

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0295

Ward: Tottenham Hale

Date received: 12/02/2009

Last amended date: 23/02/2009

Drawing number of plans: 521 AP(0)001A, 010 rev B, 011 rev B, 012, 013, 014, 015, 016, 017, 020 rev B, 021, 022 rev B, 023 rev B, 030, 031 rev B, 032, 033, 034, 035, 036 rev B, 037, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060; HED.844.100, 101, 102, 103, 105, 1006.

Address: GLS Supplies Depot, Ferry Lane N17

Proposal: Reserved matters application in relation to outline consent no. HGY/2006/1177 and amended outline consent no. HGY/2007/2250 for Block N of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

Existing Use: Vacant

Proposed Use: C3

Applicant: Newlon Housing Trust

Ownership: Lee Valley Estates

PLANNING DESIGNATIONS

Tube Lines UDP 2006 Archeological Importance Road Network: Borough Road

Officer Contact: Artemis Christophi-Turner & Justin Booij

RECOMMENDATION

GRANT PERMISSION to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 (excluding basement), subject to revised section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site is located on the north-western border, forming part of a larger 4.8-hectare site, formerly known as the GLS Depot Site. Until recently this site was occupied by a predominantly single-storey 1950's warehouse. Specifically, the application site is located north-east of Tottenham Hale Station, which is an important interchange, connecting the London

Underground Victoria Line with the north-south railway that links London Liverpool Street with Stansted Airport.

Block N is situated in the northern part of the Hale Village Masterplan, which relates to the proposed redevelopment of the former GLS Depot site. Block N fronts the Linear Park to the south and the Eco Park and Brook Walk to the north. It also fronts Brook Street and Block NW to the west, and Acorn Street and Pavilion Blocks 3, 4 and 5 to the east (both roads are internal roads within the Masterplan).

Block N also contains a site for a school within the north-western corner of the parcel, but this does not form part of this Reserved Matters application. It should be noted that the proposals for Block N would not preclude the school site from being delivered. This application also does not include details of below-ground development (such as a potential basement and foundations).

PLANNING HISTORY

HGY/2007/1177 - Outline Permission was issued on 9 October 2007 for the following development on the former GLS Depot site:

“Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application).”

This permission included 68 Conditions and it was also accompanied by the relevant ‘Section 106’ agreement. The current proposal falls within Condition 25’s overall quantum of permitted floorspace *“the quantum of built floorspace across the development shall not exceed a total of 135,000 square metres gross floorspace comprising:”*

- Residential (Class C2/C3) 97,500 square metres/1210 units
- Employment (Class B1) 3,200 Square metres
- Retail (Class A1/A2/A3/A4/A5/B1) 5,500 Square metres
- Health care (Class D1) 600 square metres
- Creche (Class D1) 600 square metres
- Hotel (Class C1) 3,200 square metres/100 rooms
- Primary School (Class D1) 5,300 square metres
- Student Accommodation (Class D2) 700 rooms

The following planning history occurred since the Outline permission in 2007:

HGY/2007/2099 - ‘The Podium’ basement and Energy Centre were granted consent on the 21st December 2007. This relates to the basement level of

adjacent Blocks C and Pavilions 1 and 2, as well as the basement of Blocks SW and SE, further to the south, as well as the Energy Centre south-west of Block N.

HGY/2007/2203 - A reserved matters application regarding a building at Block W, west of Block N, was approved on 21st December 2007. The scheme will provide 687 student rooms and associated facilities, retail units on the ground floor split-level courtyard and linking the entrance to the building with internal circulation and communal spaces.

HGY/2008/1970 - A reserved matters application regarding a building at Block NW1, north-west of Block C, was approved on 31st December 2008. This scheme will provide 102 affordable dwellings (71 social rent and 31 intermediate units), set around a central courtyard.

HGY/2008/1971 - A reserved matters application regarding a building above the podium at Block SE, south of Block C, was approved on 31st December 2008. This scheme will provide 3,406m² office space on the ground floor over the entire footprint of the site, with 154 'shared-ownership' flats and a communal courtyard above.

