

Planning Sub-Committee 03 JUNE 2024

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2023/3250

Ward: Hermitage and Gardens

Address: St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH.

Proposal: Application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HGY/2022/1833 dated 10 July 2023 for "outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces". Details are provided to partially satisfy Conditions 63, 65, 66, 67, 68, 69, 70, 71, 72 and 73 for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833.

Applicant: Hill Residential, Catalyst Housing Limited and Catalyst by Design Limited

Ownership: Private/Public

Officer Contact: John Kaimakamis

Date received: 05/12/2023

1.1 The application is being reported to the Planning Sub-Committee for determination as it is a major planning application recommended for approval.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed reserved matters of appearance, landscaping, layout and scale of the site would accord with a series of key documents, parameter plans and Design Code approved through the outline planning permission.
- The proposal provides a high quality design that would respect the surrounding heritage and provide a sustainable development that minimises carbon emissions and promote sustainable travel. The proposed landscaping will enhance biodiversity and provide high quality amenities for residents. The housing mix and affordable provision are in line with the outline permission for the site.
- Information submitted for the approval of details regarding Conditions 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls) and 73 (Climate

Change Adaptation) for Phases 1b and 2 would also accord with the matters requested under the outline planning permission.

- The reserved matters submission does not result in any significant additional impact, compared to the outline approval nor does the submission raise any other significant issues.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT CONSENT for the reserved matters application and approval of details in relation to Conditions 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls) and Condition 73 (Climate Change Adaptation) is determined under delegation powers once the outstanding issues are resolved.
- 2.2 That the Assistant Director of Planning, Building Standards & Sustainability or the Head of Development Management is authorised to issue the reserved matters consent and impose conditions [and informatives] to secure the following matters:

Conditions

1. Approval of Materials (Samples)

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

Proposed Development

- 3.1 This application seeks the approval of reserved matters relating to layout, scale, appearance and landscaping for Phases 1b and 2 of the St Ann's New Neighbourhood development. The final reserved matter, access, was not reserved and formed part of the detailed component of the hybrid submission.

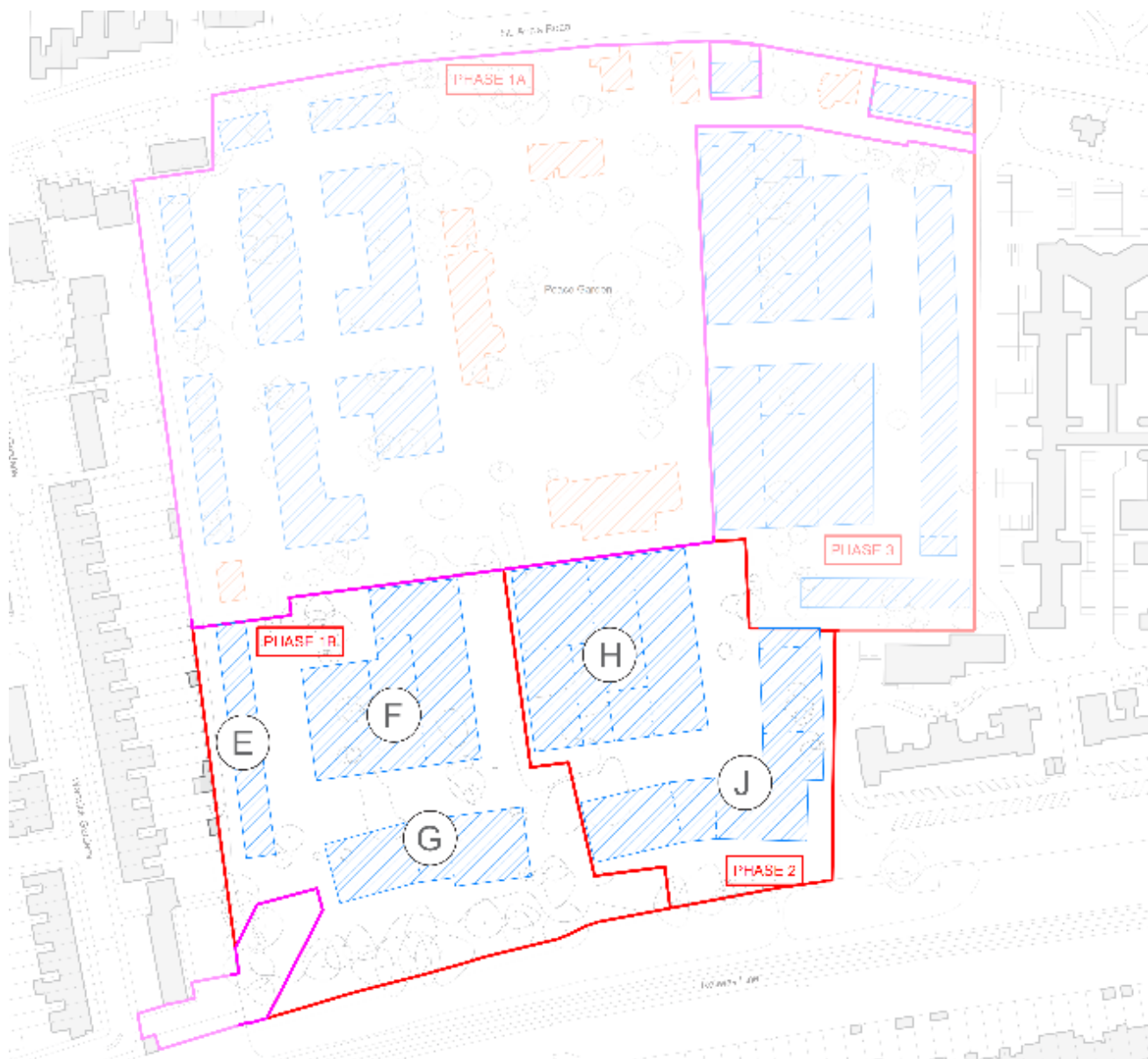


Image 1 Phasing Plan

- 3.2 Phases 1b and 2 will consist of 464 homes with approximately 73% affordable homes across a mix of tenures alongside 99 sqm (GIA) of non-residential floorspace, comprising a mix of Class E, F1 and F2 uses in line with the hybrid consent - reference HGY/2022/1833..
- 3.3 The proposed buildings within Phases 1b and 2 follow the pattern of development consented across Plots E to J. The plots are set out below:

- Plot E comprises three-storey terraced housing adjacent to Warwick Gardens.
- Plot F comprises two courtyard buildings of 6 storeys.
- Plot G comprises two villa buildings of 6 storeys and 9 storeys.
- Plot H comprises another courtyard building of 6 – 9 storeys and 5 – 7 storeys.
- Plot J comprises three villa buildings of 9, 8 and 7 storeys.

- 3.4 Consent is also sought for the partial approval of Conditions 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls) and 73 (Climate Change Adaptation) for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833, as the wording of each of these conditions requires submission alongside a reserved matters application.

Site and Surroundings

Site Description

- 3.5 The application site is a 7.2ha plot of land that forms part of the existing St Ann's Hospital, which is a Victorian-era former fever hospital located on the southern side of St Ann's Road. The majority of the buildings on site are now vacant. Existing building heights across the site range from 2-3 storeys. Construction is underway on Phase 1a of the Hybrid consent consisting of 239 homes in a range of typologies and the restoration of several of the heritage buildings on the site.
- 3.6 Vehicular and pedestrian access to the site is from St Ann's Road, which is located to the north. The site is 1.5 km from Seven Sisters Station, 1.9 km from South Tottenham Station, 1.3 km from Harringay Green Lanes Station and 1.7 km from Harringay Station. There are bus stops close to the site providing services to transport nodes throughout London.
- 3.7 The northern part of the site is located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site parallel to St Ann's Road. There are no statutory listed buildings at the site but it includes Mayfield House, which is a locally listed building.
- 3.8 The site has a relatively flat topography with a gentle fall in land levels from west to east and north to south. It includes a mix of natural landscaped elements, including tree planting and two Site of Importance for Nature Conservation (SINC) areas close to its southern boundary. There is also a woodland Tree Preservation Order (TPO) and an Ecological Corridor by this site boundary.
- 3.9 The site is designated as being within an Area of Change by the Local Plan. The site is within Flood Zone 1 and is therefore at low risk of flooding. It is also within a Critical Drainage Area and a Groundwater Source Protection Zone.

- 3.10 The application site forms a large part of Site Allocation SA28 of the Site Allocation DPD 2017 which has been identified for new residential development, town centre uses and other uses. The detailed requirements of the site allocation are set out in the 'Site Allocation' section below.

Surrounding area

- 3.11 The site is bounded to the south by the London Overground railway line and the rear gardens of properties in Warwick Gardens to the west. To the east are the retained St Ann's Hospital medical facilities which are to remain in situ. Further to the east is Hermitage Road. Chestnuts Park is located opposite the site to the north.
- 3.12 The remainder of the local area is predominantly residential in character with buildings of varying styles and age. There are further heritage assets located 300 metres to the east of the application site, along St Ann's Road, including the Grade II* listed St Ann's Church, Grade II listed St Ann's Church school and Grade II listed 1-5 Avenue Road.

Relevant Planning and Enforcement history

- 3.13 The most recent planning history in relation to the site is as follows.
- 3.14 Hybrid Planning Application was granted consent on 10 July 2023 for the following:
- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;
 - (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
 - (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

4. CONSULTATION RESPONSE

Quality Review Panel

- 4.1 The reserved matters at pre-application stage were presented to Haringey's Quality Review Panel. The Panel's written responses are attached in Appendix 3.

Public Engagement

- 4.2 The applicant has established a Resident and Business Liaison Group and is undertaking regular engagement through this group.

