

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2005/1992 **Ward:** White Hart Lane

Date received: 27/10/2005 **Last amended date:** 19 January 2006

Drawing number of plans J05-139 D02C, D03C, D04B, D05B, D06A, D07F, D08E & D09E.

Address: 315 The Roundway N17

Proposal: Demolition of existing garages and erection of 1 x 4 storey block comprising 13 x 1 bed, 35 x 2 bed, 1 x 3 bed and 4 x 4 bed flats. Provision of 20 car parking spaces, 3 motorcycle spaces and 25 bicycle spaces.

Existing Use: Industrial **Proposed Use:** residential

Applicant: Dianne Page Circle Anglia

Ownership: private

PLANNING DESIGNATIONS

Road – Trunk

Officer Contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

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

SITE AND SURROUNDINGS

The proposal site is located primarily on The Roundway frontage, but extends to the rear to Church Lane and Lordship Lane on the southern boundary. The rear of the site lies immediately opposite Bruce Castle Museum Park and Conservation Area; the building is statutory Grade 1 Listed. The site adjoins the petrol filling station and lies opposite two-storey terrace properties, which forms part of the Peabody Trust Conservation area. However, the site is not within a Conservation Area.

The site is well located for a number of local facilities including public transport links such as buses and Bruce Grove Railway station. There are also local health centres, shops and market and school within close proximity.

PLANNING HISTORY

There is a mix of permission that has been granted over the years that relate to light industrial uses.

Demolition of existing garages and erection of 1 x 4 storey and 1 x part 3 /part 4 storey blocks comprising of 56 x one, two, three and four bedroom flats and maisonettes. Provision of 18 car and 4 motorcycle spaces and bicycle storage –refused 9/5/05

DETAILS OF PROPOSAL

The proposal seeks to demolish existing garages and erect of 1 x 4 storey block comprising 13 x 1 bed, 35 x 2 bed, 1 x 3 bed and 4 x 4 bed flats. The provision of 20 car parking spaces, 3 motorcycle spaces and 25 bicycle spaces. It comprises of two linked blocks, one on the corner of The Roundway/Lordship Lane and fronting Church Lane. The block on The Roundway would be four storeys high and on Church Lane three storeys high. The two blocks would be linked at first, second and third floors. Access is on Church Lane with provision of car/motorbike/cycle parking in between the two blocks. The ground floor would accommodate bicycle store, waste bins and recycling facilities.

CONSULTATION

Ward Councillors
80 Local residents
Conservation Officer -
Conservation advert -
English Heritage
Waste management
Crime Prevention Officer
CABE
Building Control
Major/minor advert
Transportation Group

RESPONSES

11 Summerhill Road - objection
19 Hornsey Rise Gdns - support
84 Bruce Castle Road - objection
4 Edmansons Close – objection
124 Church Road –objection
18 New Road - objection

142 Walpole Road – objection
Friends of Bruce Castle – objection
8 Church Lane – support
Universal Tyre & Autocentres - support
CABE – objects to the design
8 All Hallows Road – objection
35 The Grove - objection
English Heritage – no observations
Crime Prevention Officer – comments received
Building Control – Access satisfactorily
Transportation Group – no objections

RELEVANT PLANNING POLICY

NATIONAL POLICY BACKGROUND:

Planning Policy Guidance 3 Housing

The principal national policy guidance relating to residential development is contained in Planning Policy Guidance Note 3: Housing. This PPG provides guidance on a range of issues relating to the provision of housing. Circular 6/98 Planning and Affordable Housing will continue to apply, within the framework of policy set out in this guidance.

PPG3 states that Local planning authorities should:

- provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;
- promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and
- Introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Planning Policy Guidance 13 Transport

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

- promote more sustainable transport choices for people and for moving freight
- promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling
- reduce the need to travel especially by car

THE LONDON PLAN

The London Plan has now been formally adopted by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in

the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year). Future target will include the more efficient use of existing stock as well as new-build.

LOCAL POLICY BACKGROUND

Current Unitary Development Plan

HSG 1.1: Strategic Housing Target - Sets out the Councils strategic housing targets based on central government advice.

HSG 2.1: Dwelling Mix for New Build Housing - The Council will normally expect all new development to include a mix of housing types to cater for both family and non-family households.

HSG 2.2: Residential Densities - In considering applications for residential development (including redevelopments, conversions and mixed-used schemes) the density of the development should normally be in the density range of 175 hrh- 250 hrh (70 hra-100 hra).

DES 1.1 Good Design and how Design Will Be Assessed - The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.

DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area - Infill development in areas of varied townscape of significant quality. (including most conservation areas) can create new compositions and points of interest but should be disciplined by building lines, scale of area, heights, massing, characteristic or historic plot widths.

DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale - The Council will assess the design of development schemes in relation to enclosure, height and scale.

DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing - In assessing the design of new development, alterations and extensions the Council will have regard to building lines, layout and form, rhythm and massing.

DES 1.9 Privacy and Amenity of Neighbours - Seeks to protect the reasonable amenity of neighbour's planning permission for development

TSP 7.1: Parking for Development - The proposal should provide an acceptable level of parking in line with current national and local policy advice.

Emerging Unitary Development Plan:

UD3 Good Design
Sets out criteria for quality design.

HSG4 Affordable Housing
Sets out the Councils requirements for affordable housing and tenure types

HSG8 Density Standards
Reflects the advice in the draft London Plan and increased densities.

HSG9 Dwelling Mix
Requires that dwelling mix meet the Councils housing requirements.

Supplementary Planning Guidance 11 Affordable Housing.

Supplementary Planning Guidance 12 Education needs generated by new housing developments.

ANALYSIS/ASSESSMENT OF THE APPLICATION

An application on the site for a similar residential scheme was refused on 9 May 2005 on grounds of bulk, massing, design and adverse impact on the character and appearance of the Bruce Castle Conservation Area/Listed Building. The current application has been revised and is submitted on behalf of Circle Anglia Housing Association. The main issues for consideration of this proposal are as follows:

1. The principle of residential use
2. Design and Layout and effect on Bruce Castle and Conservation Area.
3. Density
4. Affordable Housing
5. Amenity
6. Car Parking/ Cycle storage
7. Waste Management.
8. Sustainability, Energy conservation and Secure by design
9. S106 Agreement

1. Principle of residential use

The site adjoins existing commercial uses, a mix of light industrial, petrol station and car repair garages. However, it is not within a Defined Employment Area, and the redevelopment of the site for residential purposes complies with UDP Policy HSG 1.2 and HSG 1.3. It is considered that the proposal would have no adverse impact on the local environment and traffic conditions. The use of the site for residential purpose would make a contribution to the Council's housing supply and assist in meeting the Strategic Housing Target in accordance to Policy HSG 1.1. Furthermore, PPG3 sets the principle of re-use of previously developed and accessible urban land for

housing purposes. Also the regeneration potential of the scheme complies with UDP Policy RIM 1.2.

2. Design and Layout and the effect on Bruce Castle and Conservation Area

The site lies outside a designated Conservation Area, although it abuts Bruce Castle and its associated Conservation Area. The existing buildings which are a mix of light industrial and car repair garages have no architectural merit, but are located in a prominent position in this part of the Borough. As such the proposal seeks to improve the local built environment, enhance the character and appearance of the Conservation Area and the setting of the nearby Bruce Castle buildings. It is intended that the quality of design would act as a catalyst for further investment in the locality.

The building has a modern approach in its design. The design solution meets the aims of policy DES1.1 in that the proposal contributes positively to the character of the street, amenity of neighbours and the immediate locality. The scheme comprises of two linked blocks, one on the corner of The Roundway/Lordship Lane and the other fronting Church Lane. The block on The Roundway would be four storeys high and on Church Lane three storeys high. The two blocks would be linked at first, second and third floors. The upper storey is set back to minimise the overall bulk.

The corner focal area is accentuated in render and stock brickwork. At ground level there is an access way linking the more public communal entrance door on the street side to the more informal doors, which give access to informal courtyard space, amenity space at the rear enclosed behind the proposed building.

A number of the proposed flats on the lower floors have dual aspect and daylight and sunlight from both sides of the dwelling. A number of the upper floor flats fronting The Roundway and Lordship Lane have balcony/terrace; this is on the more public face of the building. Metal framed 'Juliettes' are an added external feature that adds to the quality of design of the building.

Aspects of the design have been amended following meeting with the Council's Design Panel. These include using London Stock brick piers with coping stones together with metal railings for the street frontages/boundary treatment. At the corner of The Roundway and Lordship Lane- The building and the proposed boundary have both been pulled back from the road, giving more space to pedestrians. The building has been set back by 0.8m and the boundary line by 1 metre from Lordship Lane. The boundary line has also been faceted, further improving pedestrian space. This now means that the pavement at this corner would have a minimum width of 4metres, which is a significant improvement to the design of the scheme.