HGY/2008/0869 - A reserved matters application regarding Block C was submitted on 28th April 2008, for a scheme comprising 68 private residential units and 64 social rented residential units, all with access to private and communal gardens and terrace, 945 sqm of high quality retail divided into two units and 514 sqm medical health centre over ground and mezzanine levels. This application was withdrawn on 4th February 2009.

HGY/2009/0246 - In addition to this current application, a concurrent reserved matters application for Block C, south of Block N has been submitted, comprising 110 affordable dwellings, 1,100m² retail units and a 600m² Health Centre.

The site's planning history dating back to before the outline permission was granted, was documented in detail in the officer report of outline application HGY/2006/1177.

DETAILS OF PROPOSAL

The reserved matters application seeks to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 of original outline consent (ref: number HGY/2006/1177) and amended outline consent (ref: number HGY/2007/2250). The conditions that are the subject of this are as follows:

- Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping
- Condition 4: Wheelchair access and Lifetime Homes standards
- Condition 5: Details of Buildings and Areas
- Condition 6: Materials
- Condition 7: Security

- Condition 8: Planting & Layout
- Condition 11: Design Code Compliance
- Condition 12: Storage and collection of refuse
- Condition 42: Environmental Sustainability Plan
- Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin
- Condition 60: Landscape Management

Block N will comprise 176 affordable housing units consisting of one, two and three bedroom units. Within the building the affordable housing tenure is split between social rent (102 units) and intermediate (74 units). The proposal for the housing mix below has been discussed at strategic level with the Housing and Communities Agency and at a local level with Haringey's Housing Department.

	Intermediate Sale	Social Rent
1 bed	18	40
2 bed (3p)	12	14
2 bed (4p)	35	35
3 bed	9	13
Total	74	102

Block N consists of a perimeter block (north, south, east and west) of varying heights from 4 to 7 storeys. Architecturally it will appear as a single block, but for management purposes it will be split into five blocks with access from five separate cores.

The reserved matters application for Block N proposes a total of 2,474m² of accessible amenity space, provided in the form of balconies, private gardens, a communal courtyard and communal roof terraces, which equates to an increase of 421m² from the masterplan. In addition, 2,172m² of non accessible green roofs are provided.

A total of 166 cycle spaces are allocated for future residents of Block N. They are provided within four cycle stores located on the ground floor in the east and west blocks, on the upper floors of the east block of the building. An additional 16 spaces would be available within the private gardens of the ground floor units.

In accordance with condition 4 of the outline consent, 100% of the units have been designed to Lifetime Homes Standards and at least 10% of units (total of 12 units) are capable of being converted to accommodate wheelchair access.

Compliance with Outline Consent and Design Code

Building Uses

The residential uses proposed by the reserved matters application are in accordance with approved Parameter Plans 01IMP003 Rev B to 01IMP008 Rev B.

However, the reserved matters application does not propose a crèche on the ground floor south-eastern corner of Block N as was envisaged by the Masterplan. The crèche is not being provided as, according to the applicant, it would not be a viable use at this time. However, a crèche could nevertheless be accommodated within a number of other locations within the development, such as the school site or the ground floor of block C1.

Building Layout

The footprint of the block, which proposes a perimeter style development, generally accords with the footprint defined by the Parameter Plans. However, the reserved matters application proposes the removal of the central block which runs in a north/south direction. Removing the central block improves the masterplan layout by enabling the provision of a larger internal courtyard area (i.e. 2,026 m² compared to 1,554 m²). This also increases the separation distance between the perimeter blocks, which improves privacy by reducing overlooking. The Daylight Sunlight Assessment concluded that removing the central block improved the level of daylight and sunlight within the central amenity space.

Building Storeys and Heights, and Width

The table below provides a comparison between the building storeys and heights established by the Parameter Plans, Design Code and those proposed by the reserved matters application.

