforce.

6.13.4 The applicant has agreed to provide employment and training opportunities during the construction of the development, and this would be secured by legal agreement.

6.13.5 As such, the development is acceptable in terms of employment provision.

6.14 Fire Safety

6.14.1 Fire safety is not a planning matter. It is usually assessed at Building Regulations stage along with other technical matters relating to the structural, ventilation and electrical requirements of a building, for example.

6.14.2 Dry risers would be installed so they are clearly accessible from the street by fire service personnel. Blocks would feature fire protected hallways, amongst other safety measures.

6.14.3 The building is expected to meet the fire safety requirements of Building Regulations Approved Document B, which was last updated in 2019.

6.15 Section 106 Heads of Terms

6.15.1 Local Plan Policy SP17 and Policy DM48 of the DM DPD permit the Council to seek relevant financial and other contributions in the form of planning obligations to meet the infrastructure requirements of developments, where this is necessary to make the development acceptable in planning terms.

6.15.2 The Council's Planning Obligations SPD sets out the Council's approach, policies and procedures in respect of the use of planning obligations.

6.15.3 Planning obligations are to be secured from the development by way of a legal agreement, in the event that planning permission is granted, as described below:

1) Affordable Housing Provision

- 46 (54.9% by habitable room) social rented units

2) Non-Market Residential Units

- Four flats provided above church not for public sale or rent

3) Enhancements to Stanley Culross Open Space

- Minimum 310sqm floor area added to the Open Space
- Detailed landscaping plans to be submitted to and approved by the Council before development commences
- Landscaping plans shall be informed by a public consultation (including Friends of Stanley Culross Park, Local Ward Councillors, plus Council Tree and Nature Conservation and Parks Officers)
- Landscaping plans shall be developed in accordance with the Mayor of London's Play and Informal Recreation SPG
- Plans shall include details of relevant hardstanding materials, furniture, play equipment, tree protection measures and drainage arrangements
- Plans shall be fully costed and supported by an implementation plan and planting strategy to the acceptability of the Council's Nature Conservation and Parks Officers
- Works to the park shall be completed in accordance with the approved plans and prior to the first occupation of the residential units
- Works shall be undertaken by the Council's Parks team, or any contractors employed on their behalf
- Works shall be fully costed at a minimum of £93,295 (including £53,295 towards play space improvements) plus 10% monitoring fee
- Management and maintenance fee is also required

4) Public Realm and Highway Improvements

- Highway improvements including installation and re-instatement of vehicle crossings, and other works
- Financial contribution of £53,323.74 (to be index linked and reviewed annually)

5) Sustainable Transport Initiatives

- Car Free Development
  - No parking permits for residents
  - Amendment to Traffic Management Order (£4,000)
- Residential Travel Plan
  - Appointment of a travel plan co-ordinator for five years
  - Provision of induction packs
  - Provision of two car club bays
  - Car club memberships for residents
  - Enhanced car club memberships for family-sized dwellings
  - Travel information displays
  - Aim to achieve 8% cycle mode share within 5 years

    - Monitoring contribution (£3,000)
- Church Travel Plan Statement
- Controlled Parking Zone contribution (£15,000) towards design and consultation for implementation of parking management measures
- Electric Vehicle Charging Points
    - 20% active provision, 80% passive provision
    - Statement detailing the trigger for when passive provision becomes active

6) Car Parking Management Plan

- Provide details on allocation and management of on-site spaces
- Parking availability shall be prioritised for wheelchair users and family properties

7) Energy Statement Update and Review

- Review of Energy Statement
- Contribution towards carbon offsetting (£154,800)

8) Considerate Contractor Scheme Registration

9) Employment Initiatives – 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 (max. 10% of total staff)
- Support fee of £1,500 per apprenticeship for recruitment

10) Monitoring Contribution

- 5% of total value of contributions
- £500 per non-financial contribution
- Total monitoring contribution to not exceed £50,000

Total Contributions (minimum): £360,000

6.16 Conclusion

- The proposed development is acceptable in principle, as it would provide new residential development in place of the redundant care home, and

expanded church and nursery activities, in accordance with the primary objectives of Site Allocation SA57;

