

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2020/2794

Ward: Seven Sisters

Address: Land to the North of Ermine Road N15

Proposal: Temporary planning permission for a period of 7 years to provide 38 modular units for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.

Applicant: Hill Residential

Ownership: Council

Case Officer Contact: Philip Elliott

Site Visit Date: N/A

Date received: 06/11/2020 **Last amended date:** 19/01/2021.

- 1.1 This application was initially reported to Planning Sub-Committee on 11 January 2021 as it is a major application on Council owned land, and significant material planning objections were received during the first consultation process.
- 1.2 A decision on this application was deferred at the Planning Sub-Committee meeting on the 11 January 2021. This was to allow for further information / amendments to be submitted by the applicant to respond to concerns raised by members of the committee in relation to the character of development and its impact on the privacy and amenities of existing residents.
- 1.3 Amendments were received on 19 January 2021. These are summarised as:
 - Addition of louvred screens to front of Block A (upper level)
 - Changes to the colour of the units
- 1.4 Interested parties were notified of the amendments on 19 January 2021. All responses to both consultations remain relevant and are material considerations (see original report to Committee appended at Appendix 4).

1.5. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There is a significant need for accommodation for rough sleepers in Haringey, and this proposal provides 37 units of temporary accommodation specifically designed to meet the needs of people who have experienced homelessness. It would improve the life expectancy of residents and reduce the financial costs of temporary accommodation to the Council.
- The proposal would provide much needed temporary accommodation for 37 Haringey residents that have experienced homelessness;
- The modular construction enables the proposed homes to be built quickly so that interventions can be made as soon as possible to help those in need;
- The proposal would make a positive contribution to Ermine Road, improving the character of this vacant site.
- The proposed development would preserve the setting of the nearby Seven Sisters/Page Green Conservation Area and would have an acceptable appearance from within the Conservation Area and the locally listed Dutch House.
- There would be no material impact on parking in the area.
- Impacts on nearby properties would be suitably mitigated, particularly given the revisions which minimise overlooking and safeguard privacy.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or Assistant Director is authorised to issue the planning permission and impose conditions and informatives.

Conditions (the full text of recommended conditions is contained in Appendix 1)

Presumption in Favour of Sustainable Development

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

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3.0 KEY AMENDMENTS SINCE DEFERRAL

3.1 Amendments:

3.1.1. Concerns were raised by members of the committee at the meeting on 11 January 2021 in relation to the potential for overlooking from the stair and raised platform to Block A (which provides access to the upper storey of this block) towards existing dwellings on Ermine Road. Concerns were also raised about the colour of the front and rear elevations of the modular units which were proposed to be in orange.

3.1.2. In response to this concern the applicants have submitted revised drawings that:

- **Incorporate louvred screens** to the upper part of both staircases and to the ends of the raised platform to Block A. These screens would restrict views southwards of properties on Ermine Road from the upper storey of Block A. This increases the closest, non-screened window to window distance to from approximately 13 metres to 15 metres between Block A and the nearest property at number 56 Ermine Road.
- **Grey painted finish to match the flank elevations. The front doors would remain orange.** This would significantly reduce the presence of orange in the development.

4. CONSULTATION & RESPONSES

4.1. Application Consultation (all original responses remain relevant and this report should be read alongside the original report in appendix 4, which sets-out responses to the original consultation.)

4.1.1. The following were consulted on the amended application:

Internal:

1) Design

- *The louvred screens would hide pedestrians nearing the top of the stairs and at those corners from the nearest existing houses and reduce their visibility from the street, whilst still allowing some visibility of them in the centre of the access balcony and still leaving the front doors and windows to those 1st floor flats visible from the street and with a view of the street at the T-junction, where there will be no close direct line of site from those flats or their balcony to existing residential neighbours.*
- *However, it is considered important for the visibility of the development, and to integrate the residents into the community, that the flats in Block A look out*

into the street, their front doors and living room windows are visible from the street and benefit from a view of the street.

- *The louvred screens will only improve views of the development, by reducing the visible number of stairs and balconies, which can make the elevational composition more cluttered.*
- *The change in colours will make the proposal look less “strident”, with less bright orange and greyer in the external colour scheme. However, as each entrance door will still be orange, it will retain that counterpoint of stronger, more cheerful colour, and they will emphasise the location of each entrance door and the individual identity of each flat. The CGIs show the colour changes reduce the impact of the proposals, visually recessing them into the landscape and context.*

External:

2) Environment Agency (EA)

- *No further comments received at time of drafting report. Responses will be reported via an Addendum Report on 1 February 2021.*

3) London Fire Brigade (LFB)

- *No further comments received at time of drafting report. Responses will be reported via an Addendum Report on 1 February 2021.*

4) Designing Out Crime Officer - Metropolitan Police Service

- *No comments received at time of drafting report. Responses will be reported via an Addendum Report on 1 February 2021.*

All previous responses are set out in the original report in Appendix 4.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted on the amendments:

- All residents that commented on the original scheme [66] were notified of the amended plans.