Block	Approved Masterplan and Design Code Storeys and Height AOD	Proposed Storeys and Height AOD	Change Storeys and Height AOD
East-west	6 / <30m	7 / 31.9m to parapet	+1 / +1.9m
South	4 / <25m	4 / 22.94m to parapet	0 / -2m
Central	6 / <30m	0 / 0m (central block removed)	- 6 / - 30m
North	4 / <25m	7 / 31.9m to parapet	+ 3 / + 6.9m

The arrangement of the residential blocks has been revised to produce a perimeter block scheme, without the central block proposed by the masterplan. The south block proposed by the reserved matters application is partly lower but generally complies within the Parameter Plan as it comprises four storeys. The reserved matters application proposes eastern, western and northern blocks of seven storeys. Part of the north block does exceed the Parameter Plans by three storeys, although the maximum height is only slightly above the consented heights.

In summary, the south block is below the Building Heights Parameter Plan, which will improve residential amenity, compared to the masterplan, by allowing a greater level of sunlight and daylight into the courtyard.

The additional storey on the north, east and west blocks is required to accommodate floorspace lost by removing the central block. The additional storeys accommodate the topography of the site and provide level access to the ground floor units. The revised perimeter block arrangement results in a significant increase to amenity space within the central courtyard, enhances the amenity space, reduces overlooking and improves privacy.

The proposed width of the east block varies from 16m to 24m, compared to the Masterplan width of 12m.

The Daylight Sunlight Assessment confirms that removing the central block, improves daylight and sunlight both within the courtyard space and to residential units which front onto the courtyard. Furthermore, the Assessment confirms the increase in height will not have a detrimental effect on the surrounding residential buildings or public amenity spaces, such as the Eco Park.

The proposed increase in height to Block N was not considered by the Environmental Impact Assessment (EIA) of the outline scheme. Therefore a detailed Daylight Sunlight Assessment has been undertaken by the applicant, in respect of Block N to test the current detailed proposals against relevant criteria including those specified in the Design Code.

Section 106

Due to the change, from the private residential uses that were approved in the section 106 agreement (that forms part of the outline permission), to the reserved matters application's proposed affordable residential uses, a revision of the section 106 agreement will be required. This will be processed separately to this reserved matters application.

Haringey Strategic Housing have clarified the following in relation to the change to affordable housing, compared to the outline permission:
“Intermediate Rent tenure requires the units to be let at a maximum of 80% of the prevailing market rent. These units will provide an additional form of tenure not provided under the previous affordable housing mix that included only affordable rent and shared ownership. The Intermediate Rent units will add diversity to the overall development and by agreement with the provider,

Newlon Housing Trust, will be targeted at providing housing at below market rents in priority order to: Key Workers, existing Haringey social tenants (both LA and RSL), people living in temporary accommodation provided by LBH, people with an accepted homelessness duty, and people on the LBH housing register with a priority need. The rents will be capped at a maximum of 80% of the local market rents for comparable dwellings and subject to periodic review to ensure that the cap is not exceeded. Intermediate Rent is a tenure introduced by the Housing Corporation (now absorbed into the government's Homes & Communities Agency, HCA) to provide an additional choice between social rent and shared ownership for people who do not wish or were unable to purchase, it was initially intended for key workers but has subsequently been broadened to other people in housing need."

"Due to the originally agreed level of affordable housing across the entire development being agreed for economic viability reasons at below standard policy level of 50% this increase of 228 units (the total number of additional affordable units within current proposal schemes for Block N and Block C) results in a revised total of affordable still fall within the 50% of units"

"This increased supply will assist greatly in meeting Haringey's housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent will assist in meeting the borough's targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding."

CONSULTATION

Consultation took place with the following individuals and organisations, notwithstanding the consultation exercise at the outline application stage:

Haringey Transportation	Stonebridge Boaters	Occupier of 31a Broad Lane
Haringey Design	Mr RM Sweeting	Mr AC Sideras
Haringey Planning Policy	Richard & Gaynor Hudson	Environment Agency
Haringey Waste Management Services	North London Chamber of Commerce	Friends of the Earth
Councillor Diakides	Dario Mazzola	New Rivers Action Group
Councillor Lister	Tamsyn Wills	London Wildlife Trust
Councillor Vanier	Lee Valley Park Authority	Tottenham Civic Society
Councillor Thompson	Jarek Gorge	THRASH
Councillor Stanton	Ms Erica Hindle	English Heritage
Councillor Reith	Charisma Spatial Planning	Thames Water Utilities
Councillor Amin	Cloc Ltd	Transport for London
Councillor Peacock	Building Design Partnership	CABE