Planning Application Consultation

- 4.3 The following were consulted regarding the application:

Internal

- 4.4 LBH Design: Supports the design of the development and the quality of the design code.
- 4.5 LBH Conservation: No objections
- 4.6 LBH Housing: The development would provide a policy-compliant percentage of affordable housing including older adult homes. As such, there are no objections to this proposal.
- 4.7 LBH Transportation: Further details requested.
- 4.8 LBH Carbon Management: Request further details on Decentralised Energy Network (DEN) and Overheating.
- 4.9 LBH Nature Conservation: No objections
- 4.10 LBH Arboricultural Officer: No objections.
- 4.11 LBH Building Control: No comments received.
- 4.12 LBH Flood and Water Management: Further details requested.
- 4.13 LBH Waste Management: No comments received.
- 4.14 LBH Pollution: No objections.
- 4.15 LBH Communities and Housing Support: Supportive of the proposed sheltered accommodation provision.

External

- 4.16 Transport for London: No comments received
- 4.17 Network Rail: No objections.
- 4.18 Health and Safety Executive: No objections.

- 4.19 Environment Agency: No objections.
- 4.20 Natural England: No objections.
- 4.21 Thames Water: No objections, subject to informatives.
- 4.22 Historic England: No relevant comments made. The application should instead be assessed by the Council's own specialist advisers.
- 4.23 Greater London Archaeological Advisory Service: No objections, subject to a condition.
- 4.24 Metropolitan Police Designing Out Crime Officer: No objections.

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of a press notice, several site notices which were displayed around the site and in the vicinity of the site and over one thousand individual letters sent to surrounding local properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 2
Objecting/Commenting: 2

- 5.2 The following local groups/societies made representations

- 5.3 Garden Residents Association

- 5.4 The following Councillor(s) made representations:

- 5.5 None

- 5.6 The following issues were raised in representations that are material to the determination of the application:

- Loss of privacy. A resident has stated that they live in a block of flats closest to the proposed development and that the first town house in the row that is due to be built is close with a view into their bathroom window.

(Officer Comment: the siting and height of the townhouses were considered as acceptable during the consented hybrid permission given the distance between the proposed and neighbouring buildings)

- Chestnut Primary School nor Warwick Garden Residents were not notified of the application.

(Officer Comment: the school was notified of the application and notification letters sent to properties on Warwick Garden as well as notification via the Garden Residents Association)

- **Request that a new EIA is undertaken, including the impact of dust and sound on the children at Chestnuts Primary School**

(Officer Comment: these issues were taken into account as part of the EIA submitted with the hybrid planning consent and which contained recommendations in the form of conditions imposed on the planning permission.)

- **Request that a new EIA is undertaken, including the impact of dust and sound on the children at Chestnuts Primary School**

(Officer Comment: these issues were taken into account as part of the EIA submitted with the hybrid planning consent and which contained recommendations in the form of conditions imposed on the planning permission.)

- Five (5) windows Warwick Gardens would experience a noticeable reduction in daylight VSC levels, in breach of BRE guidelines

(Officer Comment: these BRE guidelines provide recommended levels whereby any transgressions must be considered in the overall context of the proposed development. In this instance, five windows is a very small amount in the overall context of the development and the proposed new buildings would be within the scale and siting of the parameter plans approved at hybrid stage.)

- Request that a specific planning condition is introduced to require both the external entrance to the South-West link (as it is known) and the Community Garden at Doncaster Gardens to be relandscaped (in consultation with the community) so that these key sites tie into the visual identity of the new St Ann's development.

(Officer Comment: the details regarding the south-west link were secured in the S106 legal agreement as part of the hybrid consent, and these areas do not fall within the red line boundary of the reserved matters application for Phase 1B/2.)

- Request that a planning condition is put in place to require the St Ann's Development, the SINC specifically¹, the 'Town Square' at the South-West corner of the site specifically, and the "South-West corridor" to achieve "Secure by design" Gold standard.

(Officer Comment: a condition regarding Secure by Design has been secured on the hybrid planning consent.)

- Request a new planning condition requiring the widening of the proposed access between the Peace Garden and Chestnuts Park.

(Officer Comment: this location falls outside of the red line boundary for Phases 1B/2 and details of these matters have been secured via the S106 and S278 legal agreements.)

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

- Principle of Development
- Consideration of Reserved Matters
 - Appearance;
 - Landscaping;
 - Layout; and Scale,
- Conservation Impacts
- Housing Mix
- Conditions
- Planning Obligations and Financial Considerations
- Equalities
- Conclusion

6.2 Principle of Development

6.2.1 The principle of development has been established under hybrid (part outline/part full) planning permission Ref: HGY/2023/3250.

6.2.2 The proposed development is in line with the approved phasing plan and the proposal does not raise any concerns regarding the principle of the development.

Consideration of Reserved Matters

6.2.3 A series of parameter plans, a Development Specification and a Design Code are secured under Conditions 61 and 64 of the outline planning permission and future reserved matters applications are required to be in compliance with these. The parameter plans control; land use, scale, access and movements, landscape and amenity, whilst the Design Code sets out 'must and should' codes relating to the above matters.

Condition 1 of the outline planning permission states the following:

"No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following:

- a) appearance*
- b) landscaping*
- c) layout; and*
- d) scale*

(hereinafter referred to as the "reserved matters") in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the construction phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in Condition 61.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters."

- 6.2.4 The access was approved under the outline part of the hybrid permission site access points from the north and, for pedestrians and cyclists, to the south-west were approved. These are not proposed to be altered as part of the reserved matters submission.
- 6.2.5 Therefore, the following matters reserved under the outline consent will be considered in turn:
- Appearance, Layout and Scale; and
 - Landscaping.

6.3 Appearance, Layout and Scale

Policy Context

National Policy

- 6.3.1 Chapter 12 of the National Planning Policy Framework (NPPF) 2021 states that that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.3.2 It states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, and should be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

Regional Policy – London Plan

- 6.3.3 The London Plan 2021 Policy D3 emphasises the importance of high-quality design and seeks to optimise site capacity through a design-led approach. Policy D4 of the London Plan notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers as appropriate. It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here).
- 6.3.4 Policy D6 concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

Local Policy

- 6.3.5 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places

and buildings that are high quality, attractive, sustainable, safe and easy to use.

- 6.3.6 Policy DM1 of the DM DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.3.7 Policy DM6 of the DM DPD expects all development proposals for taller buildings (i.e. those which are greater in height than their surroundings and are less than ten storeys in height) to respond positively to local context and achieve a high standard of design in accordance with Policy DM1.

Outline planning consent requirements

- 6.3.8 The approved Design Code provides detailed requirements on the expected architectural character and appearance of the reserved matters submission, as well as further requirements on layouts. Whilst the parameter plans do not strictly relate to the appearance of the development, they do provide control to land use, scale, access and movements, landscape and amenity, including setting out maximum building heights within various parts of Phase 1B/2.
- 6.3.9 The Design Code is an Approved Document that is crucial to ensuring that future phases will be built out to at least as good quality as the initial phases for which detailed planning permission was granted. In general, the Design Officer considers the Design Code (DC) to be a very high-quality document that is useful in supporting and protecting high quality design and a coherent design across the development, tying the later phases, only previously applied for in outline, to the earlier phases approved previously in detail.
- 6.3.10 The document is structured with Site Wide Codes, Landscape Codes and Architectural Codes. The design officer considers that the general principles within the Site Wide codes are excellent, placing some of the more detailed Conservation Area principles within the Site Wide codes, especially crucial views, giving them a welcome prominence. To avoid them being forgotten in the Architectural and Landscape Codes, there is cross referencing throughout. Codes are described as either must or should be carried out. Unlike many other Codes, may is never used, to give greater certainty, but reasonable flexibility in implementing the outline portion. Design officers consider the most crucial elements are definitive.

Assessment of proposals

Quality Review Panel (QRP) Comments:

- 6.3.11 The Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage once (on 15 December 2021). The panel on the whole supported the scheme.

6.3.12 The full Quality Review Panel (QRP) report is attached in Appendix 4. The Quality Review Panel's summary of comments is provided below;

The panel welcomes the proposals for Phases 1B and 2 of St Ann's New Neighbourhood. The work completed to date builds on the comments of the previous chair's review and the successes of Phase 1A. The percentage of affordable housing is particularly commendable, and, with some improvements, this scheme could raise the bar for sustainable, high-quality, affordable development.

The project team's holistic approach to sustainability is supported. Overheating and embodied carbon mitigation could be pushed further to make the scheme more climate resilient. The landscaping is ambitious, but the panel is reassured by the maintenance strategy. The public realm between Plots J1 and J2 should be widened, and the design less formal, drawing through the character of the Site of Importance for Nature Conservation (SINC). The ecological conservation needs of the SINC should be balanced with the amenity needs of local residents. The cargo bicycle store façades should not present blank frontage to the courtyards. A non-residential use fronting onto the new southwestern link and square is a positive feature, but a café here may not receive adequate footfall. Tenants who create a destination use and provide passive surveillance should be attracted as early as possible, to activate this important corner of the site. The ground floor layouts should be tested to ensure that the privacy of bedrooms is protected while activating the streetscape. The entrance experience of some buildings would be improved by creating direct views through straight internal corridors. Further work is required on the gardens of Plot E to balance the needs of private residential amenity space with the green corridor. The internal layouts of floors with single aspect south-facing flats should be revised. The panel is concerned that overheating and noise from the railway will undermine the liveability of these homes. The panel encourages the project team to develop the architectural expression of Plots G and J. These buildings could have a distinct identity from the rest of the scheme, perhaps through choice of materials. The appearance of southern elevations from the Overground and the screening, or celebration, of plant equipment on the roofs requires careful design.

6.3.13 Detailed QRP comments from the most recent review together with the officer comments are set out below in Table 1.