*It is noted that several commentators did not provide an email address or a full postal address when submitting their representations. The Council has contacted as many people as possible given the information available.

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

- Number of individual responses to date:

- 124 instances of objection have been received (59 were reported on 11th Jan committee report not including the petition).
- 90 instances of support have been received (1 was reported on 11th Jan committee report) .
- The above figures include names and addresses added to a petition objecting to the proposal. 14 of individuals listed on the petition also sent in objections so they have only been counted once.

➤ The additional letters of support raise the following new points:

- the high rates of homelessness and rough sleeping in Haringey and the UK,
- that providing homes to help resolve this problem and support vulnerable members of the community is a good idea – particularly during a pandemic,
- that the management and support for the proposed residents would be holistic and appropriate to mitigate concerns about anti-social behaviour; and
- that the design would complement and add vibrancy to the local area and built environment.

➤ The letters of objection relate to concerns highlighted in the original report (Appendix 4) relating to anti-social behaviour, noise & disturbance, impacts on neighbouring amenity (including overlooking) & parking, the design, and the size and number of units/homes.

- The consultation period will expire on the 29 January. Any additional responses received after this report was drafted will be reported via an Addendum Report on 8 February 2021.

5.3 The following local groups/societies made representations:

- No representations received from local groups/societies to date.

5.4 The following Councillor made representations:

- Councillor Barbara Blake commented on the original application (please see Appendix 4).

6 ASSESSMENT OF THE AMENDMENTS

- Officers considered the original scheme complied with the relevant policies (detailed in the report at Appendix 4). The amendments seek to address the concerns raised by Members and improve both the design of the

building as well as its impact on neighbouring properties. Conditions are recommended that would ensure the amendments are delivered and retained in perpetuity. The following paragraphs will assess the amendments in detail.

Impact on the amenity of neighbours

- 6.1.1 The policies relevant to the impact of the development on the amenity of adjoining occupiers and residents are set out in section 6.3 of the original report. The following paragraphs will assess the amendments and the impact they have in this regard.
- 6.1.2 The louvred screening would prevent direct views from the upper storey of Block A towards number 56 Ermine Road and the closest terraced property to the southwest. The screening to the western elevation would wrap around the corner of the building which would be closest to number 56 and the other properties in the terrace.
- 6.1.3 The screening would minimise any overlooking of number 56 and the wider terrace. The screening would taper down to the east as it moves beyond the front door of the first unit. Beyond this point, Block A begins to angle away from number 56 and views of this property and the wider terrace become more oblique.
- 6.1.4 The distance between number 56 and the platform which would now be screened off is 10 – 11m. The screening would increase the window to window distance to approx. 15m. It would also reduce the perception of overlooking towards and from the development by screening off the stair access.
- 6.1.5 The screening has not been continued along the entire platform. Views from vantage points beyond the screening would not result in harmful overlooking, given the angle and distances involved.
- 6.1.6 An unrelenting fence at this level would also be an overbearing feature on the overall design and would create an undue sense of enclosure for occupiers of all of the properties at this level.
- 6.1.7 The screening to the eastern elevation would block views towards numbers 57 and 58 where Block A would be closest to the terrace those properties form a part of. These properties are orientated so that the rear elevations face west and, therefore, overlooking is constricted in any event. The screening ensures that any overlooking is minimised and will be secured by condition (No.20).
- 6.1.8 The louvred design of the screening allows light to come through and provides a degree of perforation to provide design interest while avoiding solid expanses of steel.

Design

- 6.1.9 The policies relevant to the design of the development are set out in section 6.5 of the original report. The following paragraphs will assess the amendments and the impact they have in this regard.
- 6.1.10 Members raised concerns in the January meeting that the orange colour would be obtrusive and would not relate positively to neighbouring structures. The front and rear elevation panels of the modular units have been amended to a grey colour (RAL7043) to match the window frames to the units. The doors to the units would remain in orange. The colours can be secured by condition (No.19).
- 6.1.11 The current proposal significantly reduces the amount of orange but retains some colour to provide a degree of vibrancy amongst the grey of the rest of the development. The rear elevation of Block C, which is visible from the High Road and the nearby conservation area, would not contain any orange.
- 6.1.12 The revised colouration is a more sympathetic approach that relates positively to neighbouring structures and, along with the landscaping, would make a positive contribution to the site, improving the character and quality of the area with well-considered and proportioned buildings that provide much needed specialist accommodation.

Housing Delivery Test

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

Other Issues

- 6.1.14 All other issues are discussed in the original report at Appendix 4.

6.2 Conclusion

- 6.2.1 The amendments made since deferral provide for an improved relationship with existing properties by way of limiting overlooking from the upper level of Block A, and the external colouring provides a 'visually quieter' addition to the street scene than that originally proposed. This is considered an appropriate design response in the context of the wider planning assessment as set out in the original report.

