

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2319

Ward: Hornsey

Date received: 03/12/2008

Last amended date: 24/4/2009

Drawing number of plans: 389/IN/001, 002, 003, 100, 200; 389/P/-101, 100, 100/5, 101B, 102B, 103, 104, 200C, 201C, 202, 203 & 204A.

Address: The Nightingale PH, 40 Nightingale Lane N8

Proposal: Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed, 1 x two bed and 1 x one bed flats. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1 x two bed flats.

Existing Use: Pub / Residential

Proposed Use: Residential

Applicant: Mr Peter Gullis The Wellington Pub Company

Ownership: Private

**THIS APPLICATION WAS TAKEN OFF THE PREVIOUS COMMITTEE
AGENDA FOR THE APPLICANT TO AMEND THE ELEVATION DESIGN TO
COMPLEMENT THE EXISTING PUB BUILDING.**

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 and sec. 278
Legal Agreement

SITE AND SURROUNDINGS

The site comprises of a 3 storey Victorian Public House, with basement floor located at the corner of Nightingale Lane and Brook Road. It has a single storey extension and garage fronting Brook Road with buildings to the rear in use for toilet facilities. The upper floors are in use for residential purposes and the immediate surrounding area is residential in character. It lies outside the designated Campsbourne Cottage Estate Conservation Area.

PLANNING HISTORY

Relevant planning history includes:-

Alterations and additions – approved 24/10/1956

Internal alterations and provision of beer store and garage – approved 26/7/1961

Alteration to front elevation – 24/9/1973

DETAILS OF PROPOSAL

The original scheme has been revised involving the following:

- The reduction of two units with the objective of lowering the density on the site.
- Change to the external appearance by lining up horizontal features in the pub's façade with horizontal elements in the proposed new building.
- The use of brick to match the existing pub's brickwork with base level of render to correspond to the detailing of the pub's elevation.
- The design of the front entrance of the new building to match the central door of the existing pub.

The current scheme seeks to retain the pub use at ground floor with the refurbishment of the upper floors to form 1 x three bed, 1 x two bed and 1 x one bed flats. The existing single storey side extension would be demolished and a new 3-storey extension with basement floor erected to create self-contained units comprising of 3 x one bed and 1 x two bed flats.

The proposal also includes the shared use of the basement floor as storage space for the pub and carparking, bicycle storage, recycling facility and waste & refuse storage for the residential use. Amenity provision includes communal garden to the rear at ground floor and recessed balconies for the units fronting Brook Road. Access to the flats would be from Brook Road.

CONSULTATION

Ward Councillors
24 -38 Nightingale Lane
44-50 Nightingale Lane
57- 89 Nightingale Lane
55-69 Rectory Gardens
1-47 Stokley Court, Brook Road
1-24 Tivendale Brook Road
25-48 Tivendale Brook Road

73-77 Beechwood Road
Transportation
Cleansing
Building Control

RESPONSES

Cllr. Errol Reid - objects
No. 38 Nightingale Lane- objects
No. 67 Nightingale Lane - objects
No. 69 Nightingale Lane - objects
No. 71 Nightingale Lane- objects
No. 75 Nightingale Lane- objects
No. 26 Hawthorn Road – objects
No 76 Beechwood Road - objects

Transportation-‘This proposed development is situated within a walking distance of W3, 144 and W7 bus routes on Priory Road which combined offer 39 buses per hour (two-way) for frequent connections to Crouch Hill over ground train station and Finsbury Park and Turnpike lane tube station. We have subsequently considered that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, our interrogation with TRAVL trip prediction database has revealed that, based on similar London sites (Chad Cres. Kariba Cl. Congo Dr- N9, Osier Crescent-N10 and Tysoe Avenue- EN3), a development of this magnitude would only generate a combined in and out movement of 2 vehicles during the critical morning peak hour (0800-0900hrs). Moreover, notwithstanding that this site is not in an area which suffers from heavy on-street parking pressure, the applicant has proposed 4 basement level car parking spaces, which would be accessed via Brook Road, 1 motorbike space and 4 enclosed/secure cycle racks, as detailed on Plan No.389/P/-101. It is therefore deemed that the level of vehicular trips ensuing from this development would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads.

However, there is the concern that the adjoining footway on Brook Road is substandard on both sides. We will therefore require the applicant to enter into S.278 agreement under the Highways Act 1980, to upgrade the footway on both sides of this road from the junction of Nightingale Lane up to eastern boundary of this property. The cost of these works is estimated to be in the region of £20,000 (twenty thousand pounds).