- The proposed development would provide 54.9% on-site affordable housing by habitable room in the form of 46 flats for social rent which is welcomed. This site makes an important contribution to the Council's Borough Plan target to build 1,000 social rented Council homes;
- The proposed development would be of a high-quality contemporary design, and an appropriate size and scale, that would improve the visual quality of the local built environment;
- The proposed extension and refurbishment of the former Duke of Cambridge Public House would conserve and enhance the significance of the historic asset and its setting;
- The proposed development would increase the size of the existing adjacent public open space by 312 square meters, as well as enhancing the quality and appearance of the open space in general;
- The proposed development would not have a material adverse impact on the amenity of adjoining occupiers in terms of a loss of sunlight and daylight, outlook, or privacy, nor in terms of excessive noise, light or air pollution;
- The proposed development would provide living accommodation of an appropriate size and quality, in an appropriate mix, whilst 10% of the flats would be adaptable for wheelchair users;
- The proposed development would provide a sufficient number of car and cycle parking spaces given its very good access to public transport, and is also supported by sustainable transport initiatives to be secured by condition and legal agreement;
- The proposed development would provide appropriate carbon reduction measures plus a carbon off-setting payment, as well as site drainage and biodiversity improvements;
- The application is acceptable for all other reasons as described below.

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

6.17 Community Infrastructure Levy

6.17.1 Based on the information submitted with the application, the Mayoral CIL charge would be £251,400 (4,190sqm x £60 x 1) and the Haringey CIL charge would be £49,441.24 (3,296sqm x £15 x 1.242).

6.17.2 This is based on the following figures derived from the submitted floor plans and the applicant's CIL form:

- Existing floor space demolished – 1,850sqm;
- Existing floor space retained – 348sqm;

- New non-residential floor space – 1,591sqm
- New residential floor space – 7,315sqm;
- Affordable housing provision – 4,145sqm.

6.17.3 The church and nursery may be exempt from CIL liability, but these facilities must be demonstrated to be eligible for charitable relief before these elements of the development can be deducted from the final CIL calculations.

6.17.4 CIL will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, or for failure to submit a commencement notice and/or for late payment, and will be subject to indexation in line with the construction costs index at the time.

6.17.5 An informative will be attached advising the applicant of this charge.

7 RECOMMENDATIONS

7.1.1 GRANT PERMISSION subject to conditions and subject to s.106 and s.278 Legal Agreements.

7.1.2 Applicant's drawing No.(s): 1311_E_100, 1311_E_101, 1311_E_102 Rev. A; 1311_P_200 Rev. G, 1311_P_201 Rev. B, 1311_P_202 Rev. B, 1311_P_203 Rev. A, 1311_P_220 Rev. C, 1311_P_221 Rev. C, 1311_P_222 Rev. B, 1311_P_223 Rev. B, 1311_P_230 Rev. A, 1311_P_231 Rev. A, 1311_P_240 Rev. A, 1311_P_241 Rev. A, 1311_P_250 Rev. A, 1311_P_251, 1311_P_300 Rev. F, 1311_P_301 Rev. E, 1311_P_302 Rev. F, 1311_P_303 Rev. E, 1311_P_304 Rev. E, 1311_P_305 Rev. F, 1311_P_310 Rev. B, 1311_P_311 Rev. C, 1311_P_312 Rev. A, 1311_P_313 Rev. A, 1311_P_315, 1311_P_316; 1705-A01, 1705-A02 Rev. B, 1705-A03, 1705-A04, 1705-A05 Rev. A, 1705-A06 Rev. B, 1705-A07, 1705-A08 Rev. B, 1705-A09 Rev. A, 1705-A10, 1705-A11, 1705-A15, 1705-A17, 1705-A18, 1705-A19, 1705-A20; A18204/0200 Rev. P1; 1311_FS_2050 to 2052.