6.2.2 This report and recommendation should be read alongside the original report to committee (Appendix 4).

6.2.3 Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6.3 CIL

6.3.1 Based on the information given on the plans, the Mayoral CIL charge will be £54,720 (912sqm x £60.55) and the Haringey CIL charge will be £19,061 (912sqm x £20.90). This would be charged in accordance with the CIL Charging Schedule and any eligible relief and includes indexation in line with the RICS CIL Index.

7 RECOMMENDATION

GRANT PERMISSION subject to conditions in Appendix 1

Applicant's drawing No.(s)

Location Plan 109-08-PS-001; Proposed Site Plan 109-08-PS-002 K; Proposed Ground Floor Plan 109-08-PS-010 K; Proposed First Floor Plan 109-08-PS-011; Block A Elevations / Street Section 109-08-PS-043 Rev. B; Block B Elevations / Site Section A 109-08-PS-044 Rev: A; Block C Elevations / Site Section B 109-08-PS-045 Rev: A; ROOF PLAN CHM-D-18 D04; GENERAL PLAN CHM-D-01 D05.

Appendix 1

Subject to the following condition(s)

Temporary Permission

- 1) This permission shall be for a limited period expiring on 12/02/2028 when the building hereby approved shall be removed and the land reinstated.

Reason: The permanent retention of the building may prejudice the future development of the site thus preventing the optimal use of the site inconsistent with Policy 3.4 of the London Plan 2016.

Approved Plans

- 2) The approved plans comprise drawing numbers (Location Plan 109-08-PS-001; Proposed Site Plan 109-08-PS-002 K; Proposed Ground Floor Plan 109-08-PS-010 K; Proposed First Floor Plan 109-08-PS-011; Block A Elevations / Street Section 109-08-PS-043 Rev. B; Block B Elevations / Site Section A 109-08-PS-044 Rev: A; Block C Elevations / Site Section B 109-08-PS-045 Rev: A; ROOF PLAN CHM-D-18 D04; GENERAL PLAN CHM-D-01 D05). The development shall be completed in accordance with the approved plans and retained as such thereafter for the lifetime of the development except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

Materials as indicated on approved plans

- 3) The external materials to be used for the proposed development shall match the colour, size, shape, and texture of the materials indicated on the approved plans except where conditions attached to this planning permission indicate otherwise.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

No Parking Permits for New Residents

- 4) The development shall not be occupied other than through a lease/license/agreement between the operator and each resident that ensures

that occupants of the development hereby approved are obligated not to apply for a parking permit for any Controlled Parking Zone (CPZ).

Reason: In order to ensure car parking is restricted in line with levels of existing and future public transport accessibility and connectivity and to comply with Policy T6 of the Publication London Plan (2020) & Policy DM32 of The Development Management DPD 2017.

All Parking Delivered as Approved

- 5) The vehicular and cycle parking spaces shown on the approved plans shall be laid out and installed as approved and retained for the lifetime of the development. The hatched parking space indicated on drawing '109-08-PS-010 K' shall only be used for deliveries & servicing; or in/for emergencies except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure sufficient space is given over within the development to facilitate safe, clean, and efficient deliveries and servicing and to comply with Policies T5, T6, T6.1, & T7 of the Publication London Plan (2020).

Construction Management/Logistics Plan

- 6) Prior to above ground works, a Construction Management/Logistics Plan shall be submitted to and approved in writing by the local planning authority. The CLP shall be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Details of key phases of the construction programme, corresponding site layout, number of staff including modes of travel, parking provision (vehicles and cycles);
 - ii. Arrangements for management of construction material deliveries / removal, material storage, skip storage;
 - iii. Daily number and size of construction vehicles expected, vehicular swept paths (with 300mm error margins) to demonstrate largest construction vehicles arriving, parking in loading/unloading area, manoeuvring and departing in forward gear;
 - iv. Details of all temporary traffic management and parking restrictions required;
 - v. Details of any highway licences required due to the crane oversailing the public highway;
 - vi. Wheel washing facilities to keep highway clean of mud etc;
 - vii. Arrangements for management of Health and safety;
 - viii. Arrangements for dealing with complaints;
 - ix. Hours of operations;

- x. Monitoring and joint working arrangements, where appropriate;
- xi. Site access and car parking arrangements;
- xii. Delivery booking systems (allocated delivery slots for site management);
- xiii. A swept path analysis for crane vehicles carrying the necessary equipment;
- xiv. Agreed routes to/from the site;
- xv. Confirmation that all vehicles are recognised in the Fleet Operators Recognition Scheme (FORS) or similar;
- xvi. Timing of deliveries to and removals from the site by construction vehicles (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- xvii. Travel plans for staff/personnel involved in construction works to detail the measures to encourage sustainable travel to the site during the construction phase; and
- xviii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking, and consolidation of facilities such as concrete batching; and
- xix. Temporary obstructions during the construction and delivery must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the TLRN.

