

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0090

Ward: Tottenham Green

Date received: 18/01/2010

Last amended date: 03/2010

Drawing number of plans: 01 - 5b - 10 incl.

Address: 3 Lawrence Yard, Lawrence Road N15

Proposal: Partial demolition of existing vacant factory building and conversion into 9 x two bedroom flats

Existing Use: Vacant

Proposed Use: Residential

Applicant: Mr Michael Shall MSM Estates

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Oliver Christian

RECOMMENDATION

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

SITE AND SURROUNDINGS

The proposal site is a 3 storey building currently vacant that was previously used as light industrial use.

The property is situated at Lawrence Yard, a cul-de-sac accessed from Lawrence Road.

The site is located at the rear of properties 116 – 120 West Green Road and 1a – 11 (o) Grove Park Road.

The site is not within a Conservation Area, Designated Employment Area or within the Lawrence Road Development Brief Area.

The site is not within an area of open space deficiency.

PLANNING HISTORY

No recorded planning history

DETAILS OF PROPOSAL

The current proposal seeks partial demolition of existing vacant factory building and conversion into 9 x two bedroom flats.

The proposal involves the demolition of the side/front extension to the original factory building and the removal of a number of windows on the rear elevation.

CONSULTATION

Local Residents – 1, 2, Lawrence Yard, 58, 80, Block b 95 – 103 Lawrence Road, 1a,b,c,d, 3 – 29 (o) 33 – 55 Grove Park Road, 100 – 120 (e), 118 -126 (e) 120a, 122a, 126a West Green Road,

LFEPA

Building Control

Waste Management

Transportation Group

RESPONSES

LFEPA/Building Control – Access for fire brigade is not considered acceptable for this development due too the length of 'Dead End' access road and the lack of turning facility for vehicles at the end of the Cul-de-sac.

The installation of domestic sprinklers to the current British Standard should be considered to over the issues.

The applicant should contact the LFB water office to discuss any fire hydrants requirements.

Comment - The applicant confirms that a Fire Hydrant will be provided to serve the proposed development due to the access problems for fire tenders. The suggested position is adjoining the new refuse store as noted on the ground floor plans.

Transportation Group – No objection to the proposal providing only loading and disability parking space.

Waste Management – length of access for waste truck is too great.

Comment - The applicant is to undertake the employment of a caretaker who will ensure that the refuse is wheeled to the agreed collection point at the relevant times.

This is covered by an appropriate condition.

RELEVANT PLANNING POLICY

National Policies

Planning Policy Statement 1 Delivering Sustainable Development
Planning Policy Statement 3 Housing

London Plan

Density
Policy 3A – 3,

Energy
Policy 4A.7, 4A.6

Unitary Development Plan

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
EMP4 Non Employment Uses
UD7 Waste Storage
UD8 Planning Obligations
HSG2 Change of Use to Residential
HSG10 Dwelling Mix

Supplementary Planning Guidance

SPD Housing (Density, Dwelling Mix, Floor space Minima & Lifetime Homes)
SPG1a 'Design Guidance',
SPG7a 'Parking Standards' SPG8a 'Waste and Recycling',
SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations',
SPG10c 'Educational Needs Generated by New Housing Development',

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues relating to the proposal are:

- i) The principle of mixed/residential use on site
- ii) Dwelling mix of new building
- iii) Residential environment for future occupiers/existing amenity
- iv) Affordable housing - Education contributions
- v) Waste management and Fire Brigade comments
- vi) Sustainability

These issues are discussed below:

i) The principle of residential use on site

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

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of previously developed sites. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

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

The site is not within a designated Defined Employment Area, residential proposals are not contrary to the aims of policy HSG2 Change of Use to Residential.

Policy EMP4 “Non Employment Generating Uses” states that “proposals for redevelopment of sites in employment generating to a non-employment generating use will be considered against the criteria set out in Policy EMP4.

Policy EMP4 “Non Employment Generating Uses” states that where the employment generating use of land or buildings ceases, permission for non-employment use will only be given if it is demonstrated that the employment use is no longer suitable or viable. Paragraph 1.27 states that exceptions to retention of land or buildings in employment generating use may be considered where the land or buildings are not considered suitable for continued employment use on environmental, amenity or transport grounds.