The two units at the corner of the Roundway and Lordship Lane have now been designed with own front doors direct onto the street. The proposal now has six units with entrance doors on The Roundway/Lordship Lane elevation and the majority of the amenity area fronting onto the street now forming 'front gardens'. The Roundway roof line has been improved by the removal of the parapet wall at the northern corner near the petrol station. Also the stair tower at the block fronting onto Church Lane has been reduced in height, which in turn reducing the overall mass.

It is considered that the proposed footprint creates an urban form of enclosure with height that causes no harm to the surrounding area and enhances the setting of Bruce Castle and the Conservation Area. The formal elevations facing the roads as been amended providing a modern design which would create a building of interest.

The proposal would use predominately traditionally materials to link in with existing townscape and provide satisfactory standard of accommodation with the layout appropriate to the site and location. There are no trees currently on the site; the proposal would introduce trees and shrub vegetation and protected shared amenity space. It is considered that the proposal offers an improvement to the existing streetscape by the introduction of a development of good design that is appropriate for the site and location.

3. Density

Policies HSG 2.2/HSG8: 'Residential Densities' sets out the density range for the Borough. PPG3 recommends that more efficient use is made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*" This advice supersedes the housing density policy in the Adopted Unitary Development Plan. The London Plan also sets higher densities for development in urban areas and recommends a density range of up to 450 habitable rooms per hectare for flatted developments with PTAL rating between 3 to 2. The PTAL rating in the area is 3.

The Adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare, with a maximum of 210 habitable rooms per hectare for predominately family housing. Whilst the emerging Plan policy sets the density range between 200 – 400 habitable rooms per hectare.

Applying the method of calculation as set out in Supplementary Planning Guidance Note 3a, the scheme would create 432 habitable rooms per hectare. Although this is slightly higher than the Council's

density for a site in this location, it falls below the London Plan density guidelines. It is considered that the proposed density would not be harmful, because of the close proximity to Bruce Grove Town Centre and also the design of the scheme is generally good.

4. Affordable Housing

PPG 3 and paragraph 10 of Circular 6/98, The London Plan and local policies HSG 2.23/ HSG4 'Affordable Housing' & SPG 11 'Affordable Housing' requires that a development of this size include affordable housing. The scheme proposes 53 units in total, which is above the threshold for development requiring an affordable housing element. Therefore it would be necessary for the Council to enter into Section 106 agreement with the applicant to secured 50% of the units for affordable housing, of which 70% would be in shared-ownership and 30% for renting. This would be consistent with the Council's policy on affordable housing tenure.

5. Amenity

In accordance with the aims of policy DES1.9: Privacy and Amenity of Neighbours, the footprint of the building responds to the existing street pattern and maximises usable space to the rear of the building. Sunlight and daylight in the courtyard space between the proposal and the adjoining properties, is therefore maximised. Also to follow the suggestion of the Council's Design Panel, the central courtyard parking has been redesigned in different materials to add visual interest. Increased planting is proposed in the area to make it a more pleasant space. The site benefits from lying opposite Bruce Castle Park with spacious green areas and a children's playground facilities.

The principles set out in Supplementary Design Guidance 1.3 have been applied to windows on the rear of the building to ensure that there is no adverse overlooking of the neighbouring properties in that the development meets the minimum distance standard between principle facing windows.

6. Car Parking and cycle storage

The scheme provides 20 car- parking spaces and 28 cycle/motor cycle spaces in line with Council guidelines. The Council's Transportation Group is satisfied that the proposed development will generate less vehicular traffic movements compared with that generated by the lawful uses on site. The site has good transport accessibility and as such the provision meets the objectives of PPG13 and TSP7.1.

7. Waste management.

The bin storage and waste collection facility is located close to access points in a purpose made facilities in line with the aims of SPG8a. However, a condition has been attached to this report for a detail scheme to be submitted for consideration to ensure the waste management scheme is acceptable.

8. Sustainability, energy conservation.

The proposal incorporates sustainability principals and would:

- Reduce the use of the car by locating closely to public transport route and within close proximity to Bruce Grove Town Centre, which is central to many facilities.
- Improve the general environment of the locality
- Create a design which conforms to Ecohomes standards
- Other sustainability features include the reuse of a brownfield land, the use of an accessible site and the design of the building which is highly insulated, reducing any heating or cooling requirements.