<i>Panel Comments</i>	<i>Officer Response</i>
Sustainability	
<p>The detailed response for Phases 1B and 2 is promising but could be improved by a focus on climate resilience. For example, with increasing summer temperatures, overheating could be further mitigated through recessed windows and projecting balconies for shading.</p> <p>In terms of embodied carbon, the amount of concrete required could be reduced by careful detailing of efficient</p>	<p>Final proposals include projecting balconies to south facing elevations to Plots G and J, and semi projecting balconies to all other elevations.</p> <p>Discussions are ongoing on overheating mitigation conditions.</p>

structures.	
<i>Landscaping</i>	
<p>The landscape design is ambitious, and the panel is pleased to hear that Peabody is taking on the management role that will ensure it is well-maintained in perpetuity.</p> <p>The public realm between Plots G2 and J1 successfully bring the SINC to the south through into St. Ann's New Neighbourhood.</p> <p>However, the public realm between Plots J1 and J2 creates a bottleneck rather than building on this permeable, green vision for the site. The panel suggests making this space more generous and less formal. Opportunities for play could also be incorporated, informed by the woodland nature of the SINC.</p> <p>The project team should consider how the 'ecology walk' through the SINC might be used in ways that create conflict with the ecological conservation needs, for example, by dog walkers. This should be considered to ensure that the needs of wildlife protection and amenity space are balanced.</p> <p>The panel supports the idea of fencing around the SINC. This will help it to feel like a special place to visit, separate from the rest of the open landscaping.</p> <p>The panel understands that the cargo bicycle stores along one edge of the courtyards for Plots F, H and J will be clad in a metal mesh, and therefore will appear more transparent than on the plans. However, it recommends that they are further integrated into the</p>	<p>This applicant has reviewed this through the detailed design process and updated the Landscape DAS submitted with the application.</p> <p>The design officer and nature conservation officer are satisfied with these aspects of the proposal as set out in more detail below.</p>

landscape design, so as not to create a blank frontage on approach to the courtyards.	
<i>Non-residential use</i>	
<p>The panel supports the non-residential use incorporated into the scheme to activate the new southwestern link and square.</p> <p>However, the panel is not yet convinced that this area will receive adequate footfall to support a café, and it thinks that a café business would be better suited to a location fronting onto the central Peace Garden in Phase 1A.</p> <p>A destination use, such as a bicycle repair shop, yoga studio or corner shop could work well, and the panel suggests an open brief for the non-residential use, allowing flexibility for local businesses. This space could also have community uses in the evenings to create passive surveillance around the clock.</p> <p>It is important to ensure that the commercial corner unit is occupied early on as this will ensure overlooking and bring life to the new entrance. To attract tenants, the panel recommends reducing fit out costs and subsidising rents.</p>	<p>The applicant has stated their aspiration to use this space for a cycle shop within the ground floor of Plot G, whilst Peabody will develop a commercial strategy in due course.</p>
<i>Ground Floor Plan</i>	
<p>The panel is concerned about the privacy of bedrooms located on the ground floor. It understands that the project team has built successful precedents with this layout previously, and therefore asks for further detail on how this works, including the long-term management of any planting used to create a buffer zone.</p> <p>Alternative layouts should be tested that would better activate the streets and courtyards. For example, ground floor flats could be accessed directly from the street but still include defensible space, as is common in</p>	<p>Proposals incorporate the QRP's suggestion to maximise street access to GF homes. The majority of ground floor homes have either primary access from the street, or secondary street access via their defensible space except where not possible due to level challenges.</p> <p>Following the QRP's query regarding privacy treatment to ground floor bedrooms, the defensible space to ground floor flats follows the requirements of the Design Code and the approved proposals for Phase 1A.</p> <p>The long-term management of the</p>

London's Georgian housing	defensible planting zone will be maintained by Peabody.
The project team is encouraged to create more generous entrance experiences, particularly for the L-shaped eastern buildings of Plots F and H. If the ground floor cycle storage can be rearranged, the dog-leg internal entrance corridors could be straightened, allowing views all the way through the building.	Proposals incorporate the QRP's suggestion to remove the dog-leg lobby layout and instead introduce through-views to courtyard by rationalising cycle storage, relocating additional bikes to the courtyard.
The gardens of the terraced houses in Plot E are small and appear to be filled with the retained vegetation along the western edge of the site. While it is positive that the project team aims to keep as much existing planting as possible, the needs of the green corridor should be balanced with the needs of private amenity space and daylight for residents.	The strategy for these gardens will follow the Phase 1A proposals. It should be noted these houses also benefit from a first floor roof terrace providing additional amenity space.
<i>Internal Layout</i>	
<p>The panel understands the project team's rationale for repeating upper floor plans. However, this has created some single aspect, south-facing flats in Plots G, H and J which are at odds with the liveability of the rest of the scheme.</p> <p>The panel is concerned that these residents will experience extreme discomfort from overheating in the summer – particularly those on the floors above the tree line. In addition, the noise from the Overground railway line to the south will make window ventilation unappealing as a method of cooling.</p> <p>The internal layouts should be revisited to design these issues out, ensuring that the scheme will meet its aspirations for long-term sustainability.</p>	<p>Applicant is unable to make extensive changes to the proposed floorplans without affecting the proposed density and affordability of the scheme.</p> <p>The following design development to south-facing villa homes has been incorporated in the scheme:</p> <ul style="list-style-type: none"> - The introduction of fully projecting south-facing balconies provide solar shading to living spaces - The removal of all fixed glazing panels, with all window area now fully openable - Lowering G-values to 0.42 - The introduction of active cooling to homes with bedrooms overlooking the railway who may not be able to rely on fully opening windows <p>Discussions are ongoing in relation to conditions related to overheating.</p>

	It should be noted that SINC vegetation provides additional shading at lower levels.
It is noted that the upper floor flats on the eastern side of Plot J are very close to the hospital building. This should be examined to ensure that there will be no overlooking or privacy issues.	There is a 20.5m offset from existing single storey X-ray building to the east of Plot J and therefore do not foresee overlooking and privacy issues.
Natural daylight should also be designed into internal corridors wherever possible. This will create a stronger relationship with the outside and help people to orientate themselves when navigating inside the buildings.	The applicant is not able to make extensive changes to the proposed floorplans without significantly affecting the proposed density and affordability of the scheme. Cores F3 and H3 will have naturally daylight cores.
<i>Architectural Expression</i>	
<p>It is logical that Plots E, F and H follow the design of the terraced housing and courtyard typologies developed in Phase 1A, but Plots G and J are a new building typology. They are not oriented orthogonally in plan and sit instead as pavilions in the landscape. The panel encourages the project team to develop the architectural expression of Plots G and J further.</p> <p>The external appearance of these plots could respond more to the SINC, and have an architectural identity of their own, beyond the design code. One option to create character would be to test alternative materials. This would also help to ensure that the masterplan does not feel overly dominated by brick.</p>	<p>Revised proposals incorporate QRP comments to differentiate the architectural expression of the villas:</p> <p>Brick is retained in line with the requirements of the Design Code, which guides the use of materials for the Scheme. Design officers support using brick as the primary material..</p> <p>Contrasting brick entrances and footings are introduced, as all other buildings have a full storey dark brick base.</p> <p>To the ground floor of the buff brick villas, light contrasting brick banding is introduced, lightening the base. To the ground floor of the red brick villas, a rusticated brickwork base echoes this rhythm.</p> <p>Triple windows at upper levels bring a villa appearance. Brick reveals at upper levels create a 'top' rather than the concrete detailing to the other mansion buildings</p>

As the southern elevations will be very visible to everyone passing by on the Gospel Oak to Barking Overground Line, it is important that this view is well considered and does not feel like the back of the scheme.	Revised proposals incorporate QRP comments to further articulate the southern elevation of the villas to ensure this isn't treated as a 'secondary' façade, including the introduction of recessed panels, vertically linking bedroom windows, and introducing windows to ground floor cycle stores to enhance passive surveillance of the SINC.
The panel encourages the project team to give some attention to the design of the rooftops from key views. The plant equipment located here will need to be either carefully screened or deliberately exposed, especially G2 which contains the largest amounts accommodation. The project team could take inspiration from the retained Victorian water tower in Phase 1A as an example of how architectural expression can celebrate engineering.	Revised proposals incorporate QRP suggestions to use rooftop plant as an opportunity to bring greater rhythm and articulation to roof level, inspired by the Water Tower tank.

Scale

6.3.14 The proposed buildings within Phases 1b and 2 are contained within 5 plots as set out within the consented Design Specification (Plots E to J). Specifically:

- Plot E comprises three-storey terraced housing adjacent to Warwick Gardens.
- Plot F comprises two courtyard buildings of 6 storeys.
- Plot G comprises two villa buildings of 6 storeys and 9 storeys.
- Plot H comprises another courtyard building of 6 – 9 storeys and 5 – 7 storeys.
- Plot J comprises three villa buildings of 9, 8 and 7 storeys.

6.3.15 The scale of development was secured in the Parameter Plans “Maximum Heights” and “Maximum Footprints” which gives an overall maximum floorspace and general built form in the form of a massing envelope.

6.3.16 The height and footprints of all the plots are in conformity with the parameter plans whereby the strategy of concentrating height was centred around the edge of the central park (Peace Garden), including blocks H2 & H3 in this phase, and the pavilions along the southern edge of the site, all in this phase. The height ranges approved in the parameter plans, effectively define possible heights for this reserved matters application.

Layout

6.3.17 The townhouses (Plot E) have almost identical plans to those approved in Plot B (in Phase 1A) except for open plan living/dining/kitchen, whereas Plot B (in Phase 1A) have separate dining kitchen areas. They have no differences in external appearance, promoting tenure blind social integration.

