

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2010/1444	<b>Ward:</b> Bounds Green
<b>Address:</b> 6-8 Brownlow Road N11 2DE	
<b>Proposal:</b> Demolition of existing buildings and erection of three storey building to provide 8 x two bed flats	
<b>Existing Use:</b> Residential	<b>Proposed Use:</b> Residential flats
<b>Applicant:</b> Mr Shane Perkins	
<b>Ownership:</b> Private	
<b>Date received:</b> 11/08/2010	<b>Last amended date:</b> N / A
<b>Drawing number of plans:</b> 01 and 02	
<b>Case Officer Contact:</b> Ruma Nowaz	
<b>PLANNING DESIGNATIONS:</b>	
Road Network: Classified Road	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions and a s.106 agreement	
<b>SUMMARY OF REPORT:</b> The proposal for the demolition of an existing pair of semi-detached Victorian dwelling houses on the application site located at 6-8 Brownlow Road and for the erection of a four storey block of flats comprising of 8 x 2 bed flats. The application follows on from a scheme which was recently withdrawn. The proposed scheme involves a reduction in the footprint, size and massing of the withdrawn scheme. The position, scale, bulk, massing and detailing of the proposed building has been revised considerably to create a building which will be in keeping with and not adversely affect the character and pattern of development in this part of Brownlow Road. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.	

## 1. SITE AND SURROUNDINGS

- 1.1 The application site is a pair of semi-detached pair of Victorian dwelling houses with rooms in the roof and basement and long rear gardens. These have been subdivided into 9 small studio units or bedsits. To the east is a pair of dwelling houses and to the West is a 1930's four storey block of flats with shops at ground floor level. The ground slopes away towards the West of this site

Opposite the site, and in close proximity on the west, is Bounds Green Tube station. The site is located on the East side of Brownlow Road, close to the junction with Bounds Green Road and is located outside a Conservation Area.

## 2. PLANNING HISTORY

<b>OLD/1961/0102</b>	GTD	13-10-61	6-12 Brownlow Road	
Conversion into 4 self-contained flats.				
<b>OLD/1962/0084</b>	GTD	24-04-62	6-12 Brownlow Road	
Erection of double garage.				
<b>OLD/1962/0085</b>	GTD	27-02-62	6-12 Brownlow Road	
Creation of increased pedestrians access.				
<b>OLD/1967/0097</b>	GTD	26-09-67	6-12 Brownlow Road	8
Conversion into three flats.				
<b>OLD/1972/0779</b>	REF	03-07-72	6-12 Brownlow Road	12
Conversion to 5 self-contained flats.				
<b>OLD/1973/0160</b>	GTD	13-06-73	6-12 Brownlow Road	12
Erection of 2 storey rear extension & conversion into 5 self-contained flats.				
<b>OLD/1982/0157</b>	GTD	05-11-82	6-12 Brownlow Road	1/10/82
Conversion of existing ground floor flat into two self-contained flats.				
<b>OLD/1983/0132</b>	GTD	03-02-83	6-12 Brownlow Road	10/1/83
Erection of single storey rear extension and installation of two front dormer windows.				

A planning application for a similar proposal was withdrawn in 2010.

### 3. RELEVANT PLANNING POLICY

#### 3.1 National Planning Policy

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (November 2006 and April 2007)
PPG13	Transportation (March 2001)
PPS22	Renewable Energy (August 2004)

Government guidance on planning issues is set out in a series of Planning Policy Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPS22 are considered relevant in this case.

#### 3.2 London Plan (2008)

3A.1	Increasing London's supply of housing
3A.2	Borough Housing Targets
3A.3	Efficient use of stock
3A.4	Housing Choice
4B.3	Maximizing the potential of sites

The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008). The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans.