Policy EMP4 of Haringey Unitary Development Plan includes the following criteria:

- a) the land or building is no longer suitable for business or industry use; &
- b) there is evidence of unsuccessful marketing over a period of normally 18 months; &
- c) there is well documented evidence that possibilities (every opportunity) to reuse; or redevelop the site for business or industry has been explored.

The application has been assessed against the relevant national, regional and local planning policies.

The redevelopment of this site will bring about the re-use of a brown-field site in line with advice in PPS1 and PPS3, The London Plan and Haringey Unitary Development Plan.

In terms of policy EMP4: It is considered that the applicant's agent has provided sufficient evidence to show that no interest has been shown to rent the property in its current form and use. In addition, the applicant has demonstrated that the building is no longer suitable for business or industry use and has provided evidence of marketing over a period of over 18 months.

ii) **Dwelling Mix.**

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and SPD Housing - "Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes" set out the Council's standards.

The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

Policy HSG 9 Dwelling Mix encourages a mix of dwelling types. This proposal would provide 9 x 2 bedroom units.

The existing internal layout of the building lends itself to the layout proposed. The location of the building is not where it is considered appropriate to provide larger family units.

It is considered that the proposed layout makes best use of the internal floor space and layout of the building.

All the units/rooms are considered to have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' and with the ground floor units capable of adaptation as a disability unit.

In relation to the size of the units, the scheme would comply with Table 4 of SPG3a as regards required space standard.

The proposed units comply with policy HSG10 and SPD Housing.

iii) **Residential environment for future occupiers.**

The site is well located to shops, schools, other services and the bus network. In this respect the housing would have a number of significant benefits. The residential accommodation on the whole benefits from well-lit main habitable rooms.

The alteration and location of windows reduces the potential for adverse overlooking of the properties and car park at the rear of the site.

It is considered that the current proposal is of an acceptable layout and use consistent with Unitary Development Plan Policies especially UD3, UD4 and SPD Housing that requires buildings/uses fit in with the surrounding area and would preserve the character and appearance of the locality.

Policy UD3 and Housing-SPD also require development to have no adverse impact on residential amenity of other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

In relation to amenity space there would be a communal area in the form of a garden at the side of the property.

The ground floor units have direct access to private amenity space in the form of rear patio gardens

There is also accessible communal amenity space provided on site.

On balance the mix of private gardens and communal area is considered to be sufficient to provide adequate amenity space.

vi) Affordable housing, Education and Recovery costs.

Affordable housing.

PPS3 and paragraph 10 of Circular 6/98 and local policies HSG4: 'Affordable Housing'/SPG 10b 'Affordable Housing' requires that developments that propose 10 units and above are subject to the provision of affordable housing of up to 50% of the total habitable rooms/units for affordable housing.

The scheme is below the threshold and as such affordable housing provision is not sought.

Education Contribution/Recovery Cost

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £31,094.

In line with Council guidelines there is also recovery/administration cost of £1,206.

This is included within the Section106 agreement accompanying this planning application.

v) Waste Management and Fire Brigade Requirements.

The Council's SPG 8a (8), requires an absolute minimum access width of 3 metres for fire appliance/ refuse vehicles. Given that a refuse truck will not be able to access the site the bin storage should comply with the Council's SPG 8a Section 8.1 which states the maximum carrying distance for dustbins and sack, and the maximum pushing distance for wheeled bins must not exceed 25 metres.

The proposed refuse arrangement would result in the carrying and pushing distance being in excess of the 25 metres requirement.

The applicant has submitted a statement in respect of the management of waste collection on the specified days.

The applicant has proposed to undertake the employment of a caretaker who will ensure that the refuse is wheeled to the agreed collection point at the relevant times.

To achieve this a condition is attached that requires a detailed management scheme for the collection of refuse, general waste and recycled materials to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building.

In addition, such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

On this basis, the scheme is found to comply with policy UD7 "Waste Storage" & SPG 8a.

The Fire Brigade (LFEPa) was consulted and advised that due to the restricted width of Lawrence Yard, no adequate vehicle turning area could be provided. To overcome this it was advised by LFEPa that the installation of domestic sprinklers to the current British Standard should be considered to overcome these issues.

The applicant was also advised to contact LFEPa to discuss fire hydrant requirements.