7.1.3 Supporting documents also approved: Updated Supporting Planning Statement, Planning Design & Access Statement (Revised December 2018), Design and Access Statement, Energy & Sustainability Statement (Second Edition December 2018), Overheating Risk Analysis Report (as amended), Transport Statement (November 2018), Framework Travel Plan (November 2018), Daylight and Sunlight Report (December 2018), Schedule of Accommodation FEB2019, Duplex Block Schedule 190225, Viability Assessment, Statement of Community Involvement, Planning Noise Assessment, Planning Air Quality Assessment, Heritage Statement, Construction Management Statement, Basement Statement, Letter from Halstead Associates dated 27 April 2018, Arboricultural Report, Landscape Submission, 'GIA-CIL-27.06.2017' plan, Letter of Support – Drainage and Flood Risk.

Conditions:

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

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

2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

   1311_E_100, 1311_E_101, 1311_E_102 Rev. A; 1311_P_200 Rev. G, 1311_P_201 Rev. B, 1311_P_202 Rev. B, 1311_P_203 Rev. A, 1311_P_220 Rev. C, 1311_P_221 Rev. C, 1311_P_222 Rev. B, 1311_P_223 Rev. B, 1311_P_230 Rev. A, 1311_P_231 Rev. A, 1311_P_240 Rev. A, 1311_P_241 Rev. A, 1311_P_250 Rev. A, 1311_P_251, 1311_P_300 Rev. F, 1311_P_301 Rev. E, 1311_P_302 Rev. F, 1311_P_303 Rev. E, 1311_P_304 Rev. E, 1311_P_305 Rev. F, 1311_P_310 Rev. B, 1311_P_311 Rev. C, 1311_P_312 Rev. A, 1311_P_313 Rev. A, 1311_P_315, 1311_P_316; 1705-A01, 1705-A02 Rev. B, 1705-A03, 1705-A04, 1705-A05 Rev. A, 1705-A06 Rev. B, 1705-A07, 1705-A08 Rev. B, 1705-A09 Rev. A, 1705-A10, 1705-A11, 1705-A15, 1705-A17, 1705-A18, 1705-A19, 1705-A20; A18204/0200 Rev. P1; 1311_FS_2050 to 2052.

   Supporting documents also approved:

   Updated Supporting Planning Statement, Planning Design & Access Statement (Revised December 2018), Design and Access Statement, Energy & Sustainability Statement (Second Edition December 2018), Overheating Risk Analysis Report (as amended), Transport Statement (November 2018), Framework Travel Plan (November 2018), Daylight and Sunlight Report (December 2018), Schedule of Accommodation FEB2019, Duplex Block Schedule 190225, Viability Assessment, Statement of Community Involvement, Planning Noise Assessment, Planning Air Quality Assessment, Heritage Statement, Construction Management Statement, Basement Statement, Letter from Halstead Associates dated 27 April 2018, Arboricultural Report, Landscape Submission, 'GIA-CIL-27.06.2017' plan, Letter of Support – Drainage and Flood Risk.

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

3) Notwithstanding the floor area of the flats on its upper floors (Use Class C3), the extended and converted former public house building hereby approved shall be occupied by operations within D1 (church and nursery uses only) and A3 (ground floor area only) of the Town and Country Planning (Use Classes) Order 1987 (as

amended), unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: In order to protect the character and appearance of the area and the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

4) The operations within the development hereby approved shall be open only within the hours as described below, unless otherwise agreed in writing in advance by the Local Planning Authority.

Use Class	***Hours***	***Days***
D1 (nursery)	0730h to 1900h	Monday to Friday (closed Saturday and Sunday)
D1 (church)	24 hours	Every day
A3 (café)	0700h to 2200h	Every day

Reason: In order to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

5) The approved Use Class D1 (Nursery) unit hereby approved shall not be occupied by more than 33 children and 7 staff members at any one time, unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: In order to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

6) Prior to the commencement of works (other than investigative and demolition works) details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Samples of appropriately variegated bricks, roof cladding and balcony insets/soffits at a minimum shall be provided, combined with a schedule of the exact product references for other materials. The development shall thereafter be completed in accordance with the approved details.

Reason: In order to protect the character and appearance of the area and to protect the amenity of nearby residents in accordance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

7) Notwithstanding the information submitted with this application, no development shall commence in respect of the former public house until detailed drawings (at maximum scale 1:20) demonstrating all alterations to the elevations of the historic former public house have been submitted to and approved in writing by

the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such in perpetuity. Demolition of the other buildings on site will not constitute development for the purposes of this condition.

