

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0201

Ward: Tottenham Hale

Date received: 02/02/2010

Last amended date: N / A

Drawing number of plans: 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

Address: 596 - 606 High Road N17

Proposal: Demolition of existing buildings, (excluding No. 596 High Road), and erection of 3 storey buildings to provide 175 sqm of A1 / A2 / A3 floorspace and 39 residential units together with formation of vehicular access

Existing Use: Vacant

Proposed Use: Mixed commercial / residential

Applicant: Rock One

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road
Conservation Area
UDP 2006 Archeological Importance

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to S106 Legal Agreement

SITE AND SURROUNDINGS

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road.

The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006.

It is also directly adjacent to the Tottenham/Bruce Grove District Centre and primary shopping area.

The site generally fronts onto Tottenham High Road which is characterised by mixed use commercial and residential development. Directly to the north of the site are Nos. 608-610 High Road which are part 2, part three storey Victorian buildings in mixed use, with A3 use on the ground floor and residential above. Adjacent to these buildings is the Prince of Wales PH, (No. 612), on the corner of Tottenham High Road and Scotland Green. This is a substantial 3-storey Victorian building which is currently undergoing refurbishment. Directly to the south of the site is Nos. 600-602 High Road, a modern 2-storey building, currently vacant and formerly a Betting Office. Adjacent to this are Nos 596 and 598 High Road, both locally listed buildings. No. 598 was demolished without consent approximately 2 years ago. No. 596 remains and is currently vacant. Adjacent to these buildings is No. 504, the Friends Meeting House, another 2-storey, relatively modern building forming the end of this group of buildings to which the application site is central.

The site is bounded to the north by the terrace of modest, generally 2-storey, mixed use, mid-Victorian buildings in Scotland Green. To the north of this terrace fronting Tottenham High Road is the former Blue School building, currently undergoing refurbishment.

To the east of the site are the rear gardens of the 2-storey semi-detached houses in Parkhurst Road and the buildings and playgrounds of Parkhurst Infants and Junior Schools and the Mulberry Nursery.

Tottenham High Road itself is a busy north-south route through the borough served by a number of bus routes, with Bruce Grove and White Hart Lane rail stations within half a mile of the application site and Seven Sisters underground station within one mile.

PLANNING HISTORY

Various planning applications have been submitted in the past for changes of use or extensions to the existing buildings.

In 2005, retrospective conservation area consent was granted. (HGY2005/1428), to demolish No. 598 Tottenham High Road which had been demolished without consent, based on a satisfactory replacement scheme having been submitted and approved, (HGY2005/1426).

In November 2007, the Council received a planning application and conservation area consent application for a mixed use redevelopment of the site. Both applications were refused in March 2008. These refusals were subject of an

appeal which was heard at a Public Inquiry in January 2009. Both appeals were dismissed by the Inspector. In his decision letter, the Inspector considered all the issues raised by the proposed development in detail. He concluded that, of all the issues considered, only the impact of the development on the character and appearance of the conservation area was unsatisfactory and failed to fulfil the requirements of PPG15: Planning and the Historic Environment and policy CSV1: Development in conservation areas of the Unitary Development Plan 2006. In particular, he considered the grain of the treatment of the frontage building to be “coarse and at odds with the general appearance of buildings in the conservation area”, and he “shared the Councils concern about the possibility of the rear blocks being seen from the High Road or Scotland Green, above Block A”.

DETAILS OF PROPOSAL

The scheme involves the demolition of the buildings on the site, (with the exception of No. 596 High Road), and the redevelopment of the site for a mixed residential/commercial scheme. The development comprises four 3-storey blocks. Block A fronting Tottenham High Road comprises four commercial units at ground floor level with residential above. The elevational treatment to Tottenham High Road has been altered to reflect the criticism of the Inspector at the appeal. Blocks B, C and D are now 3 storey only, again to take into account the comments of the Inspector. As the scheme has been reduced in height, the number of units proposed has also been reduced to 39, comprising 15 x 1-bed, 10 x 2-bed, 7 x 3-bed flats and 7 x 4-bed houses, of which 21 are affordable.

CONSULTATION

Ward Councillors

Transportation
Cleaving
Building Control
Policy
Conservation

Tottenham Conservation Area Advisory Committee
English Heritage

London Fire and Emergency Planning Authority
Metropolitan Police
Environment Agency
Thames Water

Waste Management

570-614 High Road N17
581-599 High Road N17

2-56 Scotland Green
23-31 Parkhurst Road
Units 1-7 Reform Row
Parkhurst Infants School

A DM Forum was held in February 2010 at 639 High Road N17. A copy of the minutes of the meeting are attached as appendix 1.