The applicant has been in contact with LFEPa and amended the plans to incorporate a sprinkler system and an appropriately located/accessible fire hydrant in accordance with the requirements of LFEPa.

vi) Sustainability

The London Plan Policy 4A.7 and Council policy UD2 sets out the sustainability aims and guidelines.

In terms of meeting the aforementioned aims: The scheme has dual aspect and allows for the use of natural light throughout the building. Elevations have adequate fenestration to provide good levels of daylight in habitable rooms.

Ventilation requirements will be in accordance with Building Regulations. Efficient natural ventilation will be provided through trickle ventilation, air bricks, passive stacks, Insulation of primary hot water pipes and hot water tank will be included, Energy efficient boiler with over 80% efficiency rating will be installed

Energy efficient lighting will be installed, Temperature controls will be included, Solar water heating will be included, Insulation requirements will be in accordance with Building Regulations, and High performance glazing will be in accordance with Building Regulations.

In terms of Water Conservation - Water usage will be reduced within the development. Taps and showers will have water saving devices, Low flush toilets will be installed, No Power showers will be installed, Hard surfaces will be made from permeable materials, Access, Safety and security, Life Time homes standards will be adopted, Pedestrians will be able to move safely around the front of the site, Site facilities, amenities and site boundary will be safe and secure, with good visibility and lighting.

In terms of efficient resource use, demolished materials will be separated for reuse, new materials will be recycled materials where possible and low impact materials will be used in the development. The proposal accords with Council policy.

Summary/Conclusion

It is considered that the provision of residential units on the site is appropriate for the site, brings back the vacant property into use causing no harm to adjoining residential properties or the locality in terms of noise, general nuisance, privacy or overlooking and as such the proposal is not considered to be contrary to the aims of policy EMP4.

The proposed conversion and modernisation of the former industrial building at Lawrence Yard is considered to be acceptable in principle and acceptable in terms of layout, space standards, materials and waste management. The development has been assessed against and found to comply with policy UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', M9 'Car Free Development' and EMP4 'Non Employment Generating Uses' of the Haringey Unitary Development Plan and SPG1a 'Design Guidance', SPG8a

'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance.

RECOMMENDATION 1

The Sub-Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with planning application no. HGY/2010/0090, subject to a pre-condition that 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) in order to secure a contribution of £31,094 toward educational facilities within the Borough a contribution of £1,206 for administration costs.
- (2) That the Agreement referred to in resolution (1) above is to be completed no later than 23 July 2010 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number Registered No. HGY/2010/0090 and Applicant's drawing No. (s) 01 – 5b - 10 incl for the following reason:

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', EMP4 'Non Employment Generating Uses' and M9 ' Car Free Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPD – Housing (Floor space Minima, Conversions, Extensions and Lifetime Homes), SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

Subject to the following conditions:

EXPIRATION TIME

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.

IN ACCORDANCE WITH PLANS

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.

WASTE STORAGE

3. A detailed scheme for the management of waste collection shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the amenity and appearance of the locality.

4. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

CONSTRUCTION HOURS

5. 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.

MATERIALS

6. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

GENERAL

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

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

SUSTAINABILITY

8. Prior to occupation, a statement demonstrating energy efficient measures including design, building fabric improvements, use of on-site equipment and where applicable connection to decentralised energy networks for reduction in fossil fuel use and CO₂ emissions in line with an energy statement shall be submitted to and approved by the Local Planning authority and shall be implemented prior to the occupation of the dwellings hereby permitted and be maintained thereafter for the life of the development.

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

9. Prior to occupation of the residential dwelling hereby approved, a statement demonstrating consistency with the submitted Energy Statement Assessment, which indicates the use of renewable technologies on site will lead to 20% reduction in predicted CO₂ emissions (measure against a base building according to 2006 Building Regulations), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the LPA.

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

10. Prior to occupation of the residential dwellings hereby approved, a certificate demonstrating consistency with the proposed and approved Code Level for Sustainable Homes shall be submitted to and approved in writing by the Local Planning authority and thereafter implemented in accordance with any written approval given by the Local Planning authority.

Reason: To ensure the development meets the Code Level for sustainable Homes as approved in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance and improve environmental quality and resource efficiency.

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 in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

REASONS FOR APPROVAL:

The development has been assessed against and found to comply with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', HSG1 'New Housing Developments, M9 'Car Free Development' of the Haringey Unitary Development Plan (2006) and SPD Housing, SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).