Reason: In order to ensure that the proposal is consistent with Publication London Plan Policy T7 and to safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality and to comply with DMDPD Policy DM23: Environmental Protection.

Energy Strategy

- 7) The development shall be constructed in accordance with:
- the Carbon Reduction Statement – ModulHaus Ermine Road prepared by Volumetric Modular Ltd (dated December 2020);
 - Overheating, MVHR, ASHP Technical Information Report prepared by Hill (dated 5 October 2020); and
 - the TM59 Overheating Study prepared by The Richards Design Partnership (dated November 2020).

and

the energy efficient materials and air source heat pumps shall be maintained for the lifetime of the development except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, Publication London Plan Policy SI 2 and Local Plan Policy SP4.

Carbon Offset Contribution

- 8) The development hereby approved shall not be occupied until a payment of £7,454.65 towards carbon reduction measures in Haringey has been paid to the Council's Carbon Management Team to bring the level of carbon reduction from the site in line with the London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10, and 5.11; The Publication London Plan (2020) Policy SI 2; and Local Plan Policy SP4.

Reason: To ensure the development can comply with Publication London Plan Policy SI2 and Local Plan Policy SP4.

Land Contamination

- 9) Prior to any further work on site:
 - a) Using the information already acquired from the submitted Phase I Geo-Environmental Assessment with reference DS-21906G-20-420 proposed by IDOM Merebrook Limited dated October 2020, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
 - b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
 - c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
 - d) 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 and to comply with London Plan (2016) policy 5.21 (Contaminated land) and DMDPD Policy DM23.

Unexpected Contamination

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

approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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

CEMP

- 11) Prior to above ground works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority.

The following applies to above:

- a) The CEMP shall include an Air Quality and Dust Management Plan (AQDMP).
- b) The CEMP shall provide details of how construction works are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
 - i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london> where applicable;

- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality and to comply with Policy 5.21 (Contaminated land) of the London Plan (2016) and DMDPD Policy DM23: Environmental Protection.

Drainage / Flooding (FRA)

- 12) Prior to above ground works, a revised FRA shall be submitted to and approved in writing by the local planning authority. The revised FRA shall provide new rainfall data using Flood Estimation Handbook (FEH) rainfall theory, in accordance with Haringey guidance.

The FRA shall include a completed London Sustainable Drainage pro-forma, as well as evidence that Thames Water have given consent to connect to their network and capacity exists to receive the surface water.

Reason: In order to comply with Policies DM24, 5, 6, & 9 of the Haringey Development Management DPD (2017), policy SP5 of the Local Plan.

Provision & Retention of SuDS

- 13) Prior to above ground works, Section 4 (Sustainable Drainage Maintenance Strategy) & Appendix B (Proposed Drainage Strategy Drawings) of 'Design Note – Ermine Rd Drainage & Flood Risk 16/12/2020' and the SuDS options it proposes (namely Below Ground Cellular Attenuation & Permeable Paving) shall be provided, maintained in accordance with the associated Maintenance Schedules, and retained for the lifetime of the development except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

For the avoidance of doubt, all hardstanding areas shall be permeable.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the development and comply with Policies DM24,

5, & 6 of the Haringey Development Management DPD (2017), policy SP5 of the Local Plan.

No Light Spill into SINC (Bats)

- 14) Light from external lighting in the development shall not spill to a harmful extent into the adjacent ecological asset (Tottenham Railsides SINC). Any lighting located near the northwest boundary of the site shall have directional shading to ensure that light spillage into the SINC does not have an undue impact on foraging bats and their habitats.

Reason: In order to ensure bats and their habitats are suitably protected and comply with Policies DM19 (Nature Conservation) of the Haringey Development Management DPD (2017), policy 7.19 of the London Plan, and Policy G6 of the Publication London Plan.

Tree protection (SINC/Bats)

- 15) The existing trees adjacent to the northwest boundary of the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to ensure bats and their habitats are suitably protected and to safeguard trees in the interest of visual amenity of the area consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM19 of The Development Management DPD (2017).

Waste storage delivered and made accessible

- 16) The waste storage shown on the approved plans shall be delivered and retained for the lifetime of the development except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

On occupation of the development - the codes, keys, transponders or any other type of access equipment to the waste store shall be provided to the Council and access to the waste store shall remain unobstructed and within 10m from Ermine Road on collection day.

Reason: In order to ensure waste storage is suitably accessible and to comply with Policy DM4 of The Development Management DPD (2017).

Secured by Design

- 17) Prior to occupation of the development, details of full 'Secured by Design' Accreditation shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter for the lifetime of the development.

Reason: To ensure safe and secure development and reduce crime and to comply with Publication London Plan Policy D11 and DMDPD Policy DM2.