Reason: In order to retain control over the external appearance of the development in the interest of the management of the historic environment in accordance with Policy DM9 of the Development Management Development Plan Document 2017.

8) Details of finishing materials to the boundary treatments (including planting), plus details of the parking area and pedestrian route access controls, their hours of opening and ongoing management, shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the details shall be provided as agreed.

   Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

9) All the residential units will be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (9 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

   Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.

10) The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

    Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

11) Prior to the commencement of the development hereby approved (excluding demolition) full details of both hard and soft landscape works for the private and public realm areas (notwithstanding the adjacent park) on West Green Road and Stanley Road shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

a) Proposed finished levels or contours;
b) Means of enclosure;
c) Vehicle and cycle parking layouts;
d) Vehicle and pedestrian access and circulation areas;
e) Hard surfacing materials;
f) Minor artefacts and structures (eg. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
g) 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:
h) Planting plans;
i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
k) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:
l) Existing trees to be retained;
m) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
n) New trees and shrubs to be planted together with a schedule of species.

The 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 consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Local Plan 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

12) Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning

Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

13) Prior to the commencement of the development hereby approved an Air Quality Neutral Assessment taking into account emissions from boilers, combustion plant and road transport sources must be undertaken and submitted to the Local Planning Authority for its written approval. The development shall thereafter be implemented in accordance with the approved measures.

Reason: To comply with Policy 7.14 of the London Plan 2016 and the Greater London Authority's Sustainable Design and Construction Supplementary Planning Guidance document.

14) Before development commences, other than for investigative work:

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

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

i. A risk assessment to be undertaken;
ii. Refinement of the conceptual model, and;
iii. The development of a method statement detailing the remediation requirements.

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

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

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

15) Prior to installation, details of the Ultra-Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for its written approval. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh. Boilers shall be installed in accordance with the approved documentation.

Reason: To comply with Policy 7.14 of the London Plan 2016 and the Greater London Authority's Sustainable Design and Construction Supplementary Planning Guidance document.

16) No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust and including a Dust Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Dust and Emissions Control Supplementary Planning Guidance document (July 2014).

Reason: To comply with Policy 7.14 of the London Plan 2016.

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

Reason: To protect local air quality.

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

Reason: To protect local air quality.

19) Prior to the commencement of works for the development hereby approved (excluding demolition), information shall be provided to the Local Planning Authority for its written approval in respect of waste collection and storage management details demonstrating that the following requirements are met:

- Waste receptacles shall be within 10 metres of the street;
- Gradients between stores and collection vehicles shall be no greater than 1:20 and on smooth surfaces;
- Dropped kerbs shall be provided as necessary.

The approved arrangements shall be provided and retained as such thereafter.

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

20) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. The applicant shall seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for each building or phase of the development and accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with the requirements of Policy DM2 of the Development Management Development Plan Document 2017.

21) Prior to the commencement of the development (excluding demolition) hereby approved the exact type and arrangement of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with Transport for London. A minimum 5% of cycle spaces shall be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards guidance document shall be followed. The approved plans shall be retained as agreed thereafter.

Reason: In accordance with Policy 6.3 of the London Plan 2016.

22) The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's written approval at least eight weeks prior to any work commencing on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner so that disruption to traffic and pedestrians on roads around the site is minimised. In addition, construction vehicle movements should

be planned and coordinated to avoid the AM and PM peak periods. Vehicle movements shall be co-ordinated with other developments in the vicinity as appropriate.

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

23) Prior to commencement of the development hereby approved (excluding demolition) a management and maintenance plan for the proposed drainage system(s) (detailing future responsibilities for the lifetime of the development) and final detailed drawings of the proposed system(s), shall be submitted to the Local Planning Authority for its written approval. The system(s) shall be installed and managed as approved and retained as such thereafter.

Reason: To ensure adequate site drainage and minimise risk of flooding.