Councillor Bevan	Vatan	Crime Prevention Officer
Tottenham Hale Residents Association	Kala Sankaran	Greater London Authority
Haringey Conservation	Julian Bostock	Government Office for London
Natural England	Mr F Greenswood	London Borough of Waltham Forrest
Landscape Access Recreation	Occupier of 25 Dawlish Road	Network Rail
Lonsdale Metal Company Ltd	Occupier of 3 Earlsmead Road	British Waterways
Big K Products Ltd	Melody Luxford	FLAG
Friends of Down Lane	Holcombe Mitchley Residents Association	

RESPONSES

The following responses were received:

Thames Water: Confirmation was received that Thames Water have no observations in addition to those submitted in response to the outline application.

Cllr Bevan: Concern was raised about the balconies' proposed clear glass materials, which Cllr Bevan considers, would not be able to adequately screen off views of potential unsightly cluttering on balconies.

Haringey Council Urban Design and Conservation Team: (a full design report was submitted, including the following summary) *"The proposal's deviation from the parameter plan has brought major benefit to the scheme. Block N is a very well designed building and will offer high quality residential accommodation. It will make a positive contribution to the overall appearance and vibrancy of Hale Village".*

Haringey Council Strategic Housing: Positive feedback has been received in relation to the increase of affordable housing, in comparison with the outline approval. Particularly, it was commented that: *"this increased supply will assist greatly in meeting Haringey's housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent (the total number of additional affordable units within current proposal schemes for Block N and Block C) will assist in meeting the borough's targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding."*

Cllr Reith, Ferry Lane Residents Association and the Stonebridge Boaters: Three separate objections have been expressed due to the physical division

between the social rented and intermediate affordable housing units, which, it is claimed, would lead to social problems.

Environment Agency: Recommend the discharge of all conditions of the application.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006): G1; G2; A2g-j; UD1; UD2; UD3; UD4; ENV3; ENV6; ENV9; HSG1b; HSG9; HSG10; M3c; M4; and OS11.

Haringey SPDs and SPGs: Open Space and Recreation Standards SPD; Housing SPD; Tottenham Hale Urban Centre Masterplan SPD; and SPG1a Design Guidance.

London Plan (2008): 2A.1; 2A.2; 2A.5; 2A.7; 3A.3; 3A.5; 3A.6; 3A.17; 3A.18; 3D.13; 4A.3; 4A.11; 4A.14; 4A.20; 4B.1; 4B.5; 4B.6; 4B.8; and 5B.3.

London Plan SPGs: Providing for Children and Young People's Play and Informal Recreation; Planning for Equality and Diversity in London; Sustainable Design and Construction; and Housing.

National Policy: PPS1: Delivering Sustainable Development and 'Planning and Climate Change' Supplement; PPS3: Housing; PPS23: Planning and Pollution Control; PPS25: Development and Flood Risk; PPG17: Planning for Open Space, Sport and Recreation; and PPG24: Planning and Noise.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping.

All particulars relating to the above reserved matters have been submitted as defined in the requirements of Condition 1, including plans, sections, and elevations, all to an appropriate scale, and samples of materials, list of plant species (including confirmation of sedum roof species), planting and maintenance arrangements. It should be noted that the particulars do not relate to the school site within Block N and also not to any below-ground development, such as a basement or foundations.

The assessment of the above particulars is provided with the sections below, regarding conditions 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

The applicant submitted an exact description of the proposed colours for the development (a list of RAL colour codes), after the application was validated. This information has therefore been incorporated as an "informative", at the end of this report.

The information submitted in relation to condition 1 is considered to be in general accordance with the outline planning permission and with Council planning policy.