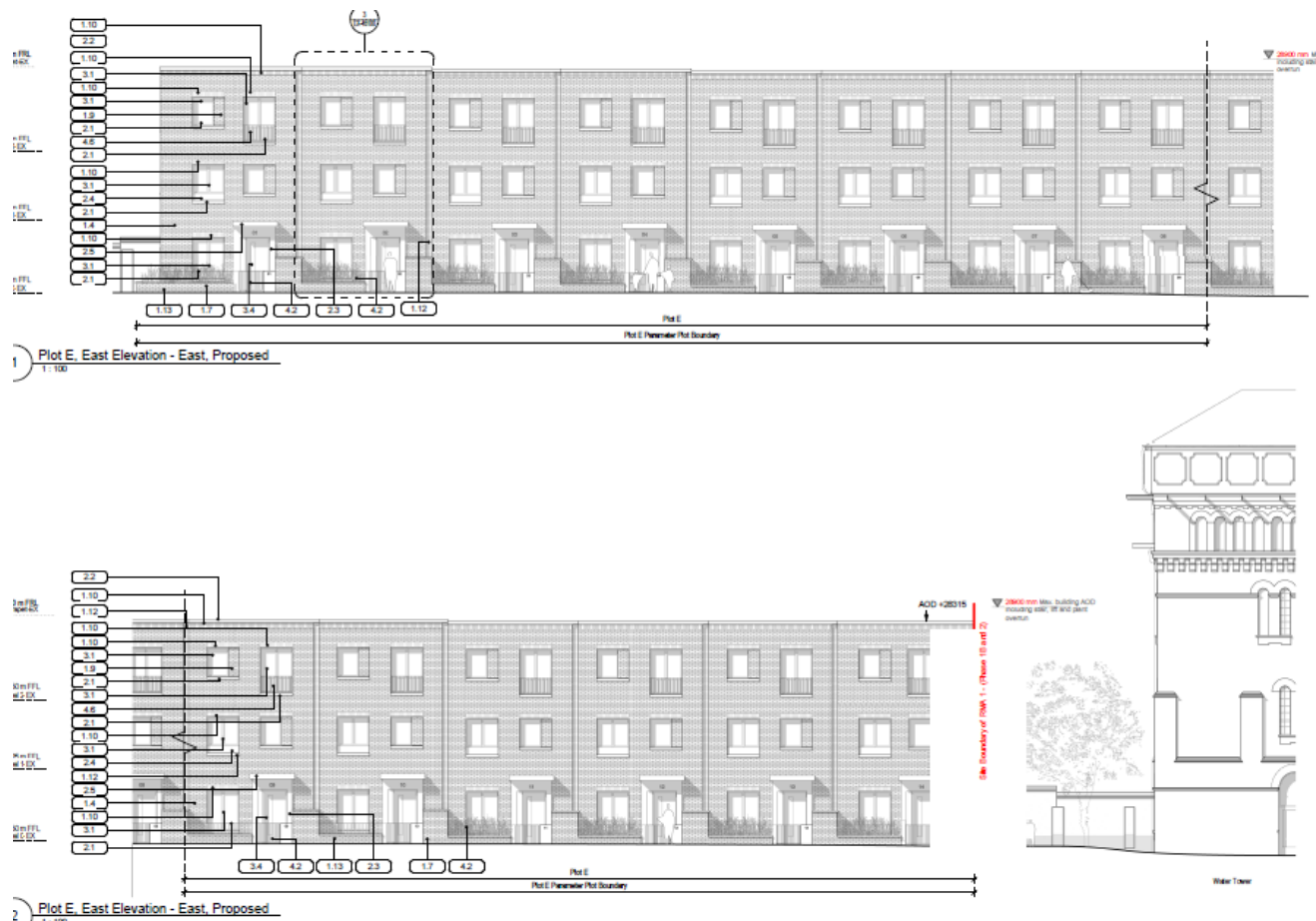


Image 2 – Townhouse elevations

6.3.18 The mansion blocks (Plots F & H) follow the same “classic city block” pattern of development as the equivalent mansion blocks in the detailed portion of the hybrid permission (Plots C & D in Phase 1A), with two blocks wrapping most of the way around a central shared private courtyard garden, open apart from railings and gates at two sides aligned to provide views out and through and support placemaking.

6.3.19 Each plot’s precise layout responds to specific context, with one corner of Plot F, like a different corner of Plot D, opening up to form a pocket square, the “Birch Grove”, facing the retained water tower and around a cluster of retained specimen trees, whilst the north faces of both Plot H, like the east face of Plots D, form taller point blocks facing the Peace Garden and animating a Neighbourhood Square, detailed in the hybrid permission, forming the busy south-western corner of the Peace Garden.

6.3.20 Their internal layouts are similar to those in Phase 1a, with central corridors around some single aspect, mostly dual aspect through and corner flats. In response to QRP concerns, at some instances of dog-leg corridors, some simplifications of internal layout have been achieved, ground floor flats with their own access off the street have been maximised, and to their concerns

about privacy of street facing ground floor bedrooms, defensible street-edge landscaping has been enhanced.

- 6.3.21 The pavilions (or villas) are not a typology designed in detail in the hybrid permission, unlike all others, but are designed in outline in the masterplan and illustrative scheme, and defined in the parameter plans and design code, which define their height, bulk, and approach to layout. So their detailed layout, including that of the commercial unit facing the south-western square in Block G1 are detailed in this reserved matters application.
- 6.3.22 Most of the layout decisions are fixed in the outline proposal, including having five flats per floor, locating the main site-wide energy centre in two of the blocks and in a single storey structure between the two (G1 and 2), and having a retail/commercial unit on the ground floor of G1, which is to provide animation and activity in the South West Square, where the South Western Entrance (included in the detailed part of the hybrid permission) enters the site from Stanhope Gardens.
- 6.3.23 In response to concerns from the design officer and the QRP that the initial reserved matters proposals for this unit did not sufficiently provide sufficient animation, the amount of glazing to this unit has been increased, its main customer entrance has been placed on a faceted corner in order to address both the Primary Street (to its north) and the square, and the reconstituted stone / concrete facia / sign zone has been extended. Whilst the landscaping proposed for the square has been modified to ensure, especially if, as is hoped, the unit has outdoor seating in the square, pedestrian movement desire lines do not cross planting. This provides the possibility that the unit can provide good animation to the pedestrian and cyclists' entrance, and attract footfall to the square, provided an operator can be attracted to the unit very early on, preferably as soon as the unit is completed.



Image 3- Retail unit and landscaping

6.3.24 Overall, the residential and commercial detailed layouts in this reserved matters application follow on from the quality detailed layouts in the consented hybrid permission, with a commercial unit capable of animating the south-western square, and high quality new homes, that seek to be indistinguishable between market and affordable (in several different tenures). All room and flat sizes meet or exceed statutory requirements and provide adequate private external amenity space. Day and sunlight levels, privacy from overlooking and being overlooked along with interesting outlook are all thought about carefully and achieve good results.

Appearance

6.3.25 The townhouses are designed to appear as identical to those in the hybrid permission (Plot B within Phase 1A). The house on the southern end of the row contains more additional side windows than those of the northern end and the ends of the rows in the hybrid permission, in recognition of its additional need to provide passive surveillance to the south-western square.

6.3.26 As noted above, the mansion blocks of Plots F and H follow closely the designs of those of Plots C & D approved in detail in the hybrid permission that

included an illustrative scheme, parameter plans and design codes further requiring matching designs, including their elevational composition.

6.3.27 The only differences are where a more bespoke design is required to respond to its context. The gable ends of Blocks F1 and F2 onto the Birch Grove feature contrasting brick and reconstituted stone cornices, whilst the northern end of Block H2, facing the Neighbourhood Square that forms the south-western corner of the Peace Garden, and with the retained former Admin Building in front but offset to its right, is significantly elaborated with an offset main entrance central to the part of its elevation visible, and with the most ornamental facade composition within the rules of the design code, appropriate to this pivotal position.



Image 4- H1 and H2 elevation

6.3.28 The Pavilions are a unique and different typology to any buildings detailed in the hybrid permission, but in accordance with the masterplan, parameter plans and design codes they retain the consistent, composed, brick-based

architecture of the wider development. However, the pavilions are distinguished from the street-lining mansion blocks of the majority of the St Ann's site, in recognition of their urban morphology being object-type buildings set within natural or fairly natural surrounding landscape. This also responds to QRP concerns that the pavilions be more distinctive.

- 6.3.29 To achieve this distinctiveness within the consistent language across the new neighbourhood, brick detailing to the pavilions has been elaborated, including with rustication, contrasting bricks, elaborated, grouped and recessed windows, and fully projecting balconies, as described below under detailing.
- 6.3.30 The enclosure of the rooftop plant to Block G2 has been designed to be reminiscent of the retained water tower, which is a contextually appropriate expression of the character and use of that block, containing the site-wide energy centre. Southern elevations do not appear as 'backs', but just as elaborated as northern elevations, so that when viewed from the paths through the woodland and more significantly from the railway they will not appear as though they are the back of the development.
- 6.3.31 Overall, the elevational composition of the buildings of this reserved matters application do not result in a dramatic change from those approved in the consented hybrid permission, with even the more unique and object-like Pavilions being clearly and recognisably of the same language of composition. The design officer considers the consistency of the architectural approach to be a strong virtue of the scheme overall, emphasising the primacy of the retained existing buildings and range of landscaped spaces, to which the new predominantly residential buildings will provide a frame, setting and background, whilst providing elegant, attractive, and distinctive homes.
- 6.3.32 Connected to the elevational composition points above, the various plots of this reserved matters application have the same considerations and relations to the consented hybrid permission, its detailed design portions, masterplan, illustrative scheme, and design code. Much more than that though, it has been made clear throughout, and is defined in those hybrid permission approved documents, that the materials and detailing of all phases of the St Ann's development are defined in that hybrid permission, or subject to conditions of that planning permission.
- 6.3.33 In particular, the current 'submission of details' application HGY/2024/0148 seeks discharge of Condition 56 (i) (External Facing Materials – Bricks Only) attached to Planning Permission Ref: HGY/2022/1833, the hybrid permission. The Design Officer has attended the site to inspect brick sample panels, displayed in conjunction with colour swatches for joinery and metalwork proposed, for all buildings within the development, and indicated that they are considered acceptable; durable, attractive in appearance and in accordance with the proposed development. They also looked good and appropriate in context with the samples/colour swatches relevant for the joinery & metalwork throughout the development. There will also be a series of concrete/reconstituted stone for which samples will need to be approved, but it would therefore be appropriate for the same materials to be used in these Phases and the remaining stages as those already chosen and approved for the first phase (i.e. for the detailed portion of the hybrid permission). Given that the hybrid consent only conditioned materials for Phase 1A, it is considered

that a similar condition be imposed on the reserved matters submission in order to secure the same quality materials for Phases 1B and 2.