24) Prior to the commencement of works hereby approved (excluding demolition) a method statement must be submitted to the Local Planning Authority for its written approval that specifies the design and installation method for the foundations proposed for this scheme and their potential impact on trees to be. The development shall be constructed in accordance with the approved details.

Reason: In order to ensure the safety and well-being of the trees on the site during construction works in accordance with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

25) Prior to the commencement of works on site a meeting must be arranged and attended by all interested parties (e.g. Site Manager, Consultant Arboriculturist, Council Nature and Conservation Officer(s) and relevant Contractors) to confirm the proposed tree protection measures and discuss potential construction work impacts. Protection of the park and its features shall also be discussed and agreed. Robust protective fencing/ground protection must be installed, as specified in the Arboricultural Report, prior to the commencement of demolition and retained until the completion of construction activities. The tree protection measures must be inspected or approved by the Council's Nature and Conservation Officer(s), prior to the commencement of demolition. The tree protective measures shall be periodically checked the Council Nature and Conservation Officer(s) and relevant reports made available for their inspection as deemed necessary. All construction works within root protection areas or that may impact on them, must be carried out under the direct supervision of the Consultant Arboriculturist.

Reason: In order to ensure the safety and well-being of the trees on the site during construction works in accordance with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

26) The development hereby permitted shall not be commenced (excluding demolition) until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning Authority which:

(i) Accommodate the proposed location of the Crossrail 2 structures including temporary works;

(ii) Accommodate ground movement arising from the construction thereof;

(iii) Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and construction method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition on shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Crossrail 2.

Reason: In accordance with Policy 6.2 of the London Plan 2016.

27) Prior to the commencement of the development (excluding demolition) hereby approved details shall be submitted to the Local Planning Authority for its written approval demonstrating the provision of green roofs and additional biodiversity features, which shall include:

a) Low-nutrient biodiverse green roofs including additional features such as log piles and varying substrate depths;
b) The incorporation of at least two bird boxes into facade of the proposed development.

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

The development shall be constructed in strict accordance with the approved details. Once installed these measures shall be maintained in perpetuity.
Reason: In accordance with Policy 5.11 of the London Plan 2016 and Policy SP13 of the Local Plan 2017.

28) Prior to the commencement of the development hereby approved (excluding demolition) details of the proposed mechanical ventilation system with treatment (NOx and/or PM filtration where appropriate) shall be submitted to and approved in writing by the Local Planning Authority including details of where air intakes would be located to avoid areas of existing low air quality. The approved details

shall be fully implemented prior to the first occupation of the development and shall thereafter be permanently retained and maintained in good working order. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the building.

Reason: To mitigate the air quality impact for the occupiers of the development in accordance with Policy DM23 of the Development Management DPD.

29) Noise arising from the use of any proposed plant and associated equipment, with particular reference to mechanical ventilation equipment for the church, shall not increase the existing background noise level (L_{A90} 15mins) when measured (L_{Aeq} 15mins) one metre external from the nearest residential or noise sensitive premises.

Reason: To ensure high quality development and protect the amenity of the locality.

30) Section 6.3 and Table 6.5 of the Planning Noise Assessment demonstrates a maximum internal church noise level for amplified sound of 90dB(A) (L_{Aeq} 5mins). This noise level shall be achieved through the installation of a detailed sound insulation scheme to the building structure. Details of this sound insulation scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of the development hereby approved (excluding demolition), and once approved shall be installed as agreed and retained as such thereafter.

Doors and windows must remain closed during time periods when amplified sound is in use within the church. Noise generated by amplified sound emanating from the church shall not increase the existing background noise level (L_{A90} 5mins) in any one octave center frequency band, when measured (L_{Aeq} 5mins) at a distance of one metre external from the nearest residential or noise sensitive premises.

Reason: To ensure high quality development and protect the amenity of the locality

31) Prior to the commencement of the development hereby approved (excluding demolition) details of a scheme of sound insulation to be installed between the community meeting room on the first floor of the church and residential unit on its second floor shall be submitted in writing to the Local Planning Authority for its written approval. The approved details shall be fully implemented and retained as such thereafter.