Condition 4: Wheelchair access and Lifetime Homes standards

The applicant's Design and Access Statement confirms that the requirements of Condition 4 as relevant to Block N have been met, because 100% of the units have been designed to Lifetime Homes standards (which are aimed at achieving "*accessible and adaptable accommodation for everyone*") and at least 10% of units are capable of being converted to accommodate wheelchair access. No further explanation has been provided, although such explanation is not required by condition 4.

The applicant's submitted information has confirmed that, in response to UDP Policy UD3, Housing SPD and (draft) SPG4, at least 10% of the dwellings would be capable of being converted for wheelchair access. Furthermore, 100% of the dwellings would be Lifetime Homes compliant. It is therefore considered that the scheme would comply with the Council's 'Accessibility for All' planning policy and with the outline planning permission.

Condition 5: Details of Buildings and Areas

Details of buildings have been submitted, including general arrangement plans per floor, courtyard and rooftop landscaping plans, landscaping specification, sections, elevations, occupancy schedule, flat plans, and a daylight and sunlight report.

All of the proposed 176 dwellings within Block N comply with or exceed the minimum dwelling sizes as defined by the London Borough of Haringey's Housing Supplementary Planning Document (adopted October 2008). The applicant has increased the dwellings to their maximum space potential, where possible. It is also considered that all dwellings have access to an acceptable amount of storage space.

The proposed communal courtyard has a total area of 2,026m² (including private gardens provided within it). The communal roof garden equates to 448m². Both spaces provide an overall increase in communal amenity space from the consented masterplan. The amount of accessible amenity space provided also exceeds the communal amenity space standard (as defined by the London Borough of Haringey's adopted Housing Supplementary Planning Document), by 804m². In addition, 2,172m² of non-accessible green roofs are provided.

The London Borough of Haringey Design and Conservation Team have specifically commented that the designs for the courtyard are well considered and will provide good amenity for residents that provide variety and are of high quality. All dwellings have access to a private balcony or patio garden and, all residents have access to the communal courtyard space and roof garden space. 695m² of private balcony space is provided in Block N, equating to an

average of 5m² per dwelling. The communal and private amenity areas combined produce an average of 18m² of amenity space per dwelling. Block N is situated in an area where its residents would have access to Hale Village's Linear Park and Eco Park, as well as the nearby Lee Valley Regional Park. This access to local amenity space would be improved further when plans for a bridge link from the GLS Depot site across to Hale Wharf are implemented. Other local public open space is provided at Down Lane Park to the west of the application site, which may in future become accessible via a 'green link' viaduct across the railway track extending from the adjacent Linear Park through the centre of Hale Village.

On balance, the scheme's residents would have access to amenity provision that is well in excess of the Council's relevant planning policy requirements.

The Borough's Design and Conservation Team recommends approval of the scheme, on their part, as the scheme overall complies with the design requirements, and relevant UDP planning policies. This positive recommendation has been mainly driven by the scheme's response to the criteria laid out in outline parameters and the Hale Village Design Code and the major benefit to the scheme due to the removal of the central block and other associated changes. The minor exceedence beyond the approved parameters is considered acceptable in light of the scheme's overall accordance with a coherent Design Code for the neighbourhood.

Storage arrangements for waste and recyclable materials at Block N have been incorporated, particularly at the ground floor of Block N. The proposed scheme would facilitate adequate storage facilities in accordance with UDP Policy UD7 and SPG8a.

Concern about the proposed use of clear glass material on balconies has been raised by Cllr Bevan, because it can provide a clear view of cluttered balconies, which would be unattractive to passers-by, particularly in instances where balconies face prominent and busy locations, or Lee Valley Regional Park. To reflect these comments, an informative has been included to request that obscure glazing is used for the balconies. This has been agreed by the applicant.

Objections have been raised in relation to how the proposed scheme separates two types of affordable housing within the building block. The applicant has clarified that separate cores are needed to serve each tenure type and due to the mass and scale of the building, it would not be possible to add more cores, as this would compromise the building's efficiency. The building has also been designed to accommodate as many larger family units on the ground floor to provide private garden space for these units. The design does indeed integrate tenure types in that both social rent and intermediate dwellings have full access to the communal courtyard.