6.3.34 For building details, for the townhouses and mansion blocks, much of the same conditions will apply, that the key will be that the same or virtually indistinguishable details are used in this & subsequent phases as are used in the 1st phase detailed in the hybrid permission, in order to maintain consistency across the development. Nevertheless, this phase contains the pavilions, which are a unique typology in the wider development, giving rise to a few specific concerns with respect to their detailing, due to their woodland edge location at the southern edge of the site, overlooking the railway and acting as objects in space rather than street lining blocks.

6.3.35 The QRP suggested that the pavilions should be more distinctive and different in architectural expression and materials, reflecting their naturally landscaped setting, perhaps using materials other than brick. They also noted that the pavilions' southern location, open aspect and that one of their 5 flats per floor is single aspect south facing, made them vulnerable to overheating, especially given the railway just to their south might make open windows noisy. The applicants' architects have indicated their preference for the pavilions to remain predominantly in brick, to protect the overall consistency of this new neighbourhood, in view of the proven durability and attractiveness of that material, and its compatibility with the retained heritage buildings and wider brick dominated surrounding character.

6.3.36 However, the applicant has modified the brick detailing to create greater contrast between the pavilions and the mansion blocks. Contrasting brick entrances and footings, rather than full storeys of dark brick on the mansion blocks, light contrasting brick banding to the proposed buff brick (central) villas, referencing the Peabody heritage, that detail being common to the many Peabody estates across London, a rusticated ground floor to the red brick villas (G1, J2 & 3), dramatic triple window details to the top floors, with recessed panels between, and brick reveals to the top floors rather than concrete to the mansion blocks, all should give the pavilions a distinctive contrasting character.



Image 5- Block G1 elevation



Image 6- Block J3 elevation

6.3.37 Balconies to the south facades of the pavilion would also be fully projecting, giving better shading to rooms below them, in response to the QRP and officer's overheating concern, giving residents greater engagement with their landscaped setting and the buildings reflecting their object-in landscape rather than streetscape character. The projecting balconies combined with the elaboration to the top floors should ensure they do not read as the back of the development, but rather as another frontage.

6.3.38 The Design Officer is satisfied that the pavilions' materials and detailing will be distinctive and attractive, appropriate to their landscaped setting and objects-in-landscape character, whilst remaining consistent with the character and high quality of the rest of the development.

6.4 Landscaping

Policy Context

6.4.1 London Plan Policy G4 states that development proposals should not result in the loss of open space. Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. Predominantly residential

developments should meet a target urban greening score of 0.4. Policy G6 states that Sites of Importance for Nature Conservation (SINCs) should be protected and seeks to secure biodiversity net gain. Policy G7 states that existing trees of value should be retained and replacement trees should be shown to be adequate through an appropriate tree valuation system. Statutory Biodiversity Net Gain does not apply as the outline permission was received prior to the implementation of this legislation.

- 6.4.2 Policy SP13 of the Local Plan seeks to protect and improve open space and provide opportunities for biodiversity and nature conservation. Policy SP11 promotes high quality landscaping on and off-site.
- 6.4.3 Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site. Policy DM19 states that developments adjacent to SINCs should protect or enhance the nature conservation value of the designated site. Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. Reconfiguration of open space is supported where there is no net loss of open space across the site. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

Outline planning consent requirements

- 6.4.4 The approved parameter plans and design code secured the extent of landscaping which are detailed here for the first time for these elements within Phase 1B/2, whilst considering that the greatest distinctiveness of the whole St Ann's development is to be found in the generous and high quality landscaping, with the buildings generally forming more of a background.
- 6.4.5 The main central park space for the development, the Peace Garden, is detailed in the consented hybrid permission, and the designs of most of the streets of this reserved matters application follow those of the streets in the hybrid permission, while the expanded woodland along the southern boundary is a major landscape feature only found in this phase, as are the spaces between the pavilions and the green street, which together draw the woodland into the heart of the site, and are also unique to this phase.
- 6.4.6 The Design Code is particularly prescriptive on landscaping, both hard and soft, with a long and detailed section on Landscape and Public Realm coding. This reflects the overall intention for the development to be designed around the importance placed on preserving key existing trees and areas of landscaping within the site.
- 6.4.7 The existing woodlands along the southern edge of the site, against the shallow embankment of the Gospel Oak to Barking railway line (London Overground Suffragette Line) is designated as a Site of Importance for Nature Conservation (SINC, of Local significance). The railway tracks and both embankments themselves are also designated as SINC (Grade II, a higher designation), as well as an Ecological Corridor, recognising its value to biodiversity both as habitat and movement corridor.

Assessment of proposals

6.4.8 Aspects of the proposed landscaping, particularly the Primary Street around the development and the Gated Courtyards at the heart of the urban blocks (plots F & H), follow the designs previously approved in the hybrid permission, but the majority of their landscape elements of this phase are unique. These comprise the “Birch Grove” pocket park, the “Green Link” wooded swale street, the smaller pocket parks between the pavilions and the wooded SINC (Site of Importance for Nature Conservation).



Image 7 – Landscape plan

6.4.9 Landscape designs for the Primary Street and Gated Courtyards within this reserved matters application are also functional when compared to the range of unique spaces, particularly the Peace Garden (approved in the hybrid), the SINC (in these Phases), the four or five smaller public squares (one of which is in this application).

6.4.10 It is planned, under the approved masterplan, parameter plans and design code, for the existing woodlands along the southern edge of the site to be expanded northwards further into the site. It will be managed by a wildlife trust, and a visually ‘light’ fence will provide clear psychological and gently persuasive separation from generally accessible public realm, including the South-West Path, which should balance conservation needs with its role providing amenity to residents.

6.4.11 The spaces between the pavilions further extend the natural, wooded landscaping and biodiversity opportunity into the site, then connecting via the wooded swale of the Green Street into the central Peace Garden, setting up a new ecological corridor connected to the existing one. The “Forest Garden”

between Blocks G2 and J1 will be particularly effective at this. The “Villa Court” between J1 and 2, a predominantly wooded space will also to an extent, although the space between G1 and 2 is largely taken up with the single storey structure for the site-wide energy centre, with a green roof. The slightly informal layout of the villas, which means they roughly follow the alignment of the primary street, will allow a variable width zone of informal landscaping including trees between the villas and their street frontage, which should further embed the pavilions into the expanded SINC. The Design Officer is supportive of the naturally landscaped setting this will give the villas.

6.4.12 QRP questioned whether the space between Blocks G1 & 2 could be made wider, but this space width was fixed with the parameter plans approved as part of the hybrid, and officers are convinced the applicants have shown the wooded character of the SINC will be successfully drawn through this space, despite its more onerous functional requirements such as providing access to residents’ bin and bike stores. They were also concerned at the freestanding bike stores on the wider edges of the gated courtyards located between the mansion blocks (in Plots F and H), having blank facades onto those courtyards, so therefore, these have been amended to a mesh material.

6.4.13 Overall, the QRP praised the ambitious landscaping and reassuring maintenance strategies of the development.

6.4.14 The primacy, thoughtful detail and exemplary quality of the landscaping proposed as part of this reserved matters application, along with the convincing management plans for it and its integration with the buildings and uses, continue to demonstrate the centrality of high quality amenity space, attractive landscaping, and careful and determined nature conservation. Furthermore a substantial number of trees are retained and significant tree planting is secured through the outline permission (176 new trees consisting of 48 x large sized species, 87 x medium sized species and 41 x small sized species) to ensure the provision of a ‘biophilic neighbourhood’ with greenery at its heart in this proposal.

6.4.15 The Council’s Tree Officer has been consulted on this reserved matters application and raised no objections as the submitted Arboricultural Statement and accompanying Tree Protection Plan (TPP) has been agreed at design and pre-application stage, which included a site visit with the TPP installed. This follows on from the consented hybrid permission whereby the number and quality of trees being removed are generally small and medium trees only with large, veteran or ancient trees not being removed. A wide selection of replacement tree species forms part of the details which contribute to the creation of a series of landscaped character areas across the site and providing a year-round interest.