9. S106 Agreement

The applicant has agreed to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefit:

- Providing 50% of the units for affordable housing and tenure split of 70% shared ownership & 30% for renting
- Education contribution of £271,954.50
- Contribution toward environment improvement in the Bruce Castle Park and the immediate locality, provision of a self-cleaning toilet within Bruce Castle Park of £105,625.
- Contribution toward administration costs recovery of £18,878.97

Council's Response to Comments Received from Consultation

Ten letters objecting and three letters supporting the proposal have been received from local residents and businesses. In particular, Friends of Bruce Castle have objected to the proposal on the following grounds:

- Bulk
- Mass / negative impact on Bruce Castle & the Tower
- inappropriate design
- Height
- Insufficient facilities such as schools and GP surgeries to meet the needs of new residents
- Increase in traffic

Comments relating to bulk, massing, height, design and impact on Bruce Castle:

Response:

The Council has carefully considered the objections received on the above issues and has concluded that, on balance the proposed scheme is acceptable on ground that:

The site is brownfield land and the re-use for residential is encouraged by national, regional and local policies. Given that the existing buildings have no architectural merit and is currently being use partly for motor repairs, it is considered that the replacement buildings would be more suited to the residential setting. Although the design is modern, the external materials would be predominately brickwork which is traditional form of material. The block on Church Lane is design to be three storeys in height, it is considered that it would not impact negatively on Bruce Castle.

Insufficient facilities such as schools and GP surgeries to meet the needs of new residents

Response:

The applicant has agreed to contribute to the provision of education in the Borough. The wider issues relating to school places and GP facilities do not form part of the consideration this application.

Increase in traffic:

Response:

The Council's Transportation Group considers the proposal to be acceptable on highways and transportation grounds.

SUMMARY AND CONCLUSION

The proposed development as amended is considered to be appropriate for the site and location. It is also considered that the proposed development will contribute beneficially to housing provision and sustainability in the Borough. It seeks to provide a scheme that relates satisfactorily to its surroundings in respect of scale, massing, height, design and external materials and finishes. The scheme also incorporates sustainable design principles, which is the Council's objective for the Borough.

The proposed scheme is considered to offer a design quality which is of a good standard in accordance to DES 1.1 Good Design and how Design Will Be Assessed,

DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure,

Height and DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

The scheme is considered not to have significant adverse impact on the amenities of existing properties in line with policy DES 1.9 Privacy and Amenity of Neighbours.

The on site car parking and cycle storage proposed is considered to be satisfactory for the location, having no adverse impact upon existing traffic conditions or on street parking. The proposal is considered to accord to TSP 7.1: Parking for Development

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

- Affordable housing comprising of: 50% of units being provided
- An education contribution of £ 271,954.50 and
- A contribution of £105,625 towards environment improvements in the locality.
- An administration cost of £18,878.97

RECOMMENDATION

1. That planning permission be granted in accordance with planning application reference number HGY/2005/1992, subject to a pre-condition that Circle Anglia shall first have entered into an agreement 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 not less than 50% affordable housing units; 70% of the affordable units in shared-ownership and 30% for renting and an administration cost of £18,878. 97.
2. That, following completion of the agreement referred to in resolution (1) the planning permission be granted in accordance with planning application reference number HGY/2005/1992 & applicant's drawing Nos. D02C, D03C, D04B, D05B, D06A, D07F, D08E & D09E.

for the following reasons:

The proposed development as amended is considered to be appropriate for the site and location. It is also considered that the proposed development will contribute beneficially to housing provision and sustainability in the Borough. It seeks to provide a scheme that relates satisfactorily to its surroundings in respect of scale, massing, height, design and external materials and finishes. The scheme also incorporates sustainable design principles, which is the Council's objective for the Borough.

The proposed scheme is considered to offer a design quality which is of a good standard in accordance to DES 1.1 Good Design and how Design Will Be Assessed,
DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure, Height and DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

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- Affordable housing comprising of: 50% of units being provided
- An education contribution of £ 271,954.50 and
- A contribution of £105,625 towards environment improvements in the locality.
- An administration cost of £18,878.97

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

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

4. 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.

5. 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.

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

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

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

9. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards.

Calculation of the resulting carbon savings.

c) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy must assessment should examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.

d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2).

Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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'.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 0208 489 1316 to obtain a cost estimate and arrange for the works to be carried out.

3. That, in the absence of the agreement referred to in resolution (1) above being completed the planning application reference number HGY/2005/1992 be refused for the following reason:

The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 Affordable Housing attached to the emerging Unitary Development Plan

4. In the event that the Planning Application is refused for the reasons set out in resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
 - (i) there has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
 - (iii) the relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

APPENDIX

PLANNING & ENVIRONMENTAL CONTROL SERVICE - DEVELOPMENT CONTROL DIVISION

MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM - 315 The Roundway, N17**

Date : 13th February 2006

Place : Risley Primary School, The Roundway, N17

Present : Paul Smith (Chair), Tay Makoon, , Bevan, Davidson Cllr Adje, Local Residents (Approx 20) and applicants agent and architects

