

MINUTES OF PLANNING SUB COMMITTEE MEETING HELD ON MONDAY, 7TH NOVEMBER, 2022, 7.05 - 9.20 PM

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

Apologies for absence were received from Councillor Nicola Bartlett.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. PRE-APPLICATION BRIEFINGS

The Chair referred to the note on pre-application briefings and this information was noted.

7. PPA/2022/0019 - HIGHGATE SCHOOL, NORTH ROAD, LONDON, N6 4AY

The Committee considered the pre-application briefing for a series of planning applications for the re-development of the Highgate School sites as follows:

Dyne House and Island Site

Redevelopment of Dyne House, to include:

- 1) Retention, refurbishment and extension of the principal five storey (plus plant and lift over run) Dyne House building;
- 2) Demolition and redevelopment of the rear extension and associated buildings with part one, part two storey structure;
- 3) Retention of the Parade Ground open space, with new sports pitch surface;

- 4) Associated improvements to the Island Site access and underground tunnel, including demolition and redevelopment of service block; and
- 5) Associated landscaping and improved provision for emergency services, servicing and disabled parking.

Science Block

Refurbishment and extension of existing Science Block, to include:

- 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation, and internal replanning/alterations;
- 2) Two storey extension above ground level colonnade to central building, to provide internal re-planning and additional teaching accommodation;
- 3) Creation of additional plant space at roof level of the East Link Block;
- 4) Complete replacement of building systems/plant;
- 5) Rooftop observatory extension;
- 6) Replacement windows and restoration of existing facades; and
- 7) Associated landscaping.

Richards Music Centre

Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.

Mallinson Sport Centre

Redevelopment of Mallinson Sport Centre, to include:

- 1) Partial demolition of existing structure, squash and fives court buildings;
- 2) Refurbishment and extension of the remaining facilities, comprising new part single basement, new double height sports hall and new entrances, new teaching classrooms, offices, gym and exercise studios, circulation and ancillary accommodation;
- 3) New basement level outdoor covered fives courts;
- 4) External sunken oval sports pitch; and
- 5) Associated landscaping and improved provision for emergency services and servicing.

Decant Facility

Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to six years; associated means of enclosure, footpaths and landscaping; complete reinstatement of the synthetic surface upon cessation of use.

Far Field

Engineering and groundwork operations to relevel existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse

margins, new emergency and service access and refurbishment of existing changing pavilion.

The applicant team and officers responded to questions from the Committee:

- The applicant team noted that, in response to the Quality Review Panel (QRP) recommendation about further analysis of the potential for overheating on the science block extension, their engineers had undertaken some investigations.
- It was noted that some residents had expressed concerns that there would be increased student numbers at the school. The applicant team explained that the school currently had 1,930 students and had a maximum licence for 1,970 from the Department for Education. It was noted that the works would improve the existing spaces for the existing students but that there was no intent to increase numbers as other spaces, such as the dining area, could not accommodate additional students.
- In relation to Metropolitan Open Land (MOL), it was noted that the principal incursion from the development on to MOL was shown in the full plans and would be included as part of the application. The applicant team noted that they had worked closely with the Greater London Authority (GLA) and believed that the development would qualify as an excepted use. It was explained that the applicant team did not believe that the development would impact on the openness of MOL and would increase opportunities for sport. In addition, they were relying on the fact that MOL had been re-released and that there would still be more MOL than when the area was originally designated.
- It was enquired whether the applicant would have to demonstrate that the development met special circumstances test in order to develop on MOL. The applicant team did not believe that the scheme would be required to meet the special circumstances test as it provided additional sporting opportunities without impacting the openness of MOL. If, for any reason, the development did not qualify as an excepted use, the justification would include the important need for modernisation and a flexible curriculum which was not possible on the current site and that the site would involve community uses.
- It was noted that significant engagement had been undertaken as part of the scheme which had resulted in a number of changes to the proposals. It was commented that the narrative of the engagement history would be set out in full in the Statement of Community Involvement (SCI).
- It was noted that there were still cadets at the school but there were lower numbers of participants and they no longer required the large parade ground which was now used as a playspace during breaks.
- Some members raised concerns about the sustainability of the proposed artificial (astro) pitch and its impact on the local environment. The applicant team commented that the scheme aimed to make the site more useable and that grass areas for sport would experience lasting soil damage if used in the winter. It was stated that the application would be providing a net gain in biodiversity throughout the estate and that significant detail about the impact of the development would be included with the application.
- In relation to the effect of the development on the area and community access to facilities, the applicant team stated that there had been engagement with the local community, including other schools. Following some discussions on traffic and events, the location of theatre and drama had been moved so that it would be easier for the community to use and would have a reduced noise impact. It was