6.5 Heritage Impact

6.5.1 Paragraph 196 of the revised NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 6.5.2 London Plan Policy HC1 is clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail and places emphasis on integrating heritage considerations early on in the design process
- 6.5.3 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 of the DM DPD continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
- 6.5.4 The northern part of the development site is located within St Ann's Conservation Area characterised as a mid-19th century pre-railway development of Tottenham along one of the historic east-west routes connecting with Tottenham High Road. The large landscaped open space of Chestnuts Park fronts the wider development site and derives from the grounds of Chestnut House, a mansion dating from the 1850s that was demolished in the 1980s. Chestnut Park forms an attractive and well used public green space characterised by its sense of openness and by its mature trees, shrubs, railings and historic gates and gate piers that define its boundary
- 6.5.5 The St Ann's hospital site dates from the 1890s and has its origins as a Metropolitan Asylums Board fever hospital. Most of the buildings located within the site and in the conservation area are the remnants of the original Victorian hospital, which was redeveloped in the mid-20th Century. These historic buildings are set behind the historic, brick boundary wall with brick plinth and copings and a series of buttresses and piers which enclose the southern side of St Ann's Road thus contributing to define its character.
- 6.5.6 The enclosed hospital site is perceived as part of the historic environment of the Conservation Area due to glimpses of those original hospital buildings that sit behind the boundary wall where the mature vegetation complements the green character of Chestnuts Park.
- 6.5.7 The original hospital buildings that characterise the Conservation Area are the locally listed Orchard House and Mayfield House together with the positive contributors Acacia House, Mulberry House, East Gate Lodge and West Gate Lodge.
- 6.5.8 The boundary wall of the hospital site provides a distinctive sense of enclosure along St Ann's Road, and the perceived separation between the hospital site and the residential development in Conservation Area are established, positive features of the area.
- 6.5.9 The Site is bounded to the east by the refurbished St Ann's Hospital Site with buildings of various style ranging from 2-3 storeys to the south it is bounded by

the Overground railway line and to the west by the rear gardens of properties fronting Warwick Gardens.

- 6.5.10 The detailed application for the northern development phase 1A within Conservation Area was approved in 2023 as part of a Hybrid application that also included the Outline application for the following development phases 1B, 2 and 3 whose appearance, landscaping, layout, and scale were reserved for subsequent determination at Reserved Matters stage.
- 6.5.11 The Hybrid application ensured maximum retention of both those locally listed and those historic buildings that positively contribute to the character of the Conservation Area, retained the defining boundary wall to the site and the enclosed and leafy character of the St Ann's frontage of the hospital and Outlined a progressively taller new development towards the south of the wider site.
- 6.5.12 Retained buildings outside the Conservation Area were set to become focal points for new streets and spaces tied together by a consistently re-designed landscape that balances with its soft openness the spatial and visual relationship between retained and new buildings; the pivotal design of the generous Peace Gardens centrally located within the wider development site will positively mediate between the development in Conservation Area and the emerging taller development proposed to the immediate south of the Conservation Area boundary.
- 6.5.13 The approved Hybrid scheme involved various development plots and various building typologies meant to respond to the character of retained buildings and places, but also to create new character within in the wider development site and to bring definition to the spaces between the buildings.
- 6.5.14 This Reserved Matters Application (RMA) further develops the design of the southern phases of development 1B and 2 that extend to the immediate south of the scheme-defining Peace Gardens and includes the erection of new buildings for residential, commercial business, service, local community and learning uses, altogether with associated pedestrian and cycle accesses; landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railside's Site of Importance for Nature Conservation (SINC) car and cycle parking spaces and servicing spaces.
- 6.5.15 The new buildings in phases 1B and 2 promise to complement and complete the approved development in Phase 1A, whose retained Admin Building and Water Tower sit in close proximity to the RMA development that will frame the southern side of the Peace Gardens, will constitute the visual backdrop to The Admin Building in southern views across the wider development site, and will complete the definition of the axial Primary Street West characterized by the retained Water Tower .

- 6.5.16 The illustration of the transition from the scale of development in Conservation Area to the taller built environment framing the Peace Gardens and the illustration of the urban and architectural relationship between approved phase 1A and RMA phases 1B and 2, including the assessment of the heritage impact of proposed development, rest both on the information provided at Hybrid application stage that included Sitewide Masterplan and Sitewide Sections, sketches and CGI's of the whole Masterplan, Built Heritage Statement and TVIA as well as on contextual drawings to scale 1:500, 1:250 and 1:100 and images included in the Heritage Statement and Design and Access Statement forming part of this RMA application.
- 6.5.17 Views of The Admin Building and of the Water Tower as experienced from Phase 1A and their spatial and architectural relationships with new buildings and places in Phase 1B and 2 is captured in CGI Views and sketches included in the Design and Access Statement submitted with this MA application
- 6.5.18 The Conservation Officer notes that during the assessment of the Hybrid permission it was concluded that the new development would provide an unprecedented, taller, and denser built background to the retained heritage buildings in southwards views across and out of the Conservation Area, it will have a minor adverse impact on the setting of the Conservation Area, and this will lead to a low level of less than substantial harm to its significance. These conclusions related to the assessment of the entire masterplan based on detailed design information for phase 1A and Outline design for phase 1B and 2 . The heritage assessment triggered the need to weigh the harm against the public benefits of the proposal while placing great weight on the asset's conservation irrespective of the level of harm to its significance.



Image 8 – new development in heritage context

6.5.19 The Conservation Officer notes that this RMA application now provides greater design definition in relation to the tallest development Phases 1B and 2 and greater clarity about the consistency of design quality and connectivity between retained heritage buildings and new development that complies with the masterplan, parameter plans and design codes approved at Hybrid application stage and this is extensively illustrated in this application through group elevation drawings and images included both in the submitted Heritage Statement and in the Design and Access Statement. The architectural merits of phase 1B and 2 as fully compliant with the design guidance set at Outline application stage, and the landscape design quality of the proposed scheme

are clearly articulated in the design officer's comments to this application and are acknowledged as potential mitigators to the heritage impact.

6.5.20 However, The Conservation Officer notes that the impact of new development is largely due to its scale and height as perceived in the visual setting of the Conservation Area, and the level of design detail provided in this RMA application does not allow to fully appreciate how the detailed design of new buildings neighbouring the historic Admin Building and The Water tower has been directly influenced by the retained buildings and will possibly reinforce their presence within a substantially different and more imposing built environment. Accordingly, and based on the information provided with this RMA application, it is concluded that the proposed development in phases 1B and 2 will lead to a low level of less than substantial harm as anticipated at Hybrid consent stage, and the test indicated at paragraph 207 of the NPPF applies together with all the other relevant national and local policies.

6.6 Housing mix

6.6.1 The NPPF 2021 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance. The London Plan also states that boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units.

6.6.2 Local Plan Policy SP2 states that subject to viability, sites capable of delivering 10 units or more will be required to meet a Borough wide affordable housing target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable rent and intermediate housing respectively. Policy DM13 of the DM DPD reflects this approach and sets out that the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on schemes with site capacity to accommodate more than 10 dwellings, having regard to Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision, the individual circumstances of the site Development viability; and other planning benefits that may be achieved.

6.6.3 London Plan (2021) Policy H10 states that schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, it advises that regard is made to several factors. These include robust evidence of local need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of the site (with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity), and the aim to optimise housing potential on sites.

6.6.4 The London Plan (2021) states that Boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low cost rented units of particular sizes.

- 6.6.5 Policy SP2 of the Local Plan and Policy DM11 of the DM DPD adopts a similar approach.
- 6.6.6 Policy DM11 of the DM DPD states that the Council will not support proposals which result in an over concentration of 1 or 2 bed units overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes.
- 6.6.7 Annex 1 of the consented hybrid permission requires a Planning Compliance Statement to be submitted with each Reserve Matters Application. This includes the quantum, tenure mix, unit mix and location of proposed housing.
- 6.6.8 The reserved matters proposal for Phase 1B/2 comprises of 464 residential units, with the tenure mix set out in the table below:

Tenure	1B	2B	3B	4B	Total	Unit %	Hab room %
Option for Community-led Homes	11	34	13	0	58	8.3%	8.6%
London Affordable Rent	69	86	41	14	210	35.3%	35.4%
London Living Rent	7	16	15	0	38	8.5%	8.7%
Private Sale	49	64	12	0	125	38.4%	38.2%
Shared Ownership	6	27	0	0	33	9.5%	9.1%
Totals	142	227	81	14	464	100%	100%

Table 2 – RMA 1 residential component split by tenure and mix on a unit and hab room basis

- 6.6.9 The Development Specification document approved under the consented scheme estimated the delivery of approximately 198 units for Phase 1B and approximately 276 homes for Phase 2, totalling 474 homes. The proposals for Phases 1b and 2 are within the approximate quantum as set out in the Illustrative Masterplan and below the maximum number of 995 homes set out in the hybrid consent.
- 6.6.10 The following table sets out the detailed breakdown of the housing across each plot. The locations of housing tenure are illustrated in the floor plan below and can be identified by block/plot across London Affordable Rent (yellow), London Living Rent (orange), Shared Ownership (blue) and Private Sale (green).

Plot	Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	Count
Plot E								
E	London Affordable Rent	0	0	0	0	0	14	14
Plot F								
F1	London Affordable Rent	21	4	20	0	0	0	45
F2	Private Sale	16	6	12	0	6	0	40
F3	Private Sale	10	12	0	0	6	0	28
Plot G								
G1	Option for Community-led Homes	5	0	20	0	0	0	25
G2	London Affordable Rent	8	0	17	0	17	0	42
Plot H								
H1	London Affordable Rent	12	0	11	0	0	0	23
H2	Private Sale	23	0	34	0	0	0	57
H3	Shared Ownership	6	18	9	0	0	0	33
H4	London Affordable Rent	20	7	9	0	7	0	43
Plot J								
J1	London Affordable Rent	8	2	16	3	14	0	43
J2	London Living Rent	7	2	14	4	11	0	38
J3	Option for Community-led Homes	6	8	6	0	13	0	33
Total Units		142	59	168	7	74	14	464



Image 9 – affordable housing layout

6.6.11 In terms of compliance with the hybrid consent, Phase 1a, 1b and 2 deliver a total of 703 residential units which result in a split of affordable to private on a housing basis of 62% to 38% which is in excess of the approximate 60% target at this stage, noting that Phase 3 will likely include the delivery of slightly more private homes. The full breakdown of Phases 1a, 1b and 2 are included in the following table.

Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	Total	%	AH split
Option for Community-led Homes	11	8	26	0	13	0	58	8%	62%
London Affordable Rent	69	13	73	3	38	14	210	30%	
Older Adults London Affordable Rent	36	2	0	0	0	0	38	5%	
London Living Rent	17	2	26	4	11	0	60	9%	
Shared Ownership	22	18	21	0	6	0	67	10%	
Private Sale	91	31	109	0	21	18	270	38%	38%
Total	246	74	255	7	89	32	703	100%	
Percentage	35%	11%	36%	1%	13%	5%	100%		

6.6.12 Phase 3 at this stage is anticipated to deliver up to 282 residential units subject to final design amendments. This would amount to approximately 985

residential units which falls within the maximum consented amount of 995 with the hybrid permission.

Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	Total	%	AH split
Option for Community-led Homes	11	8	26	0	13	0	58	8%	62%
London Affordable Rent	69	13	73	3	38	14	210	30%	
Older Adults London Affordable Rent	36	2	0	0	0	0	38	5%	
London Living Rent	17	2	26	4	11	0	60	9%	
Shared Ownership	22	18	21	0	6	0	67	10%	
Private Sale	91	31	109	0	21	18	270	38%	38%
Total	246	74	255	7	89	32	703	100%	
Percentage	35%	11%	36%	1%	13%	5%	100%		

6.6.13 Therefore the mix and tenure of the proposal is acceptable and in line with the hybrid permission.

6.7 Conditions

6.7.1 Consent is also sought for the partial approval of Conditions 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls) and 73 (Climate Change Adaptation) for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833, as the wording of each of these conditions requires submission alongside a reserved matters application.

Condition 63 – (Reserved Matters Compliance Statement)

6.7.2 Condition 63 of the outline planning permission states that “Each application for Reserved Matters submitted pursuant to Condition 61 shall contain the information set out in the Planning Compliance Report included at Annex 1 of this Decision Notice.

6.7.3 The submission is accompanied by all the documentation contained within Annex 1 of the hybrid planning consent.

Condition 63 (Annex 1)

- Travel Plan
- Delivery, Servicing and Refuse Management Plan
- Car Park Management Plan

- 6.7.4 The principle of these elements and the overall approach were discussed and agreed as part of the consent for HGY/2022/1833 and a Car Parking Management Plan has been submitted in support of this application.
- 6.7.5 Some of the relevant key points from this reserved matters application are:
- 'Car-lite' development – residents will not be able to apply for permit within CPZ (current or future).
 - 59 x car parking spaces (within Phases 1b and 2).
 - 3% disabled parking provided up front. Additional 2% provision, based on future demand (not 7% additional, as per London Plan).
 - Electric Vehicle Charging Points (EVCPs) included – 20% active of total provision, 80% of remaining provision.
- 6.7.6 The provision for car parking is proposed to be on-street within the development site, rather than located within any buildings. A minimum width of 2m is allowed for, with lengths of 6m (6.6m for accessible bays). Parking bays are delineated through the use of a different material to that of the internal road network and are all proposed to be constructed from permeable material. Accessible bays are planned to be located within 50m of their respective residential block. The proposed car parking spaces are all acceptable in terms of their measurements and location throughout the site.
- 6.7.7 The quantum of parking spaces, within the phases included within the reserved matters application, equates to a ratio of 0.13 parking spaces per residential unit (the total parking ratio, as stated in the hybrid application – HGY/2022/1833 – was 0.17).
- 6.7.8 Provision for accessible bays is proposed to be 3% of total parking spaces, with an additional 2% proposed based on future demand. This is lower than the London Plan recommended 7%. The London Plan states that:
“as a minimum as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage”.
- 6.7.9 However, the proposed principle has been accepted as part of the hybrid consent (HGY/2022/1833). Nevertheless, with details of the final phase of the development to come forward, it would be important to recognise that increased provision of accessible bays may be required and should be considered.
- 6.7.10 EVCPs are proposed to be provided for all spaces, with a total of 12 x active and 47 x passive EVCPs; this meets the required 20% active / 80% passive ratio, as per London Plan policy T6.1(C).
- 6.7.11 The proposed overall strategy for car parking management includes:
- No freehold sale of parking spaces
 - No allocation of specific spaces
 - Enforcement by private contractor
 - Various enforcement measures in the event of unauthorised parking

6.7.12 It is proposed, as stated within the Car Parking Management Plan to allocate the spaces designated for the affordable dwellings, based on the following prioritised basis:

- First priority will be given to units with 3 bedrooms or more where a resident has a specific need for a vehicle to undertake their job;
- Second priority will be given to units with 3 bedrooms or more;
- Third priority will be given to units with 2 bedrooms or fewer where a resident has a specific need for a vehicle to undertake their job; and
- Fourth priority will be given to units with 2 bedrooms or fewer.

6.7.13 The principle of this is supported.

6.7.14 It is proposed, as stated within the Car Parking Management Plan to allocate the spaces designated for the private dwellings, based on the following prioritised basis:

- Blue badge holders (in the first instance);
- Then on a first come, first served basis.

6.7.15 The principle of this is supported.

6.7.16 For the commercial element, 1 disabled space for non-residential use (Plot G) has been proposed. This meets the requirement, as per London Plan policy T6.5.

Condition 65 – (Drawing References)

6.7.17 Condition 65 of the outline planning permission requires that “Each Reserved Matters application for landscaping, layout, scale and appearance (a) must conform with the approved Design Code and Development Specification and Parameters Plans including drawing numbers:

N15301-KCA-ZZ-ZZ-DR-A-01200 to 01205.

6.7.18 And (b) must be accompanied by a written statement setting out how the development within the relevant reserved matters submission conforms with the approved Design Code, Development Specification and Parameters Plans.

6.7.19 The submission is accompanied by a Proposals and Outline Masterplan Compliance Statement that demonstrates compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to the outline planning permission. Further, no variations to the approved parameter plans are proposed as part of the reserved matters submission.

Condition 66 – (Cycle Provision)

6.7.20 Condition 66 of the outline planning permission states:

“Each reserved matters application shall include details of long and shortstay cycle parking provision, for both residential and non-residential elements of the development, in line with the London Plan (2021) standards and the London

Cycle Design Standards (except aisle width requirements which may be deviated from with reasonable justification)."

6.7.21 Within the submission documents, it is stated that:

Cycle parking will be provided in accordance with the London Cycle Design Standards through the provision of:

- 5% of spaces to accommodate larger cycles - large enough to accommodate cargo bikes.*
- 20% of Sheffield Stands (with no tier above).*
- 1m between Sheffield Stands.*
- No more than 2 sets of doors.*
- 2.5m aisle widths (in agreement with LBH & TfL at the Hybrid Application Stage (HGY/2022/1833)).*
- Josta (gas assisted) two tier for remaining stands (See Figure 4.1), with:*
 - o 400mm spacing between racks.*
 - o 2.6m floor to ceiling height.*

6.7.22 The principle of these elements and the overall approach were discussed and agreed as part of the consented hybrid permission.

Residential:

Long Stay:

6.7.23 Cycle parking for each of the houses (Plot E) is proposed be located externally, in stores at the rear of the properties.

6.7.24 Cycle parking for each dwelling within the apartment blocks (Plots F-J) is, for the most part, proposed to be located within their respective block, with supplementary courtyard stores to accommodate the remainder of the storage. Accessibility for the proportion of larger cycles appears to be in accordance with the previously agreed principles.

Short Stay:

6.7.25 Short-stay cycle parking is proposed to be apportioned across this relevant phase area, in the form of externally located Sheffield stands. Although some of the stands are proposed to be located outside of the site boundary of this reserved matters application, the principle of their proposed positioning on footways and other spaces is acceptable.

6.7.26 The quantum and design of the proposed cycle parking is acceptable.

Commercial:

6.7.27 Cycle parking is planned for the proposed commercial space of the development; it is proposed that this space will be within Use Class E, F1/F2, with a GIA of 99.3sqm.

6.7.28 The proposed quantum of commercial / non-residential cycle parking is 1 x long stay space and 3 x short stay spaces.

6.7.29 Overall, the quantum of proposed cycle parking is acceptable. The long stay non-residential is provided within the space of the commercial development not the residential blocks. It is not mixed with the long stay residential cycle parking. There are 8 Sheffield type stands located in close proximity to the non-residential unit in Block G – enough for 16 cycles). This provides more than enough cycle parking for residential and non-residential short stay requirements and provides flexibility for both uses.

Condition 67 – (Accessible Housing)

6.7.30 Condition 67 of the outline planning permission states:

“Each reserved matter(s) application for layout shall be accompanied by comprehensive accessible housing strategy that demonstrates how the submission meets and provides 10% of residential dwellings in accordance with Approved Document M M4(3) (‘wheelchair user dwellings’) of the Building Regulations (2015) and all other homes shall meet approved document M M4(2) (‘Accessible and adaptable dwellings’) across the whole of the Masterplan.”

6.7.31 Forty-seven (47) of the total 464 units which equates to (10.1%) of the proposed homes have been designed to meet wheelchair user home standards in accordance with Building Regulations requirement M4(3). All other dwellings would meet the accessible and adaptable homes requirements of M4(2). The wheelchair units would be spread throughout all phases, tenures and property sizes of the proposed development.

Condition 68 – (Fire Statement)

6.7.32 Condition 68 of the outline planning permission states:

“Each reserved matter(s) application for layout, scale and appearance shall be accompanied by a detailed fire statement (in order to meet Gateway One or equivalent). The development shall thereafter proceed in accordance with recommendations and mitigation measures recommended in the statement.”