Consequently, the highway and transportation authority would not object to this application on the conditions that the applicant:

enters into S.278 Highways Act 1980 or S.106 Town & Country Planning Act 1990 agreement, for the reconstruction of the footway section abutting this development on Brook Road and an upgrade of the footway on the other side of this road, from the junction of Nightingale Lane up to the eastern boundary of this premises, the cost of which is estimated as £20,000 (twenty thousand pounds).
Reason: To improve the conditions for pedestrians at this location.

Informative

The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.'

Crime Prevention Officer:

'With reference to the above scheme and request for observations. It is important to note that there is a higher than average number of offences of anti-social behaviour near to this location. In fact, the sheltered housing immediately next door, Stokely Court has persistent problems with youths congregating in the car park at the rear and side. This would therefore be an ideal opportunity to consider the design of this proposed development and make changes to the built environment that will have a positive impact for local people. I would also expect that the security of the new scheme is of a sufficiently high standard. My further comments are:

The boundary wall on the eastern side of the development is directly next to the car park for Stokely Court as mentioned above. It would be an ideal opportunity if this wall was replaced with a dwarf wall and railings, perhaps to the existing height to serve as a boundary but to increase natural surveillance both in the back of the new scheme and also for the rear of Stokely Court. We can give further advice as necessary and would be happy to meet any interested party to discuss this further.

Regardless of the Secured by Design scheme, it is crucial that the communal door entry systems are a high quality door and / or "airlock" system; based on an electro-magnetic lock with no exposed moving parts, with the automatic door closer contained within the hinges or floor. Poor quality door systems lead to crime and high maintenance costs for the owner and are not in any way part of a sustainable development.

The dwellings would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com).

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention '

RELEVANT PLANNING POLICY

PPS1 Delivering Sustainable Development

PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the importance of good design in the planning system and that development should seek to improve rather than maintain the quality and character of towns and cities.

PPS3 Housing

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importances of ensuring housing schemes are well-designed and create sustainable communities. The need for development to include affordable housing is also set out in PPS3.

The London Plan

The London Plan issued by the Greater London Authority, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. The current plan dated February 2008, sets housing targets for individual Boroughs for the period up to 2016/17. The target for Haringey is 6,800 additional 'homes' (680 per year).

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For instance, the suggested density range for a site with a PTAL rating of 1 within urban setting is 150 – 250 habitable rooms per hectare. Whilst a site, with PTAL rating of 3, the density range suggested is 200 – 450 habitable rooms per hectare.

G3 Housing Supply

- UD1 Planning Statements
- UD2 Sustainable Design and construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations

M10 Parking for Development

- HSG1 New Housing Developments
- HSG 4 Affordable Housing
- HSG 9 Density Standards
- HSG10 Dwelling Mix

SPG1a Design Guidance
SPG8a Waste and Recycling
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10c Education needs generated by new housing
Housing Supplementary Planning Documents (adopted October 2008)

ANALYSIS/ASSESSMENT OF THE APPLICATION

The original scheme has been revised involving the following:

- The reduction of two units with the objective of lowering the density on the site.
- Change to the external appearance by lining up horizontal features in the pub's façade with horizontal elements in the proposed new building.
- The use of brick to match the existing pub's brickwork with base level of render to correspond to the detailing of the pub's elevation.
- The design of the front entrance of the new building to match the central door of the existing pub.

The current proposal involves the retention of the pub use at ground floor with the refurbishment of the upper floors to form 3 x two bed and 1 x one bed flats. Also the existing single storey side extension would be demolished and a new 3-storey extension with basement floor erected to create self-contained units comprising of 3 x one bed, 1 x two bed and 1 x three bed flats.

The main issues relating to the proposal are:

- i) the principle of residential use on site
- ii) density
- iii) dwelling mix and room sizes
- iv) size, bulk & design
- v) privacy and overlooking
- vi) parking
- vii) amenity provision
- viii) waste disposal
- ix) sustainability

These issues are discussed below:

- i) The principle of residential use on site

Planning Policy Statement 1: "Delivering Sustainable Development" advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should "promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings".

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of brownfield sites. The pressure for new housing in the Borough means that brownfield sites, i.e. previously developed sites, are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

In considering the principle of residential use on the site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan. Guidance from central government and the London Plan set housing targets for Local Authorities.

The London Plan sets housing targets for individual Boroughs for the period up to 2017. The current plan dated February 2008, sets housing targets for individual Boroughs for the period up to 2016/17. The target for Haringey is 6,800 additional ‘homes’ (680 per year). These targets are generally reflected in Unitary Development Plan Policy G3.