RESPONSES

Conservation Officer – *“The Planning Inspector dismissed the Appeal on conservation grounds, ruling that the 4 storey Blocks B & C were too high and that the urban grain of the scheme was too coarse for Scotland Green Conservation Area.*

“In this revised scheme the architectural treatment has been revised to visually ‘break up’ the scheme, introducing additional family town houses in Block B & C, more active frontages, and using a more traditional palate of facing materials. This combination of measures is acknowledged as a very significant improvement to the overall scheme.

Overall I consider that the height, mass and bulk of the new development would be visually in keeping with the scale and appearance of character of the Conservation Area.”

English Heritage – (archaeology) *“The site may contain significant archaeological remains. A condition should be attached requiring a programme of archaeological work in accordance with a written scheme for investigation”*

Tottenham CAAC – object on grounds of loss of No 598 High Road, access from Tottenham High Road dangerous, overly complex layout, poor detailing.

NB: With regard to the issue of the loss of No. 598 Tottenham High Road, the Inspector considered this issue in para. 15 of his decision letter, where he said that the loss of the building “was lamentable”, but it was not the appeal scheme that had led to its loss. He went on to say that even the historical connections of the building were not sufficient grounds to forbid the use of the gap as an access. He continued in para. 16 to say that the formation of the access at this point would not be incongruous with the character of the conservation area in the locality.

Waste Management – no objections subject to recycling and composting facilities being provided for the houses.

Strategic Housing - object on the grounds that the scheme is 100% affordable, but recognise that the scheme will provide a good number of larger family units.

NB: Policy HSG4: Affordable Housing of the UDP requires a proportion of affordable housing on any residential development of over 10 units or 0.3

hectares to meet an overall borough target of 50%, in line with the London Plan targets.

The scheme as submitted specifies the amount of affordable housing to be 55% (by habitable rooms), slightly in excess of the Councils target, although the applicant indicates that the scheme is likely to be 100% affordable. The policy requirement is based on a *minimum* proportion of 50% affordable housing in any particular development, with a developer having to justify a lesser proportion than 50% on the grounds of the non-viability of the scheme, (usually through the use of a Three Dragons toolkit analysis). Therefore should a scheme be proposed of more than 50% affordable, this will meet the requirement of the policy, as the scheme will be achieving, albeit exceeding, the minimum proportion required.

London Fire and Emergency Planning Authority – “Object on grounds of excessive access distance to buildings D3 and D4.

Tottenham Quakers - no objections to the overall proposal. Concerned at protection of party walls/drainage and to ensure no disturbance to burial ground adjacent. Would prefer no Sunday working.

599 High Road N17 – Needham Poulter Solicitors. Concerned at lack of parking.

Thames Water – No objection to sewerage infrastructure. Where the developer proposes to discharge surface water into a public sewer, prior approval from Thames Water will be required. An informative is added to this effect.

RELEVANT PLANNING POLICY

National Guidance

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing
Planning Policy Guidance 13 – Transport

London Plan

Policy 4B.3 – Maximising the Potential of Sites

Unitary Development Plan 2006

G2 – Development and Urban Design
AC3 - Tottenham High Road regeneration corridor
CSV1 - Development in Conservation Areas
CSV7 – Demolition in Conservation Areas
UD2 – Sustainable Design and Construction
UD3 – General Principles

UD4 – Quality Design
UD6 – Mixed Use Development
UD7 – Waste Storage
UD8 – Planning Obligations
HSG1 – New Housing Developments
HSG2 – Change of Use to Residential
HSG9 – Density Standards
HSG10 – Dwelling Mix
M9 – Car Free developments
M10 – Parking for Development

Supplementary Planning Guidance

SPG1a – Design Guidance
SPG3a – Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes
SPG3b – Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight
SPG8a – Waste and Recycling

ANALYSIS/ASSESSMENT OF THE APPLICATION

The redevelopment of this site was considered in detail during the previous application process that was eventually determined at appeal. At that appeal, the Inspector considered all the issues raised by the proposed development in detail. He concluded that, of all the issues considered, only the impact of the development on the character and appearance of the conservation area was unsatisfactory and failed to fulfil the requirements of PPG15: Planning and the Historic Environment and policy CSV1: Development in conservation areas of the Unitary Development Plan 2006. In particular, he considered the grain of the treatment of the frontage building to be “coarse and at odds with the general appearance of buildings in the conservation area”, and he “shared the Councils concern about the possibility of the rear blocks being seen from the High Road or Scotland Green, above Block A”.