In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500 additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

#### 3.3 Unitary Development Plan (2006)

G1	Environment
G2	Development and Urban Design
UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD8	Planning Obligations
HSG1	New housing developments
HSG4	Affordable housing
HSG9	Density standards

HSG10	Dwelling mix
ENV3	Water Conservation
ENV9	Mitigating Climate Change: Energy Efficiency
ENV10	Mitigating Climate Change: Renewable Energy
ENV11	Contaminated Land
ENV13	Sustainable Waste Management
M3	New Development Location and Accessibility
M4	Pedestrians and Cyclists
M10	Parking and Development
OS17	Tree Protection, Tree Masses and Spines

### 3.4 Supplementary Planning Guidance / Documents

SPG1a	Design Guidance
SPG3b	Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
SPG4	Access for All – Mobility Standards
SPG5	Safety by Design
SPG7a	Vehicle and Pedestrian Movement
SPG8a	Waste and Recycling
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPG9	Sustainability Statement
SPG10a	The Negotiation, Management & Monitoring of Planning Obligations
SPG10b	Affordable Housing
SPG10c	Educational Needs Generated by New Housing Development
SPG10e	Improvements to public transport infrastructure and services
SPD	Housing

## 4. CONSULTATION

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
London Fire Brigade London Borough of Enfield Bounds Green Underground	Strategic and Community Housing Transportation Group Building Control Cleansing Ward Councillors	<u>Amenity Groups</u> Bounds Green Residents Associations <u>Local Residents</u>  <u>Total No of Residents Consulted: 64</u>

## 5. RESPONSES

### 5.1 Local Residents

5 Letters of objection on the following grounds:-

- Proposal will result in several new dwellings in an already overcrowded area with the associated problems of litter, noise, crime and traffic. The population has risen excessively and is unsustainable by the existing infrastructure.
- There will probably be car parking backing onto the rear gardens of the houses on Queens Road. Car parking is ambiguous in the planning document and needs to be specifically addressed. This will bring associated noise and nuisance from vehicles arriving and leaving 24 hours a day. Lighting will also create disturbance.
- Loss of privacy from rear facing windows, which are larger and higher in number than the existing dwellings which will look directly into the gardens and properties on Queens Road.
- The rear facing balconies will also lead to noise pollution for adjacent neighbouring properties on Queens Road and Brownlow Road and overlooking and loss of privacy.
- Garden grabbing is a problem in Haringey and this is what is happening with this development since the garden has already gone in preparation for more development.
- Overdevelopment of a small site.
- Bounds Green Residents Association: The proposals are much better than the previous application. Raise a number of issues in respect of parking, garden area required to be clarified, and roof of building should not have anything on it, any gutters or down pipes should not damage the clean lines of the building.

### 5.2 Amenity Issues

**London Fire and emergency Planning Authority:** -The Brigade is satisfied with the proposal.

**Waste Management:** - Wheelie bins or bulk waste containers and bulk waste container must be located no further than 10 meters from the collection point.

**Transportation:** - The application site is located in an area that has a high PTAL of 6 and is a short walking distance from Bounds Green underground station. The site is also located within the Bounds Green CPZ, which operates between Monday and Friday 10:00am- 12:00 noon and provides some level of on-street parking control. It is therefore likely that the potential occupiers of this residential development would use public transport for journeys to and from the site.

Furthermore, the site is not located within an area that has been identified in Haringey Councils adopted UDP as that suffering from high on-street parking pressure. The development is unlikely to have any significant adverse impact upon the existing generated vehicular trips or parking demand in this location. It has been noted that the applicant has made provision for secure cycle storage for each of the residential units. However, the location could benefit from improvement of the uneven footway along Brownlow Road. To further encourage journeys by foot and cycle the applicant should be required to contribute towards a scheme to relay the paving slabs to the sites frontage.

The highway and transportation authority do not wish to raise any objections to the proposed development subject to conditions that the applicant:

1. Contributes £25,000 through a Section 278 agreement towards an improvement scheme aimed at assisting pedestrians and cyclists, to the sites frontage onto Brownlow Road.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for pedestrians and cyclists along Brownlow Road.