Culvert Protection

- 18) Prior to any above ground works, a ground penetrating radar (GPR) survey of the site and within 4m of the northern boundary shall be carried out to ascertain if the Stonebridge Brook (culvert) is located under or near to the site.

If the GPR survey finds the culvert under, or within 4m of, the site then no further development shall be carried out until a condition survey has been completed and a strategy put in place to protect the culvert. The strategy shall be submitted to and approved in writing by, the local planning authority (in consultation with the Environment Agency), and shall be implemented as approved. The strategy shall include the following components;

- Details of the location, depth, and structural condition of the culvert.
- Plans to repair any damage the culvert to ensure structural stability for the lifetime of the development.
- Details of how work would be carried out on site without damaging the structure, or impeding the function of, the culvert (including loading calculations).

If the GPR survey does not locate the culvert, then the results shall be shared with the EA and works can proceed in accordance with the other conditions of the permission.

Reason: To reduce the risk of flooding to the proposed development and future occupants, ensure the structural integrity of the existing flood defences and reduce the risk of flooding from blockages to any existing culvert in accordance with Policy DM28: Protecting and Enhancing Watercourses and Flood Defences.

Building colour

- 19) The external elevations to be used for the proposed modular units shall be a grey colour, with an orange front door and retained as such for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the

appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

Louvred screening erected and retained

- 20) The louvred screening indicated on the approved plans shall be installed as shown on drawing number '109-08-PS-043 Rev. B' prior to occupation of Block A and retained for the lifetime of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

Informatives:

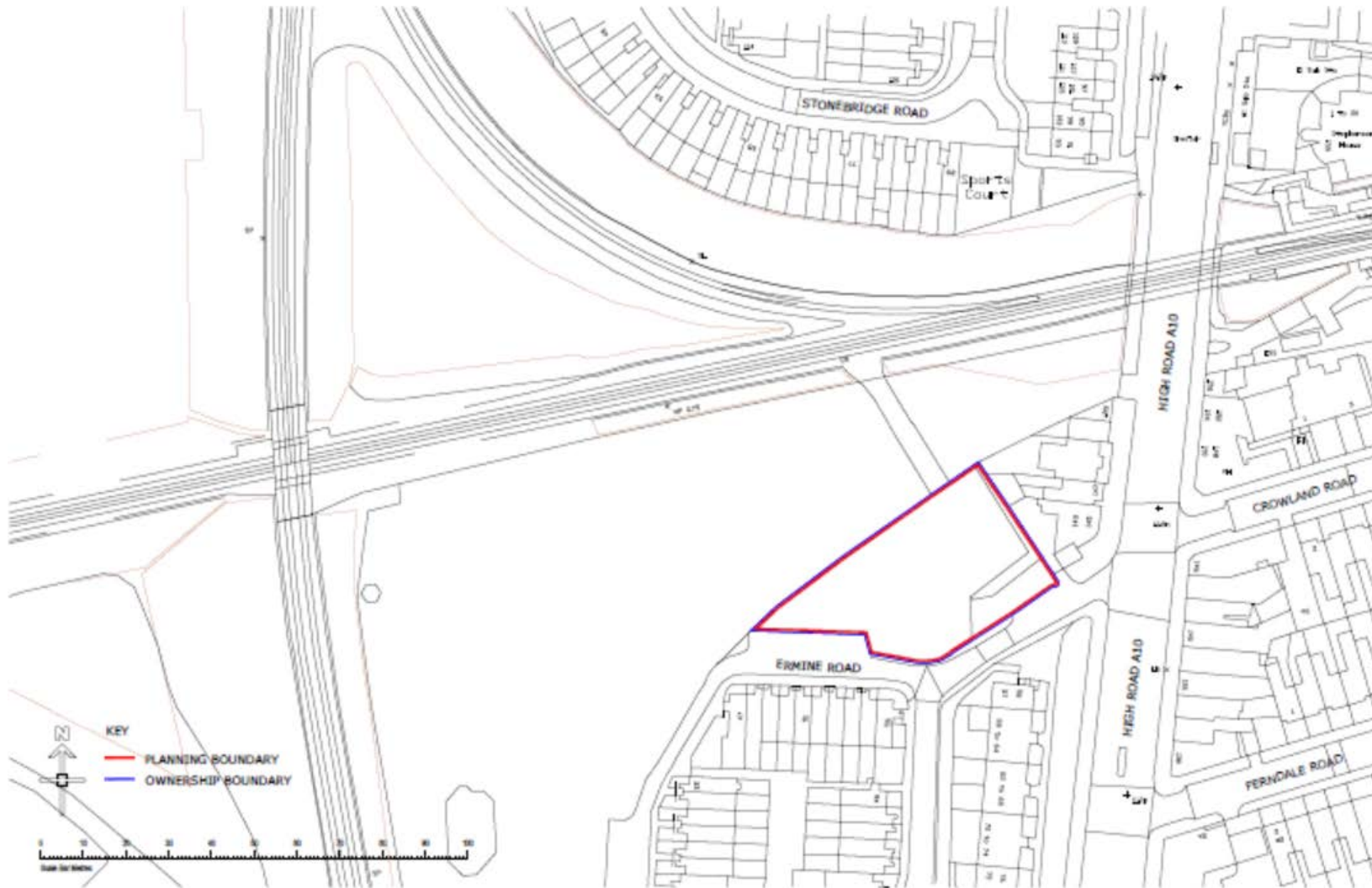
- 1) **INFORMATIVE :** In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.
- 2) **INFORMATIVE : CIL**
Based on the information given on the plans, the Mayoral CIL charge will be £54,720 (912sqm x £60.55) and the Haringey CIL charge will be £19,061 (912sqm x £20.90). This would be charged in accordance with the CIL Charging Schedule and any eligible relief and includes indexation in line with the RICS CIL Index.
- 3) **INFORMATIVE : Hours of Construction Work:** The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday
 - and not at all on Sundays and Bank Holidays.
- 4) **INFORMATIVE : Party Wall Act:** The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- 5) **INFORMATIVE :** The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.
- 6) **INFORMATIVE :** The London Fire Brigade strongly recommends that sprinklers are considered for new developments. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.
- 7) **INFORMATIVE :** With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at