The scheme has been re-designed to take account of the Inspectors concerns. The principle areas of change between the previous scheme and the current scheme are:

- i) the elevational treatment to the frontage block facing Tottenham High Road, and
- ii) a general reduction in the heights of the buildings in the rear of the site from four to three storeys and alterations to the general arrangements of the proposed dwellings. This has resulted in a reduction in the total number of units proposed from 48 to 39.

In the light of the Inspectors conclusions and the changes made to the scheme to address them, the main issues to be considered in terms of this application are:

1. effect on the conservation area
2. density/mix
3. affordable housing
4. sustainability
5. waste/recycling
6. parking
7. planning obligations

1. Effect on conservation area

In his decision letter, the Inspector concluded that, of all the issues considered, only the impact of the development on the character and appearance of the conservation area was unsatisfactory and failed to fulfil the requirements of PPG15: Planning and the Historic Environment and policy CSV1: Development in conservation areas of the Unitary Development Plan 2006. In particular, he considered the grain of the treatment of the frontage building to be “coarse and at odds with the general appearance of buildings in the conservation area”, and he “shared the Councils concern about the possibility of the rear blocks being seen from the High Road or Scotland Green, above Block A”.

The current scheme has addressed these concerns by amending the elevation of Block A to the High Road and reducing the overall height of the development to the rear.

Looking at the changes made to the scheme, the fenestration pattern of Block A, the predominant vertical proportion of windows, and regular bay treatment of elevations reflects the fine urban grain of the area. On the front elevation the first floor windows are taller than the second floor windows reflecting the traditional hierarchy on historic buildings. Block A’s fenestration treatment fronting the High Road is now symmetrical and regular. At first and second floor levels its 17m long brickwork façade is designed as 3 bays with 2 windows per bay. This treatment relates to the 3 shop bays at ground floor level, and is consistent with the fine urban grain which is characteristic of the urban block.

There are views into the site beyond the access gates to the south elevation of Block B at the end of the vista Block C. The layout and narrow plot widths of the town houses in the 3 storey terrace form of Block C indicates that the built form continues around the corner. The architectural treatment of their elevations, and regular fenestration pattern of small windows express the use, scale and the character of the residential layout behind.

The design of proposed new development has been amended well to break up Blocks A, B, C & D, to give them a similar urban grain, scale and character as the existing surrounding townscape of Scotland Green. The proposed yellow stock facing brickwork and dark grey aluminium window framing is considered to relate positively to the historic buildings of Scotland Green and is acceptable.

It is therefore considered that this proposal for re-development follows the requirement for preserving the character and appearance of Scotland Green Conservation Area in compliance with Policy CSV1.

2. Density/mix

To take account of the Inspectors comments, the scheme has been reduced in height with a consequent reduction in the number of units and overall density. Policy 3A.3 and table 3A.2 of the London Plan now apply to residential density in the borough. This requires that development proposals should seek to maximise the intensity of use of sites, compatible with local context. Table 3A.2 specifies acceptable density ranges based on PTAL ratings. In this case, the appropriate density range is 200 – 700 habitable rooms per hectare.

Taking into account the mixed use nature of the scheme, the density of the proposed development is approximately 380 habitable rooms per hectare. This is well within the density range set out in the London Plan and applicable to this location.

In terms of the mix, the scheme in total proposes:

15 x 1-bed – 38%
10 x 2-bed – 26%
7 x 3-bed – 18%
7 x 4-bed – 18%
39 in total - 100%

This mix accords with the mix set out in SPG3a and is therefore considered acceptable.

3. Affordable Housing

The whole scheme comprises 39 units, (137 habitable rooms). The scheme as submitted proposes a 50% affordable housing element, a total of 17 units (76 habitable rooms), within the scheme. This is in line with the requirement of policy HSG4 which requires all schemes over 10 units in the borough to provide a target of 50% affordable housing, based on habitable rooms.

In terms of mix, the scheme proposes 17 units (76 habitable rooms) in total, 4 x 1-bed, 2 x 2-bed, 4 x 3-bed and 7 x 4-bed units within the affordable housing element. In terms of tenure mix of the affordable housing, the applicant proposes:

Social rent units

7 x 4B7P - Unit Nos. C1, C2, C3, D1, D2, D3, D4
4 x 3B5P – Unit Nos. C6, C7, C8, C9

Shared Ownership Units

2 x 2B4P – Unit Nos. C11, C13

3 x 1B2P – Unit Nos. C4, C10, C12
1 x 1B2P Disabled Unit – Unit C5

This mix complies with the preferred tenure mix of 70% social rent and 30% intermediate housing set out in the Housing SPD 2008.

The requirement for 50% affordable housing and the agreed tenure mix is included in the S106 agreement.