Thereby, in summary, it is considered that the scheme would adequately conform to the relevant design requirements specified in the outline permission and in relevant UDP planning policy.

Condition 6: Materials

Details of Materials have been submitted in the form of descriptions and samples.

Haringey's Design and Conservation Team have confirmed that they consider that *"the specified materials are both robust and visually pleasing. The glazed terra cotta is a particularly important element in the quality of appearance of the building. In general materials succeed in creating a distinct identity for the building while equally responding to the material pallet in the rest of the Hale Village development."*

The proposed materials are chosen from a consistent colour palet and are considered adequately robust. In summary, the proposed materials are in accordance with the Design Code and with the 'Transforming Tottenham Hale' SPD.

Condition 7: Security

It appears that there is no requirement identified as part of condition 7, for the submission of relevant information in relation to safety and security. The condition merely states that the development *"shall comply with BS 8220 (1986) Part 1, 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured by Design' and 'Designing out Crime' principles"*. However, detailed plans and elevations have been submitted, along with specifications of materials and planting, which do provide information regarding security.

It is noted that the Metropolitan Police Authority were consulted but no comments have been received to date.

The particulars required in relation to condition 7 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 8: Planting & Layout

Details for planting and layout have been provided, as described under condition 1.

It is noted that the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and that no comments were received in response.

The particulars required in relation to condition 8 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 11: Design Code Compliance

The reserved matters application scheme proposes residential development that remains within the approved quantum of development and within the external parameter footprint of Block N of the outline permission. However, the reserved matters application does not propose a crèche on the ground floor south-eastern corner of Block N as was envisaged by the Masterplan.

A detailed review of the scheme's compliance with the Design Code is described in the above 'Details of Proposal' section.

In relation to the scheme's compliance, Haringey Council's Design and Conservation Team's response assessed that: *"The height increases to the east and west blocks are lower than the adjacent approved buildings, specifically Blocks NW1 and the Pavilion. This fits within the overall masterplan strategy to have lower buildings towards the centre of the scheme. The removal of the interior block has a major benefit in terms of increasing the courtyard space and greatly reducing problems of overlooking. The height increase to the northern block is seen as acceptable in design terms as it will not impact on any adjacent building and does not affect residential access to sun and daylighting. The southern link block is the same as in the outline masterplan and will allow good sun and daylight into the courtyard."*

It is considered that, though the proposed scheme is taller (east, west and north block) and wider (east block), it would be, on balance, acceptable in planning terms because other significant parts of the building stay below the approved maximum heights and the proposed scheme provides major additional benefits to prospective residents' amenities (i.e. the larger and better courtyard, and better daylight and sunlight). The exceedence beyond the approved parameters is also considered acceptable in light of the scheme's overall accord with a coherent Design Code for the neighbourhood.

The particulars required in relation to condition 11 have been provided and on the basis of the above assessment have been found to be in general accord with the outline planning permission and with Council planning policy.

Condition 12: Storage and collection of refuse

Proposed storage and collection arrangements for waste and recyclable materials for Block N have mainly been incorporated on the ground floor, where 5 dedicated refuse stores are proposed and 12 maisonnettes and one flat will have their own dedicated refuse storage.

The scheme has been reviewed by Haringey Waste Management Services and no objections have been received from this department to date.

It is considered therefore, that the proposed scheme would provide adequate refuse storage and collection facilities in accordance with UDP Policy UD7 and SPG8a.

Thereby, in summary, it is considered that the scheme would adequately conform to the design requirements specified in the outline permission and in relevant UDP planning policy.

Condition 42: Environmental Sustainability Plan

Daylight and Sunlight

As part of the application a 'Sunlight Daylight and Shadowing' Report and an 'Addendum Sunlight, Daylight and Shadowing Report' by BLDA supplementing the EIA information of the outline permission were submitted. The Daylight Sunlight Assessment considered how the height of Block N would affect the surrounding buildings, open spaces and to windows/units within the Block N. The Daylight Sunlight Assessment concluded there would be no adverse effect arising from the reserved matters proposal for Block N. The requirements of UDP Policy UD3 and Housing SPD seeks compliance with 1991 BRE guidance (that was originally intended for the use in low density developments). The Daylight Sunlight Assessment concluded that daylight and sunlight would improve within Block N, particularly to the central courtyard. Furthermore, it concluded there would be no adverse effect arising from the reserved matters proposal for Block N. Haringey's Design and Conservation Team have not commented on this conclusion in their detailed design report.