noted that there was no plan to monetise the new buildings but that they would be open for community use. It was added that there was expected to be use of the facilities by other schools, particularly for sports, and that the majority of this activity would take place during school hours which would have a reduced impact on the community.

- In relation to the decant arrangements for development, the applicant team noted that the proposed temporary facility was located at Bishopswood Road. This site had an existing foundation so would involve less embodied carbon and was separated from residential and key Listed buildings. It was added that the layout of the temporary facility could be adapted, including classroom and laboratory layouts, depending on what was being developed at the school.

The Chair thanked the applicant team for attending.

8. PPA/2020/0002 - 505-511 ARCHWAY ROAD, LONDON, N6

The Committee considered the pre-application briefing for the redevelopment of existing car-wash site to provide 16 new homes for Council rent comprising a part three, part four-storey apartment building fronting Archway Road, and two houses fronting Baker's Lane with associated refuse/recycling and cycle stores, amenity space and landscaping. Provision of one on-street wheelchair accessible parking space and service lay-by on Archway Road.

The applicant team and officers responded to questions from the Committee:

- Some members asked about accessibility; it was noted that the site was located on the gyratory, that there would only be one blue badge parking space, and that the nearby crossing points were not zebra crossings or traffic lights. The applicant team noted that an accessibility consultant had been involved in the scheme and it was considered to be fully accessible. It was added that a detailed report would be available in the application documentation.
- It was explained that an existing layby on the road would be a dedicated blue badge parking space. Transport for London (TfL) did not generally permit dedicated spaces in these situations but had acknowledged the importance in this case.
- Some members suggested that the bicycle lane on the gyratory should be protected and it was enquired whether the applicant or officers could further discuss this with TfL. The applicant team explained that this would be pursued but was unlikely to be successful. It was noted that the proposals for the site should not prevent future changes if they were agreed by TfL.
- Some members noted that the proposal would be for 16 new homes at council rent and it was enquired what this meant in planning terms and what sort of weight the Committee should give to this. The applicant team noted that the financial appraisals had been undertaken for social rent, also known as target rent, and that no other form of rent was being considered; the Head of Development Management explained that the Section 106 legal agreement would be drawn up on this basis. In terms of the weight in decision making, the Head of Development Management noted that this was a matter of discretion but that council rent was classified as a type of affordable rent and that it would be reasonable for the Committee to take affordability into account as part of its decision making. It was

noted that there was no specific guidance that this should be given more or less weight. It was confirmed that council rent meant formula rent in this case.

- It was clarified that there would be no change to the adjacent red route and that the loading bay and parking bay would be monitored by TfL Closed Circuit Television (CCTV).
- The applicant team clarified that a landscape architect was designing a play area for under fives on the site. The amenity space was being designed to comply with the required standards and would be provided at ground floor level; full details would be included as part of the application.
- Some members drew attention to the other buildings that had been used as inspiration and queried whether the proposal should include some more detail, such as pitched or mansard roofing. It was suggested that it would be beneficial for the design of the proposal to be more distinct to reflect its context as a prominent entrance point to Haringey. The applicant team explained that they had undertaken a lot of design and conservation work in designing the scheme. Further work would continue before the application was submitted and it was hoped that the Committee would find the design acceptable. It was highlighted that flat roofs were sometimes required in order to meet Passivhaus low energy design standards.
- Some members provided comments that the units would benefit from avoiding letterboxes on external walls, good design of the lobbies which allowed easier maintenance, and reversible windows that could be cleaned from the inside. It was also requested that the application set out whether the units would have open plan kitchens or separate kitchens and how many units would be single aspect.
- The applicant team commented that they would be securing a minimum of 'Good' for designing out crime and would be aiming for 'Outstanding'.
- In relation to the impact of noise and pollution for residents of the site, the applicant team noted that detailed scientific research had been undertaken and that the results would be included with the application. It was explained that there would be mechanical ventilation on site and the levels of pollution were predicted to be similar to other, urban schemes. It was added that the principal rooms for the units would face inwards, to the garden area, rather than to the road.