the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

- 8) INFORMATIVE : Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 9) INFORMATIVE : A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 10) INFORMATIVE : The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures (<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>). Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
- 11) INFORMATIVE : The applicant should be aware that the application site is identified as an Area of Surface Interest in the 2015 Crossrail 2 Safeguarding Directions. In the event of a decision to progress the Crossrail 2 project the land may be subject to compulsory purchase in order to provide a worksite for the future delivery of the Crossrail 2 scheme.
- 12) INFORMATIVE : The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available Free of Charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Appendix 2 Plans and Images

Location Plan



[illegible]

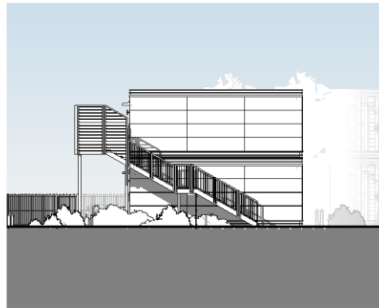
Indicative room layout



Block A Elevation



① Block A Front Elvation / Ermine Rd Section
1 : 100



② Block A Right Elevation
1 : 100



③ Block A Rear Elevation
1 : 100



④ Block A Left Elevation
1 : 100

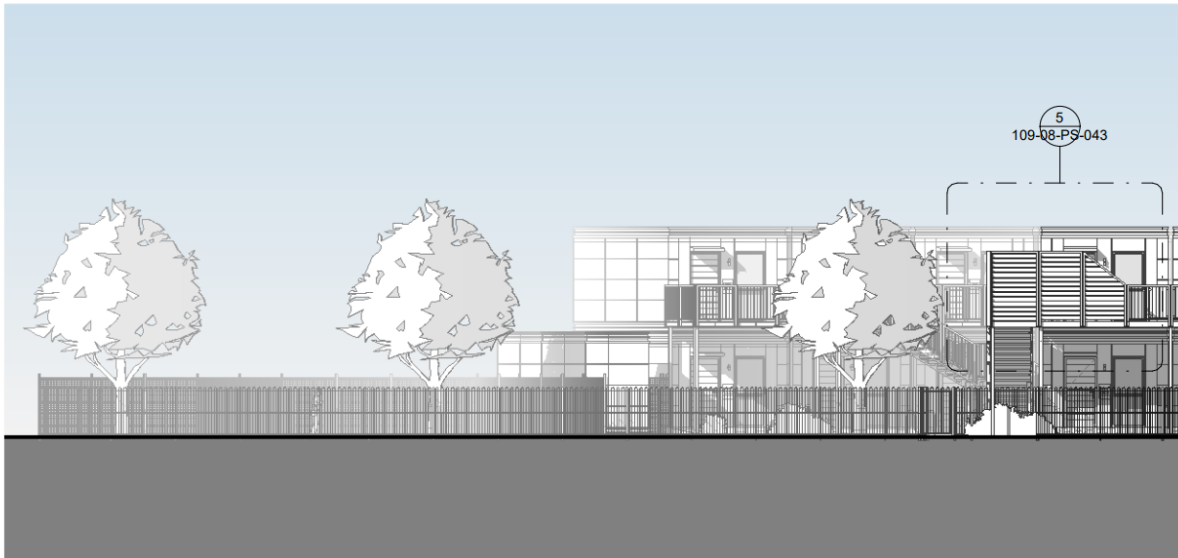


Block A Louver screening detail



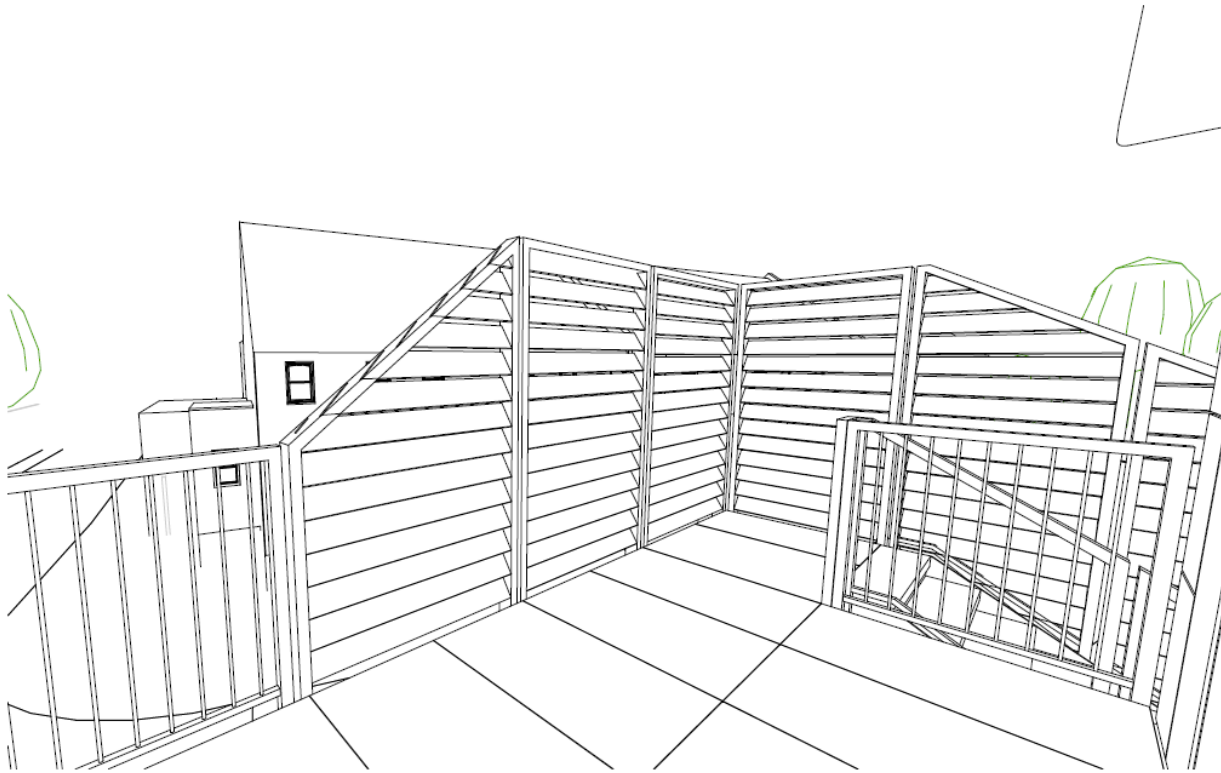
Louver Panel:
Frame to be steel to match walkway handrail
Louvers to be aluminium powder coated

5 Louver Panel Detail
1 : 50



1 Block A Front Elvation / Ermine Rd Section
1 : 100

View looking southwest from behind screening on platform access to upper storey of Block A

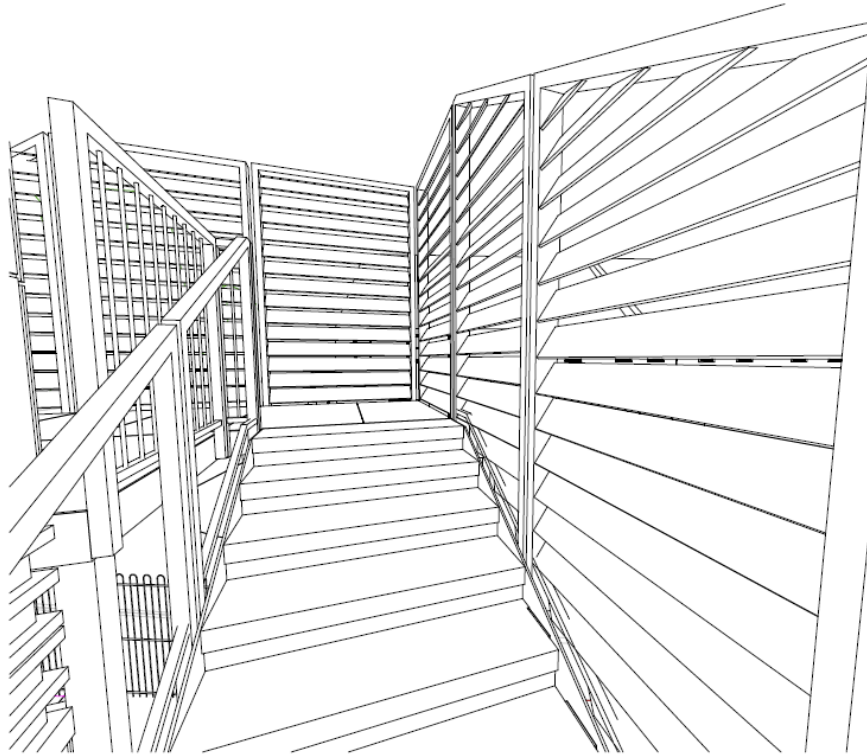


1 View 2



2 Site Layout - View 2

View looking south from behind screening on western stair access to upper storey of Block A