Therefore, in summary, the scheme would meet the Council's planning policy criteria for Sunlight and Daylight as set out within its UDP.

Green Roofs

Block N has been detailed with a 'sedum' green roof on the western, eastern and northern blocks that is considered to be beneficial in terms of overall contributions to Hale Village's Sustainable Urban Drainage System and in terms of supporting biodiversity (as required by UDP Policies UD2 and ENV2).

Code for Sustainable Homes Assessment

The Code for Sustainable Homes (CfSH) is a standard for key elements of design and construction, which affect the sustainability of a new home. It has become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to assist in their choice of home. Under the Code, new homes can be assessed at Levels between 1 and 6 (where Level 6 would involve the highest standard of sustainability: a 'zero-carbon' home). Block N has been designed to achieve CfSH Level 4, as required for publicly funded housing. This signifies a relatively high score, particularly as the current mandatory benchmark is Level 3, and Level 4 would only become mandatory in 2010. Block N would mainly achieve CfSH Level 4 due to:

- Linking Block N to the site-wide CHP infrastructure (the principles of the CHP were already approved as part of the outline permission);
- Insulation;
- Low energy appliances and lighting;
- Green roofs, and water saving measures;
- Household waste recycling;
- Construction waste management;
- Lifetime Homes; and
- Amenity space.

Therefore, the scheme would exceed the current mandatory requirement of Code Level 3 by one level delivering a range of sustainability-related measures that would meet the Council's planning policy criteria.

Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes a list of plant species that includes locally native species of UK origin, planting and maintenance arrangements. The applicant has also submitted various Landscaping Plans and Sections regarding the courtyard, roof garden and private patios / gardens, which show general layouts of these spaces, details of landscaping features and other elements, as well as the location of planting.

It is noted that the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments have been received in response, to date (apart from a request for clarification from the Environment Agency, which was provided and agreed).

Therefore, the submitted data to satisfy this condition is deemed acceptable and the application scheme is in general accordance with the criteria set out within the outline planning permission and with Council planning policy.

Condition 60: Landscape Management

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes descriptions of the proposed maintenance arrangements (such as grass cutting, shrub pruning, weed control, etc).

Similarly, the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments have been received in response, to date.

As above, the application scheme is in general accordance with the outline planning permission and with Council planning policy.

SUMMARY AND CONCLUSION

The application scheme meets the requirements of all relevant conditions. The assessment above has considered all the relevant conditions in turn and concludes that each condition can be discharged, as follows.

The particulars required have been provided and, on the basis of the above assessment have been found to be in general accordance with the outline planning permission and thus, satisfying Council and national planning policy.

RECOMMENDATION

GRANT PERMISSION to discharge condition 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 (excluding basement), subject to revised section 106 Legal Agreement.

Registered No. HGY/2009/0295

Applicant's drawing No.(s) 521 AP(0)001A, 010 rev B, 011 rev B, 012, 013, 014, 015, 016, 017, 020 rev B, 021, 022 rev B, 023 rev B, 030, 031 rev B, 032, 033, 034, 035, 036 rev B, 037, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060; HED.844.100, 101, 102, 103, 105, 1006

INFORMATIVE 1: It is noted that the applicant has confirmed the following colours for the proposed development (list of RAL colour codes): Zinc Yellow (RAL 1018); Deep Orange (RAL 2011); Traffic Red (RAL 3020); Telemagenta (RAL 4010); Signal Violet (RAL 4008); Ultramarine Blue (RAL 5002); and Sky Blue (RAL 5015).

INFORMATIVE 2: It is noted that the applicant is proposing to modify the glazing materials to the external balconies shown on plans 521 AP(0) 020 Rev B and 521 AP(0) 021 Rev A, to an obscure type of glazing.