6.7.33 The details for this condition were referred to the Health and Safety Executive (HSE), who commented as follows:

“For the avoidance of doubt, HSE has assessed this application against the cited (extant) fire standards and guidance, not London Plan Policy D12. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified some matters as supplementary information, set out below, that the applicant should try to address, in advance of later regulatory stages.” These matters would be dealt with by informatives on any planning consent granted.

6.7.34 Policy D12 of the London Plan requires a fire safety statement to be submitted which has been prepared by a suitably qualified third-party assessor, demonstrating how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire

service personnel. Policy D5 of the London Plan also seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments, where lifts are installed, as a minimum, at least one lift per core (or more, subject to capacity assessments) should be a fire evacuation lift, suitably sized to be used to evacuate people who require level access from the buildings.

6.7.35 The fire safety of the development would be checked at building regulations stage. For the purposes of this application, the submitted Fire Statement confirms that one lift per core would be suitable for emergency evacuation, that fire service vehicles would be able to reach the new dwellings from the access points in the north of the wider site and that water sources for dealing with fires would be available either outside of or within the application site. All communal stairwells would be constructed as fire-protected stairs all flats would be protected by sprinklers and all blocks would be finished in fire-rated external wall systems.

6.7.36 It is considered that the information submitted satisfies the requirements of the condition subject to the informatives set out by the HSE.

Condition 69 – (Ecological Impact Assessment)

6.7.37 Condition 69 of the outline planning permission states:

“Each reserved matters application for landscaping shall be accompanied by detailed ecological impact assessment, undertaken by a suitably qualified individual, that includes the results of appropriate up to date surveys, full details of on site mitigation and enhancement measures to deliver a net gain in biodiversity (including bat boxes, bird boxes, bee bricks and a sensitive lighting scheme) and associated long term maintenance and monitoring plan. The development shall proceed in accordance with the mitigation and enhancement measures.”

6.7.38 The submitted details were referred to Natural England who had no comments to make on this reserved matters application. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. They have advised it is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment.

6.7.39 The details were also referred to the Council's Biodiversity officer, who raised no objections to the submitted details.

6.7.40 It is considered that the information submitted satisfies the requirements of the condition.

Condition 70 – (Circular Economy Statement)

6.7.41 Condition 70 of the outline planning permission states:

“Each reserved matter (s) application for scale, layout and appearance shall be accompanied shall be accompanied by a Circular Economy Statement with an appropriate level of detail and Operational Waste Management Strategy in line with the GLA’s Circular Economy Statement Draft Guidance dated September 2020, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.”

6.7.42 Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.

6.7.43 The report goes into more details than the principles approved in the outline permission. The principles used for this development are:

- Sourcing materials responsibly
- Designing for durability and resilience (>60 years)
- Implementing measures to optimise material use on site
- Incorporating recommendations from the pre-demolition waste audit
- Implementing waste minimisation targets during demolition and construction
- Ensuring there is sufficient space for storage and segregation of operational waste
- Designing flexible and adaptable buildings (commercial buildings’ use changing between 5-25 years)

6.7.44 The report sets out the Key Commitments (Table 4-1), Bill of materials (Table 4-2) and Recycling and waste reporting form (Table 4-3). This is a fairly high level of information, and the applicant expects this to become more detailed as the detailed design progresses following permission.

6.7.45 The Pre-Demolition and Pre-Refurbishment Audit summarises that the dominant materials on site by weight are 67% concrete, 23% brick, and 5% metals. It is estimated that 5% of materials are suitable for reuse. Where re-use is not feasible, recycling or local waste management options have been identified.

6.7.46 The End-of-Life Strategy is based on repurpose and independent replacement of elements with shorter lifespans than the buildings. To extend the lifespan as long as possible, the strategy is to specify durable and standardised materials, designing for disassembly and reuse at the end of life, storing building information to facilitate disassembly, or refurbishment of buildings. Material passports will describe material characteristics, methods of disassembly and reuse, etc, but its use will depend on the implementation of BIM and the detailed design stage.

6.7.47 It is considered that the information submitted satisfies the requirements of the conditions.

Condition 71 – (Surface Water Drainage Scheme)

6.7.48 Condition 71 of the outline planning permission states:

“Each reserved matters application shall be submitted with a Surface Water Drainage scheme with an appropriate level of detail for site that shall be approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.”

6.7.49 The Council's Flood & Water Management Lead Officer has stated that the drainage proposals are acceptable in principle but has requested further information relating to the detailed surface water drainage scheme and additional drainage calculations.

6.7.50 As such, it is considered that the information submitted partially satisfies the requirements of the condition and can only be discharged in part. The further details with regard to the above will require to be submitted before the condition can be discharged in full.

Condition 72 – (Boundary Walls)

6.7.51 Condition 72 of the outline planning permission states:

“Each reserved matters applications for Phases 2 and 3 shall include section and detailing drawings at 1:20 scale, of a boundary wall to the eastern side of the development site and indicative timescale and programme of works. The wall shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.”

6.7.52 This condition was imposed as it relates to the wall along the northern part of the eastern boundary in Phase 3 as it runs to the rear of the houses. The reference to “Phase 2” was included in the condition because of the corner between Plot J and the Houses, however this is also being submitted in Phase 3 too.

6.7.53 Submitted landscape drawings show (in section) the boundary treatment along that edge – which is a short wall and fence arrangement which provides an acceptable relationship with the adjacent hospital. The associated landscape plans show the planting on the western side of this boundary and further details of this boundary treatment would be required for submission as per Condition 76 three months prior to relevant works.

Condition 73 – (Climate Change Adaption)

6.7.54 Condition 73 of the outline planning permission states:

“Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts.”

6.7.55 Whilst a request to approve a these details has been submitted with this application, there are outstanding issues that at this time remain to be resolved. Discussions are continuing and once the outstanding matters are resolved officers will deal with this under delegated powers.

6.8 Financial and Other Mitigation

Legal Agreement

6.8.1 A full suite of S106 obligation were secured as part of the hybrid planning permission. The present reserved matters application is also controlled by the S106 agreement, and none would be amended or varied by the current submission. In summary, the obligations are:

- Provision of 60% affordable housing across all phases
- Non-Residential and Meanwhile Uses Plan
- Car Club
- Site-Wide Travel Plan
- Highway Works (Section 278)
- Car Capped Development
- Traffic Management Measures
- Legible London
- St Ann’s Cycle Lane
- Construction Logistics and Management
- Accident Vision Zero
- Employment and Skills
- Connection to a Future District Energy Network (DEN)
- Energy Statement
- Public Open Space Access and Management Plan
- South-West Link Provision
- Residents Liaison Group
- Retention of Architects
- Phasing of CIL Payments
- Other Financial Contributions
- Monitoring

Community Infrastructure Levy (CIL)

6.8.2 As assessed at outline planning application stage, the proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

6.8.3 The final CIL value for new development is based on a range of factors including the occupancy rates of the existing buildings on site over the last three years, the final end use of any commercial premises and the application

of 'social housing relief' for any affordable housing. Indexing is also applied over time.

- 6.8.4 For information purposes, based on the information given on the applicant's submitted CIL form, with the application of social housing relief and without any discount being applied for the demolition of buildings which are currently in use, the Mayoral and Haringey CIL charges for the development as part of the reserved matters for Phase 1B and 2 would be as follows:

Phase 1b

Haringey CIL: £53.46 x 6134 = £327,923

Mayoral CIL £64.55 x 6234 = £402,405

TOTAL: £735,674

Phase 2

Haringey CIL: £53.46 x 5065 = £326,946

Mayoral CIL: £64.55 x 5065 = £270,775

TOTAL: £597,721

- 6.8.5 The CIL charge will be collected by Haringey from commencement of the development and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL Index. An informative will be attached to the decision notice advising the applicant of this charge.

6.9 Equalities

- 6.9.1 In determining this application, the Council is required to have regard to its obligations under Section 149 of the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.9.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Members must have regard to these duties in taking a decision on this application. In addition, the Council treats socioeconomic status as a local protected characteristic, although this is not enforced in legislation. Due regard must be had to these duties in the taking a decision on this application.
- 6.9.3 The reserved matters do not generate any new equalities issues compared to the hybrid permission. The hybrid development would provide a range a benefits for the local community including a large number and range of new housing and affordable housing units (including low cost housing, wheelchair accessible housing provision of new construction and end user jobs, the provision of affordable workspace, improved pedestrian and cycle connectivity to public transport connections and local services, re-use of designated and

non-designated heritage assets, public realm improvements and other benefits.

- 6.9.4 To summarise, the overall equalities impact of the proposal would be positive as any limited potential negative impact on people with protected characteristics would be both adequately mitigated by conditions and would be significantly offset by the wider benefits of the development proposal overall. It is therefore considered that the development can be supported from an equalities standpoint.

6.10 Conclusions

- 6.10.1 All other relevant policies and considerations have been taken into account. Reserved matters consent should be granted for the reasons set out above as well as approval of details in relation to Conditions 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls) and 73 (Climate Change Adaptation) (under delegated powers once outstanding issues are resolved) for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833. The details of the decision are set out in the RECOMMENDATION.

7 RECOMMENDATION

GRANT CONSENT subject to conditions and informatives in Appendix 1

Registered No. HGY/2023/3250

Appendix 1

- 1) No development of any building in Phase 1A beyond the superstructure shall commence until all proposed external materials and elevational details for that Block have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

- i) External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Sectional drawings at 1:20 (or other appropriate scale) through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 (or other appropriate scale) of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 (or other appropriate scale) and elevations of entrance doors at 1:20 (or other appropriate scale);

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.