The Chair thanked the applicant team for attending.

At 8.30pm, the Committee agreed a brief adjournment. The meeting resumed at 8.35pm.

9. PPA/2022/0012 - 'BEROL QUARTER', BEROL YARD, ASHLEY ROAD, TOTTENHAM HALE, N17 9LJ

The Committee considered the pre-application briefing for:

Berol House

Refurbishment of Berol House (c. 3,300sqm) for a mix of flexible commercial & retail floorspace with 3-storey extension (c. 2,200sqm) at roof level.

2 Berol Yard

2 Berol Yard would comprise a part 6, part, part 18, part 25, part 29, part 30 storey building with lift overrun core incorporating c. 210 Build to Rent (BTR) homes with a mix of flexible retail & commercial floorspace at ground floor level with community floorspace and enabling works for a bridge connection over Watermead Way & the railway line to the east.

The BTR accommodation will include 35% affordable housing by habitable room including homes let at London Living Rent (LLR) and Discount Market Rent (DMR).

The proposal would include associated public realm works and landscaping within the quarter which would include a public square.

The applicant team and officers responded to questions from the Committee:

- With no objection from the applicant team, some members of the Committee shared a picture of the site from the historical archives. It was requested that the applicant considered restoring the windows on the site to replicate the original windows. The applicant team noted that all windows would be replaced; the detail would be considered very carefully and it would be aimed to find the best alignment between the old and the new.
- Some members of the Committee raised concerns about the viability of build to rent in the area. The applicant team noted these concerns but stated that there was currently a good degree of interest in the Tottenham Hale area.
- The applicant team commented that they had used Haringey Council's Building Control previously and were likely to use them for this scheme.
- Some members commented that the names for proposals should be named after those who were known to local people.
- In response to a query about the plans for a digital university on the site, the applicant team noted that they were disappointed that this had not been possible. It was explained that they had worked with the Department for Education (DfE) and the Greater London Authority (GLA) but that the specific conditions of the funding requirements could not be met. It was added that the site had been marketed for academic use for 32 months and had been marketed to the science and technology industries with no success.
- The Committee asked about the design and colour of the proposals. It was noted that the window detailing had been carefully considered; the proposed design was thought to have a good, industrial quality to the metalwork and both buildings would have the same colour of metal. In relation to the colour choices, the applicant team explained that they had considered using one colour throughout but that, as this was the last piece of development in the area, it was possible to directly reflect the colours of the surrounding buildings and this was considered to be more appropriate.
- It was confirmed that all spaces in the scheme would be available to all residents. It was also noted that there would be community space as part of the proposal which would overlook the square and public art space.
- Some members commented that there would be a large influx of population into the area and enquired about the provision of wider welfare facilities and spaces, such as sports areas. The applicant acknowledged the importance of wellbeing and the variety of spaces and activities that were involved. It was noted that the

scheme would be designed to make the public realm functional. It was added that, as part of the wider picture, there had been stakeholder work with sports groups in the area in relation to the redesign of Down Lane Park.

- The Committee asked about the number and direction of single aspect units and whether this would be reduced in the final proposals. The applicant team commented that they did not have precise figures to hand but that there would be more detail in the full Design and Access Statement. It was noted that the design of the buildings, which rose higher and pulled away from surrounding buildings, would provide good visible sky, or Vertical Sky Component (VSC), figures and, although this did not count as dual aspect, the proposed recessed balcony rooms would provide good quality living arrangements.

The Chair thanked the applicant team for attending.

10. UPDATE ON MAJOR PROPOSALS

The Chair noted that any further queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

11. NEW ITEMS OF URGENT BUSINESS

There were no items of urgent business.

12. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 29 November 2022.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date

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