The upper floors of the main pub building is currently in residential use, as such it is considered that the part use of the site for residential purposes is acceptable. Also the site is within a residential setting and the proposal would contribute towards the Council’s housing target.

The proposed scheme would create 7 residential units, which is below the threshold for Affordable Housing provision in accordance with the London Plan and Unitary Development Plan policy HSG4 ‘Affordable Housing’.

ii) Density

Policy HSG9 ‘Density Standards’ sets a density range of 200 –700 habitable rooms per hectare. However, the policy requires that a ‘design-led’ approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes a total of 7 residential units. The development would provide a mix of 4 x 1 bedroom units, 2 x 2 bedroom units and 1 x 3 bedroom units. In total, the scheme has 18 habitable rooms. Therefore, applying the method set out in ‘Housing Supplementary Planning Documents ‘(adopted October 2008), the density of the proposed development is approximately 375 habitable rooms per hectare.

The proposed density is well within the range of 200 – 700 set out in the Unitary Development Plan. In the context of the surrounding area, the proposed density is considered appropriate for the site. Therefore the scheme is considered to have an acceptable density, in compliance with Policy HSG9 ‘Density Standards’ and HSPD (adopted October 2008).

iii) Dwelling mix and room sizes

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

This scheme would provide 4 X 1bed units, 2 X 2bed units and 1 X 3bed units. The recommended percentage dwelling mix for new residential development as stated in HSPD for private market housing, allows 37% for 1bed, 30% for 2bed and 22% for 3bed units. This scheme would provide 37% for 1bed, 28% for 2bed and 14% for 3bed units. Although not entirely as recommended in guidelines set out in HSPD, it is considered that the proposed dwelling mix is suited to the particular nature of the scheme, which is relatively small-scale and not particularly suited for family accommodation. Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and site.

The one-bedroom units' internal floor area range from 37.6m² to 52.1m² which exceeds the Councils standard as set out HSPD. The two-bedroom units' internal floor area would be 70m² and exceeds the Councils standard as set out HSPD. The three-bedroom unit would allow over 100m², which also exceeds the Councils standard as set out HSPD. Therefore the units' sizes are considered to provide a satisfactory standard of accommodation.

All the units/rooms are considered to have adequate light and ventilation. In addition, the scheme has the provision of a lift facility with two-way opening for wheelchair users to access all levels of the building. Therefore the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).

iv) Size, bulk & design

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

The scheme consist of a 3-storey extension block with basement level space which would front Brook Road, the ground floor would be raised and it would comprise of 3 x one bed and 1 x three bed self-contained flats. Also the refurbishment of the upper floors of the existing pub building to form 3 x two bed and 1 x one bed flats.

The scale and massing of the new extension has been designed to create subordination to the main pub building and to relate in height & scale to nearby buildings. It is contemporary in style; however it has been design to respect the Victorian Pub by incorporating features such as brickwork and the verticality of the fenestration. The scheme introduces a series of recessed planters with lighting to help with pedestrian visibility at night.

The external appearance of the pub building will essentially be intact with the only alterations being the addition of a rear dormer window, the replacements of two windows to the rear with small windows to match existing and the side entrance to the residential building, which would be constructed to match the original building.

Therefore the proposed scheme is considered to be sensitively designed to fit in well within the existing street & townscape and as such minimise any adverse effect on the surrounding area.

v) Privacy and overlooking

Policy UD3 'General Principles' and Housing Supplementary Planning Documents (adopted October 2008) seek to protect existing residential amenity and avoid loss of light and overlooking issues.

The proposed scheme has a north - east orientation. The 3 storey extension block is considered not to compromise the privacy of the immediate properties as it would front Brook Road. To avoid loss of privacy to nearby properties on the southern boundary, obscured glazing is proposed to prevent overlooking. The positioned of the new building to the north, would also minimises shadowing on the rear gardens of adjacent properties. The distance between the new extension block and the rear gardens of properties at Rectory Gardens would exceed 30m, which is within the standard set out in HSPD (adopted October 2008). Therefore it is considered that any adverse impact in relation to loss of privacy and overlooking would be minimised.

vi) Parking

National planning policy seeks very clearly to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policies M9: 'Car –Free Residential Developments' & M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use.

The scheme provides 4 car parking spaces, 4 bicycles spaces and a motorcycle space secured at basement level. Transportation has no objections to the scheme, subject to the conditions that the applicant enters into a S.106 or S.278 agreement to achieve the following:

- A contribution by way of the same legal agreement, a sum of £20,000 (twenty thousand pounds) towards improvement to the footway on Brook Road.

vii) Amenity provision

Amenity space has been designed into scheme in the form of communal rear garden space and recessed balconies on the extension block. Also the scheme would provide a secured roof garden space. It considered that the combined amenity provision is sufficient and acceptable, given the availability of public open space in the local area. Therefore on balance the propose amenity space provision is considered to meet guidelines set out in HSPD (adopted October 2008).

viii) Waste Management

The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

ix) Sustainability

The re-use of under utilised land is regarded as an important sustainable feature of the development which complies with the thrust of both national and London wide guidance. In addition, the scheme provides 4 secure bicycles and a motorcycle parking space.