Reason: To protect the amenity of the locality

32) The Planning Noise Assessment states that with the installation of the specified glazing the following internal noise levels below will be achieved within the proposed residential units (with the windows closed) in accordance with BS8233:2014:

Time	Area	Maximum Noise Level
Daytime Noise (7am – 11pm)	Living Rooms and Bedrooms	**35dB(A)**
	Dining Rooms/Areas	**40dB(A)**
Night Time Noise (11pm – 7am)	Bedrooms	**30dB(A)**
With noise levels not to exceed 45dB L_{Amax} (measured with F time weighting) more than 10-15 times between 23.00hrs – 07.00hrs.		

Prior to the first occupation of the development hereby approved, a test shall be carried out and the results submitted to the Local Planning Authority for its written approval, that demonstrates the required noise levels of the above have been achieved. The test shall include details of trickle ventilators integrated into the development. If the required targets are not met, then appropriate mitigation shall be provided to the satisfaction of the Local Planning Authority.

Reason: To ensure high quality residential development.

33) The overheating minimisation measures including installation of internal blinds, as required by the most recent version of the Overheating Risk Analysis Report by ERS Consultants, shall be provided prior to the first occupation of the development hereby approved. Any alterations to the scheme which may impact on the results of this Report must be approved in advance and in writing by the Local Planning Authority, and any increase to the overheating risk that these alterations may bring must be appropriately mitigated.

Reason: To ensure the potential for overheating is minimised in accordance with Policy DM21 of the Development Management DPD.

34) Before the commencement of the development hereby approved (excluding demolition) an Overheating Management Plan shall be submitted to the Local Planning Authority for its written approval. The Plan shall set out how the identified future measures to reduce the overheating risks will be installed to the units, and shall also set out:

a) What the best measures are to reduce overheating risk against the 2050 weather files;
b) Who is responsible to fit them and how residents will be able to get them fitted quickly and at cost; and,
c) Confirm and ensure that these measures will not impact negatively on the overall appearance of the development.

Reason: To ensure the potential for overheating is minimised in accordance with Policy DM21 of the Development Management DPD.

35) The new build non-residential element of this development hereby approved shall achieve the agreed rating of Very Good under the BREEAM UK New Construction 2014 Assessment, and shall be maintained as such thereafter. A post-construction certificate or evidence shall then be issued by an independent certification body, and submitted to the Local Planning Authority for its written approval, confirming this standard has been achieved. In the event that the development fails to achieve the agreed rating for the development, appropriate remedial works must be implemented on site within 3 months in order to achieve the agreed benchmark, or appropriate costs and management fees shall be given to the Council for offsite remedial actions.

Reason: To ensure sustainable design techniques are adopted in accordance with Policy DM21 of the Development Management DPD.

36 Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

INFORMATIVES

1. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council has made available detailed advice in the form of our development plan comprising the London Plan 2016 and 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. Based on the information submitted with the application, the Mayoral CIL charge would be £251,400 (4,190sqm x £60 x 1) and the Haringey CIL charge would be £49,441.24 (3,296sqm x £15 x 1.242).

3. The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 legal agreements.

4. The applicant is reminded that this planning permission does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.

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

6. 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. Contractors & developers undertaking significantly noise-creating construction works within the London Borough of Haringey are restricted to the following dates and times: Monday – Friday 08.00 – 18.00hrs; Saturday 08.00 - 13.00hrs; Sundays & Bank Holidays – no significantly noise-creating works permitted. Major developments are encouraged to apply for prior consent under Section 61 of the Control of Pollution Act 1974.

8. Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms are online via www.thameswater.co.uk/wastewaterquality.

9. The proposed development is located within 15 metres of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read their 'working near our assets' guide 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/Planning-your-development/Working-nearor-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.

10. 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.

11. Thames Water do not permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) they will need to check that your development doesn't reduce capacity, limit

repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to read our guide working near or diverting pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.

12. Applicants should refer to the Crossrail 2 Information for Developers available at crossrail2.co.uk. Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail 2 Safeguarding Engineer in the course of preparing detailed design and method statements.

13. Thames Water recommend that petrol/oil interceptors be fitted in all car parking facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.