Minutes by : Tay Makoon

Distribution :

| Item | | Action |
|------|---|--------|
| 1. | Paul Smith introduced the meeting by welcoming everyone to the Development Control Forum. going through the house keeping rules, the purpose of the meeting is not a decision-making meeting. Its purpose is to answer questions and raise issues arising from the planning application. also how the meeting will proceed. He introduced officers and applicants representatives | |
| 2. | The Proposal <ul style="list-style-type: none">Demolition of existing garages and erection of 1 x 4 storey and 1 x part 3/part 4 storey blocks comprising of 58 x one, two, three and four bedroom flats and maisonettes. Provision of 18 car and 4 motorcycle spaces and bicycle storage | |

| Item | | Action |
|------|---|--------|
| 3. | <p>Main Issues</p> <ul style="list-style-type: none"> • Overlooking and loss of privacy/effect on streetscape • Dwelling mix/affordable housing • Parking Issues • The effects on the listed | |
| 4. | <p>Presentation on behalf of the Applicants</p> <p>Circle 33 has been selected as one of only 71 Programme Partners by the Housing Corporation and will receive £31.9m in funding between now and 31 March 2006. This will enable it to develop 1018 new affordable homes. Their developments are nationally recognised, with the nearby scheme at Turners Court, St Ann's Road in Haringey winning a National Housing Federation Award.</p> <ul style="list-style-type: none"> • The scheme has been revised after going to the Haringeys Design Panel and addressing the concerns arising from local consultation. | |
| 5. | <p>The presentation covered consultation and was followed by explanation of the revised scheme by looking at existing site context, massing, density, followed by plans of site and ground floor, first, second floor, third floor, accommodation schedule, elevations, courtyard to view, landscaping and material sample and showing a computer generated image showing view from Church Lane.</p> <p>Questions from floor</p> <ul style="list-style-type: none"> • Question: Will there be traffic calming, safety traffic and zebra crossing as this is a dangerous corner linking to the A10? Answer: Transport for London are responsible for the improvements to the road. However we do agree with you that this is a dangerous corner and propose that the pedestrian crossing be closer to the junction making cars slow down as they approach the junction making it safer • Question: Is there anyone from Housing Department here today? Answer: No as this is a planning application and housing department are not required to attend development control forums. • Question: We already have a problem with sewage, flooding, water electricity, waste and traffic, who will foot the bill for all this? Answer: All the issues you are raising are infrastructure issues and as part of granting of the permission for this scheme we will be entering into a S106 and some of that money will be going to education and recreational facilities. • Question: Where do you think you will put the schools as we are short of space already? Answer: Paul Smith replied by saying that the question is really talking about the wider issue and that we would not be able to | |

solve the problem with just this scheme.

- Statement: Cllr Adje explained that he has been listening with interest. The Planning Committee refused the last application; since then further consultation had been undertaken. English Heritage doesn't have any problems with it. I am not on the developers side, I am here as a ward councillor interesting in making sure that the regeneration of the area and making sure we have a good building on the roundway. Planning Members will make the decision based on all facts. The question raised about infrastructure is a very complex one; we are working with all Council departments to work towards improving the education provision, health and leisure. For example the Tower Gardens Centre, Church Hall, is to make provision for education. S106 monies we want to engage local residents as to how and where we should spend the monies. If you say improve on traffic congestion, we would negotiate with TFL.

- Question: To Cllr Adje - What will you do if the developer decide to build an extra floor?

Answer: I wouldn't wish it to be allowed. I consider that enforcement action would be taken to stop it.

- Statement: I am an architect and feel this scheme is too big and the design is wrong.

- Statement: The density is not appropriate.

Answer: There is a need for housing in London. This scheme is below maximum for this site. The Councils design panel recommended that an extra floor be put on.

- Statement: Local resident - we have a big problem with parking, although restricted parking on match days, the roads are small and pedestrians are very vulnerable.

- Statement: Mass/Bulk - Bruce Castle Park is a Grade 1 Listed building, we should consider civic pride. Keyworker housing are being left empty, this is the wrong market.

Answer: The Government are keen for housing association to build housing for keyworkers and there is a huge demand for this part of London

- Request: Can this presentation be made available to the public.

Answer: PS suggested that everyone interested in having a copy of this

5.

presentation to make contact with Tim Gaskell and exchanged contact details

for the information to be forwarded and this should be dealt with direct with the architect.

- PS ended the meeting by thanking everyone for attending and participating.

He reminded everyone that further comments can still be made to the planning

Department and further representations can be made at the planning committee.

PS informed everyone to keep in touch with the planning service to check when the application will be going to committee.

End of meeting