1 View 4



2 Site Layout - View 4

Render of view from Crowland Road / High Road – (Louvers not shown)



View from Ermine Road looking East (Louvers not shown)



View from Ermine Road looking North (Louvers not shown)



View from High Road looking northwest (Louvers not shown)



Appendix 3 Addendum to Report for Committee 11 January 2021

Planning Sub Committee 11 January 2021

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2020/2794	Ward: Seven Sisters
Address: Land to the North of Ermine Road N15	
Proposal – Temporary planning permission for a period of 7 years to provide 38 modular units for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.	
Applicant: Hill Residential	
Ownership: Council	

1. Description Correction

The description of development has been amended so that it reads as follows:

“Temporary planning permission for a period of 7 years to provide 38 modular ~~residential homes~~ **units** for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.”

- There are 38 units but only 37 would be occupied as homes. 1 of the units would be used as a site office for staff.

2. Objections

- 6 additional objections have been received since the publication of the Officers report.
- The objections all raise concerns about a potential increase in antisocial behaviour because of the new residents and 1 objection also raised concerns about the appearance and size of the units and their siting.
- All these points have been raised previously and have been addressed in the report.

3. Fire Safety

- *The London Fire Brigade (LFB)* have responded to the additional plans provided to confirm that they are now satisfied with the proposals. (Date 7th January 2021 and attached in Appendix 1 below)

4. Environment Agency – Culvert Survey

- With reference to paras 6.10.6- 6.10.8
- The EA have recommended carrying out a ground penetrating radar (GPR) survey to see if the culvert can be located on the site itself or within 4m outside of the site along the northern boundary. The applicant has commissioned this survey and it will take place this week.
- If the survey method locates the culvert its depth would need to be established through a dig. Loading calculations would then need to be provided to show that the proposed development would have an undue impact the stability of the culvert.
- If the survey method fails to locate the culvert under the site, or within 4m of the northern boundary the EA would remove their objection. The EA have also recommended Condition 18 which reads as follows:
- This Condition is amended (additional wording in bold) as follows to ensure the survey is carried out and the advice above is followed where necessary:

Culvert protection

- 18) Prior to any above ground works, a ground penetrating radar (GPR) survey of the site and within 4m of the northern boundary shall be carried out to ascertain if the Stonebridge Brook (culvert) is located under or near to the site.

If the GPR survey finds the culvert under, or within 4m of, the site then no further development shall be carried out until a condition survey has been completed and a strategy put in place to protect the culvert. The strategy shall be submitted to and approved in writing by, the local planning authority (in consultation with the Environment Agency), and shall be implemented as approved. The strategy shall include the following components;

- Details of the location, depth, and structural condition of the culvert.
- Plans to repair any damage the culvert to ensure structural stability for the lifetime of the development.
- Details of how work would be carried out on site without damaging the structure, or impeding the function of, the culvert (including loading calculations).

If the GPR survey does not locate the culvert, then the results shall be shared with the EA and works can proceed in accordance with the other conditions of the permission.

Reason: To reduce the risk of flooding to the proposed development and future occupants, ensure the structural integrity of the existing flood defences and reduce the risk of flooding from blockages to any existing culvert in accordance with Policy DM28: Protecting and Enhancing Watercourses and Flood Defences.

Appendix 1



Fire Safety Regulation, North West 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x89171

Minicom 020 7960 3629
london-fire.gov.uk

Private & Confidential
Philip Elliott
Principal Planning Officer
Haringey Council
Planning Service, Level 6,
River Park House,
225 High Road,
Wood Green,
N22 8HQ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7th January 2021
Our Ref
Your Ref HCY/2020/2794

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

TOWN AND COUNTRY PLANNING ACT

SCOPE OF WORKS: 3 Blocks Of 2-Storey Modular Homes To Provide Accommodation For
People Who Have Been Homeless
PREMISES Land to the North of Ermine Rd
PLAN NUMBER(S) (if any): ERH-109-08-PS-014 & 015

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

The Commissioner is satisfied with the proposals with the fire fighting access only

This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

FS_D_01 (Rev 23, 10/03/2016)

Page 1 of 2

A handwritten signature in black ink, appearing to be "N. Ferguson", is written over a horizontal line.

Assistant Commissioner (Fire Safety Regulation)

Reply to M Howlin
Direct T 0208 555 1200 Ext. 89170

Appendix 4 Committee Report for 11 January 2021

Within separate document.