2. The proposed development requires the existing crossover to be removed. 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 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Informative: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

## **6. ANALYSIS / ASSESSMENT OF THE APPLICATION**

6.1 The main issues in respect of this application are considered to be:

1. The Principle of Residential Development
2. Density
3. Dwelling Mix
4. Size, layout and external amenity space
5. Design – Height, Bulk and Massing
6. Residential Amenity
7. Trees and Landscaping
8. Traffic and Parking
9. Sustainability
10. Waste Management
11. Security and Crime Prevention

## The Principle of Residential Development

- 6.2 The application seeks permission to demolish the existing pair of semi-detached properties and redevelop the property to use the site for 8 self contained residential flats.
- 6.3 The demolition of the existing buildings constitutes permitted development under Part 31 of the General Permitted Development Order 1995 and therefore planning permission is not required to demolish the existing buildings. As the site is not within a Conservation Area, Conservation Area Consent is not required for the demolition.
- 6.4 The property is currently in use as residential bedsits/studios and reuse of the site for residential purposes would be appropriate and in keeping with Haringey Unitary Development Plan – HSG1 – New Housing Developments.
- 6.5 The rear garden of the application site has been subdivided into two separate planning units. The applicants have stated that the rear part of the site is not in their ownership and forms a separate site.

## Density

- 6.6 The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 6 with a CPZ in the locality. For the purpose of the London Plan matrix, the site would be considered 'urban' with mostly terraced houses and flats. Therefore, the London Plan specifies a density range of 200 - 700hrh.
- 6.7 The site plus 6m depth of road frontage has an area of 714.5 square metres (0.07145 hectares). With 28 habitable rooms, the density of the development would be 392 habitable rooms per hectare (hrh).

## Dwelling Mix

- 6.9 Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.
- 6.10 The revised proposal for eight units comprises of 8 x 2 bedroom flats. The Council's guidance for dwelling mix, SPD Housing section 7.2 states that the Housing Needs Survey (2007) identifies a short full of all sizes of accommodation. However, the requirement is most acute for affordable three and four bedroom properties.

- 6.11 As the revised proposal falls below the 10 unit threshold for affordable housing, the Housing SPD states that a recommended mix for private market housing is 1 bed 37%, 2bed 30%, 3 bed is 22% and 4+ bed is 11%. Whilst the proposal does not comply with this dwelling mix, as the site is located in very close proximity to Bounds Green Underground Station and is considered to be acceptable in this case.

#### Sizes and Layout and amenity space of proposed units

- 6.12 The proposed units meet the required size units and provide balconies for each flat. The stacking of the units is considered to be acceptable and would not detract from the amenity of future occupants. The total external garden amenity area is provided is 250sqm of which 23 and 25sqm are attached to the two ground floor units and a rear communal garden amenity space with an area of 201sqm is also provided. This meets the required 25sqm of external amenity space for each unit required by SDP housing and over 5 units, 5sqm per unit above 5 units. The proposal therefore complies with the provisions of policy UD3 'General Principles' and SPD Housing.

#### Design - Height, Bulk and Massing

- 6.13 Policies UD3, UD4 and SPG1a require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments.
- 6.14 The existing two semi-detached Victorian dwelling houses are surrounded by houses and flats. To the North of the application site are two semi-detached Victorian dwelling houses and four storey blocks of flat and to the south is a 4 storey 1930's block of flats with shops on the ground floor (Station Chambers).

The revised development seeks accommodation on four floors, the fourth floor being set back from the frontage. There is a suitable transition from the east to the west of the site and is more appropriate to the height of buildings in the surrounding area.

- 6.15 The footprint of the building has an area of 175sqm and now sits within the site well. The height is 11m from ground level, but the top floor is recessed from the frontage and would be finished in white render. The perceptible height of the building at third floor level is 9.5m.