4. Sustainability

The site comprises previously developed land in a general state of dereliction. The redevelopment of this site will therefore bring the site back into use, providing both new commercial and residential floorspace within the existing town centre.

The site occupies a prominent position within a town centre with a good PTAL rating and as such is highly suitable for redevelopment. It is also a mixed use scheme, contributing to the regenerative benefits of the proposal.

In terms of the buildings themselves, the scheme is designed to Code Level 4 as a minimum.

Policy 4A.2 Mitigating Climate Change of the London Plan states a long term goal of 60% reduction in CO2 emissions by 2050, (the consultation draft replacement Plan has reduced the timescale to 2025) and 20% by 2015. Policy 4A.7 Renewable Energy seeks to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible.

In order to make this development as energy efficient as possible, the following features are included:

- low U-values for walls, roofs and floors
- solar thermal panels on the roofs providing hot water
- exhaust air heat pumps to provide heat and hot water.
- Rainwater butts for each house and communal flats
- Composting facilities for each house
- Secure cycle storage
- Responsibly sourced materials
- Energy efficient lighting
- Lifetime homes compliant

The applicant submitted an energy statement for the previous development prepared by Eco-Consulting. This statement set out how the development will achieve a 20% on-site renewable energy target. That report considered the various options available and concluded that a 20% reduction can be achieved through a combination of the renewable technologies. A condition is attached requiring the submission and approval of an energy statement for this revised scheme to achieve the required 20% energy savings in line with policy 4A.2

5. waste/recycling

The waste and recycling arrangements have been discussed and agreed directly with Waste Management Services. Refuse vehicles can enter the site from Tottenham High Road and turn within the site. For the residential elements within the site, separate refuse and recycling stores are provided for the flats, the houses will have their own facilities. The commercial units have their own storage facility within Block A.

6. Parking

The application site is located in The Tottenham High Road Town Centre with a high PTAL rating and very good connections for public transport including a number of bus routes as well as Bruce Grove railway station close by. Seven Sisters transport interchange is also within easy reach. The scheme is therefore car free in line with policy M9 of the UDP and central government guidance which discourages dependence on the private car. The scheme has a controlled access to prevent unauthorised entry.

The applicant has agreed in principle, subject to confirmation of costs, to participate in the Councils borough wide car club scheme, operated by StreetCar Ltd. This scheme involves a programme of providing dedicated car spaces on-street throughout the borough, funded by TfL, to make car club vehicles available to local residents when they are required. This provision is incorporated into the S106 agreement.

7. Planning obligations

The applicant has agreed to enter into a S106 agreement to provide the following:

- i) 50% affordable housing
- ii) Education contribution - £192,400
- iii) Car free
- iv) Car Club – the applicant has agreed, subject to confirmation of costs, to participate in the Councils borough wide car club scheme, operated by StreetCar Ltd.
- v) Local labour/considerate contractor

Building For Life (BfL)

The scheme has been assessed under the Building For Life (BfL) standard. BfL is the national standard for well-designed homes and neighbourhoods. It is led by CABE and the House Builders Federation and backed by the HCA, Design For Homes and the Civic Trust.

BfL is informed by 20 criteria that embody the partners vision of what housing development should be: attractive, functional and sustainable. These principles are founded on Government policy and on guidance developed by CABI in partnership with Design for Homes. The BfL criteria are used to evaluate the quality of both proposed and completed schemes.

This scheme scored 14.5 out of a possible 20 points, which indicates a good standard of development overall. A copy of the assessment is included as appendix 2.

SUMMARY AND CONCLUSION

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road. The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006. It is also directly adjacent to the Tottenham/Bruce Grove District Centre and primary shopping area.

The scheme involves the demolition of the buildings on the site, with the exception of No. 596 High Road and the redevelopment of the site for a mixed residential/commercial scheme. The development comprises four main blocks of 3-stories in height.

A previous similar proposal was refused by the Council in 2008, (HGY2007/2583 &2584), and was dismissed on appeal in 2008. The Inspector considered that the scheme resulted in harm to the conservation area due to i) poor design of the street elevation of Block A to Tottenham High Road and ii) the scheme being visible over the roofs of the buildings in Scotland Green. This scheme incorporates revisions to overcome the Inspectors objections.

It is considered that the principle of the uses proposed is acceptable and meets the requirements of policies AC3, UD6, HSG1 and HSG2 of the Unitary Development Plan 2006.