Further, the proposed development has been designed with sustainable materials and systems including:

- Combination condensing boilers for providing the central heating & hot water supply.
- Landscaped garden with potential to grow small trees.
- Green roof to encourage biodiversity
- Natural ventilation systems
- Double glazed windows to reduced energy consumption
- New walls, ceilings & floors to be insulated to accord with Building Regulations
- Grey water recycling for toilet use
- Low Energy light fittings

Comments received from consultation and the Council's Response

There have been 8 letters of objections from local residents. The grounds of objection include the following:

- Conflict with Conservation Area,
- Infringement of European Convention rights,
- Increase density/overcrowding ,
- Anti-social behaviour resulting from the scheme on nearby sheltered accommodation,
- Increase traffic & parking problems,

- Not enough time given for consultation, because of time of year,
- Appearance of the new building,
- Lack of benefit for local people,

Response: Conflict with Conservation Area

The site lies outside the designated Campsbourne Cottage Estate Conservation Area. However, the scheme is considered to be well designed and not in conflict with the requirements of being adjacent to a Conservation Area.

Response: Infringement of European Convention rights

It is considered that the provision of housing on the site is not an infringement of European Convention rights.

Response: Increase density/overcrowding

This is a relatively a small –scale development, which is considered suitable for the site and the immediate surrounding area. It is not considered that the proposal would result in overcrowding to undermine the amenity of the existing occupiers in the locality. Further the proposal will contribute towards the Borough's strategic housing target and provide much needed accommodation in the Borough. As detailed in the density section of this report, the proposed density conforms to the Council's requirement.

Response: Anti-social behaviour resulting from the scheme on nearby sheltered accommodation

It is considered that the proposed development would not result in anti-social behaviour on nearby sheltered accommodation. However, the scheme would be required to meet 'secured by design' requirement to mitigate any potential harmful effects such as anti-social behaviour.

Response: Increase traffic & parking problems

The Council's Transportation Group has no objections to the scheme and does not consider that the proposed scheme will result in increase traffic or parking problems.

Response: Not enough time given for consultation, because of time of year

The consultation period of 21 days is set by the government and commences when the application is submitted and validated. Although this statutory period is set by the government, the Council is normally flexible and would consider comments after the 21 days.

Response: Appearance of the new building

It is considered that although the proposed scheme is contemporary in design, its independence and overall scale does not undermine the architectural effect of the main pub building. Further, it has been designed to respect the Victorian Pub by incorporating features such as brickwork and the verticality of the fenestration.

Response: Lack of benefit for local people

It is considered that the provision of housing within Borough is beneficial to all Haringey residents. Also the proposed development would be subject to footway improvement which should benefit local residents.

SUMMARY AND CONCLUSION

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target.

Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

The scheme is subject to a legal agreement, the main elements are:

- an education contribution of £ 20, 371
- a contribution of £20, 000 towards footway improvement in the vicinity of the site under Sec 278 Agreement
- an administration cost of £2, 018

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2008/2319 ("the Planning Application"), subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] [and] [under Section [278] of the Highways Act 1980] in order to secure:

- Education contribution of £20, 371
- Footway improvement contribution of £20,000 under Sec 278 Agreement
- Plus 5% recovery/administration costs of £2, 018

RECOMMENDATION 2

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 9 April 2009, planning application reference number HGY/2008/2319 be refused for the following reasons:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education provision the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and SPG10c 'Education needs generated by new housing'

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (2) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) 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 (PEPP) 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(s) contemplated in resolution (1) above to secure the obligations specified therein.

RECOMMENDATION 4

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2008/2319 and applicant's drawing No.(s) 389/IN/001, 002, 003, 100, 200; 389/P/-101, 100, 100/5, 101B, 102B, 103, 104, 200C, 201C, 202, 203 & 204A.

Subject to the following condition(s)

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. The development hereby authorised 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.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning out Crime'.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

8. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

9. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

10. That the accommodation hereby approved shall be implemented in accordance with the approved plans in order to provide 1 X 3bedroom, 2 X 2bedrooms, 4 X 1bedrooms self-contained flats.

Reason: In order to avoid overdevelopment of the site.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target. Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).