A residential density of 200-700 habitable rooms per hectare is considered to be appropriate for this site. The density of this scheme is well within this range. The dwelling mix accords with the mix set out in SPG3a and is therefore considered acceptable. The scheme will provide at least 50% affordable housing as required by policy HSG4 and the tenure mix meets the requirements set out in the Housing SPD

The scheme is now considered to meet the requirements of policy CSV1: 'Development in conservation areas' as the elevations to Block A have been improved and the building heights reduced throughout.

It is considered the development meets the requirements of policy UD4 of the Unitary Development Plan, and respects and complements the character and historic heritage context of the surrounding conservation area and is now of a scale that is sensitive to the surrounding area, and respects the existing urban grain of the area. In terms of the provision of amenity space, the scheme is considered to provide adequate amenity space, including the Homezone, within the development in line with the guidance in SPG3a.

Overall, in the light of the changes made to the scheme in the light of the Inspectors decision following the Public Inquiry, the proposal is considered satisfactory and is recommended for approval.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2010/0201 subject to a pre-condition that the applicant and the owners of the application site shall first have entered into an agreement or agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- The provision of affordable housing at 50% of the total habitable rooms (total habitable rooms =137) = 76 habitable rooms to achieve 53 habitable rooms for social rented and 23 habitable rooms for intermediate housing.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £192,400
- Car-free development
- Car club
- A covenant restricting the transfer or lease of any private market housing unit to Local Authority, Registered Social Landlord, and the lease to persons claiming job seekers allowance or housing benefit
- A monitoring cost of £9,620.00

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2010/0201

Applicant's drawing Nos 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

Subject to the following conditions:

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

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

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

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

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

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be

maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

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

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

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

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

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

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

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

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

10. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating a 20% reduction in predicated CO2 emission through use of renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating a 20% reduction in predicated CO2 emission through use of renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with national London and local planning policy.

11. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

12. Full details of the proposed access gates, including method of operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

13. Full details of the retail shopfronts shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved.

Reason: In order to safeguard the appearance of the shopping parade.

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

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

15. The contractor on site shall ensure that all due care is taken to secure and protect the historic fabric of No 596, the locally listed building, from damage during the course of the works, including any sound materials or elements of structure, that may be temporarily taken down and put to one side, will afterwards re-erected as part of the repair and reinstatement works.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

16. All new external and internal works and finishes and works of repair and making good to the retained fabric of No 596, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

17. Notwithstanding the application drawings fully annotated and dimensioned front elevation and cross section through No.596 High Road, at a scale of 1:20, illustrating all primary structural repairs to the building, all necessary repairs to architectural features and facing materials, including design details of ground floor shopfront, upper floors timber windows and their brickwork surrounds and semi circular arches, parapet wall, dormer window and natural slate roofing, and reinstated chimney stacks shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To secure the proper repair and reinstatement of the locally listed building, No 596, and to ensure that the overall development is of a high quality standard to preserve the character and appearance of Scotland Green Conservation Area

18. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be

carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure proper archaeological investigation of the site.

INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. Prior approval may be required from Thames Water who may be contacted on 0845 850 2777

INFORMATIVE: The development of the site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

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

INFORMATIVE: The applicant is advised that separate applications will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Prior to the commencement of the development hereby approved, the applicant is advised to contact the Environment Agency with regard to any potential effects to the Moselle Brook that runs along the eastern edge of the site, and to carry out any risk assessment or other investigation as required under the relevant legislation by the Environment Agency. They may be contacted at: Environment Agency, Eastbury House, 9th Floor, 30-34 Albert Embankment, London, SE1 7TL, tel: 08708 506506, email: enquiries@environment-agency.gov.uk.

REASONS FOR APPROVAL

A previous similar proposal was refused by the Council in 2008, (HGY2007/2583 & 2584), and was dismissed on appeal in 2008. The Inspector considered that the scheme resulted in harm to the conservation area due to

- i) poor design of the street elevation of Block A to Tottenham High Road and
 - ii) the scheme being visible over the roofs of the buildings in Scotland Green.
- This scheme incorporates revisions to overcome the Inspectors objections.

It is considered that the principle of the uses proposed is acceptable and meets the requirements of Policies AC3'Tottenham High Road Regeneration Corridor',

UD6 'Mixed Use Development', HSG1 'New Housing Developments' and HSG2 'Change of Use to Residential' of the Unitary Development Plan 2006. The density of this scheme is within the range set out in the London Plan. The dwelling mix accords with the mix set out in SPG3a. The scheme will provide at least 50% affordable housing as required by Policy HSG4 and the tenure mix meets the requirements set out in the Housing SPD 2008. The scheme is now considered to meet the requirements of Policy CSV1 'Development in Conservation Areas' as the elevations to Block A have been improved and the building heights reduced throughout.