6.16 The design of the frontage proposed is similar to two other well regarded schemes in the Borough which both feature pale yellow facing brickwork, dark grey anodized aluminium framed windows, recessed and projecting balconies and extensive planting, particularly to the front of the building. It is considered that this design will make a positive contribution to the block and area as a whole. In respect of guttering, pipe work and storage on the roof, it is recommended conditions be attached requiring details to be submitted in respect of these elements of the scheme. Overall, the scheme is deemed to be acceptable in design terms, and in keeping with provisions of policy UD3, UD4 and SPG1a and SPD Housing.

#### Residential Amenity

- 6.17 Policy U3, SPG3a and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect, air, water, light and noise pollution, smell or nuisance. The footprint of the building is now more appropriate and would not significantly detract from the amenity of the adjacent properties.
- 6.18.1 Four objections have been received from residents in Station Chambers, the neighbouring property, on grounds of overdevelopment, destruction of a vernacular building, overlooking from the proposed balconies and increased traffic. SPD Housing states that 'The Council expects new developments to maintain the level of privacy enjoyed by adjoining properties and not to create new problems of overlooking'.
- 6.19 In this case, balconies are proposed on the front and the rear elevations. The balconies are either enclosed balconies or protruding balconies have visual guards on the side elevation to reduce problems of overlooking. These are considered to be acceptable and would not result in significant harm to the amenities of the neighbouring properties. Furthermore, properties on Queen's Avenue are approximately 48sqm from the rear building line, and although these houses have short gardens, the distance between the rears of the properties is sufficient not to create significant harm to their amenity. The proposal is not therefore in conflict with policy UD3 'General Principles' and SPD Housing.

#### Trees and Landscaping

- 6.20 Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character. The existing site has no significant trees on the site. Landscaped area at the front of the site and rear garden area is proposed. If permission were to be granted, a condition should be attached to ensure a tree planting and management of the landscaped areas ensues. The proposal satisfies policy OS17 and SPG8d.

## Traffic and Parking

- 6.21 PPG13 'Transport' notes paragraph 49 states that "The availability of car parking has a major influence on the means of transport people choose for their journeys".  
Policy M10 states that the Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and peoples with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration. Development proposals will be assessed against the parking standards set out in the UDP which are in turn assessed against the London Plan matrix.
- 6.22 Policy M3 states that the Council will require developments with high trip generating characteristics to be located where public transport accessibility is high; located where the need to travel by car will be reduced and use of public transport increased. Both policy M3 and M4 along with SPG7a require new proposals to have a building location, design and layout which encourages walking and cycling.
- 6.23 The proposed development lies in an area with a public transport accessibility level of 6A and it s a short walking distance from Bounds Green Station and located in the Bounds Green CPZ operating Monday to Friday 10-12pmhrs and provides some level of on street parking control and it is therefore likely that potential occupiers of this residential development would use public transport for journeys to and from the site.
- 6.24 Furthermore, the site is not located within an area that has been identified in Haringey Councils adopted UDP as that suffering from high on-street parking pressure. The development is unlikely to have any significant adverse impact upon the existing generated vehicular trips or parking demand in this location.
- 6.25 Transportation accepts that a car free development would be appropriate for the above reasons. Accordingly if planning permission were to be granted, it is recommended that a condition be attached to ensure that the development remains a car free development.
- 6.26 It has been noted that the applicant has made provision for secure cycle storage for each of the residential units. However, the location could benefit from improvement of the uneven footway along Brownlow Road. To further encourage journeys by foot and cycle the applicant should be required to contribute towards a scheme to relay the paving slabs to the sites frontage. The highway and transportation authority do not raise any objections to the proposed development subject to conditions that the applicant contributes through Section 278 agreement towards improvement scheme aimed at assisting pedestrians and cyclists, to the

sites frontage onto Brownlow Road and remove a redundant crossover.

### Sustainability

- 6.27 Policy UD2 requires sustainable design and construction to form an integral part of any scheme, requiring energy efficiency and renewable energy sourcing measures to be considered. In addition, the Council will seek that development schemes take into account, where feasible, environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS). Policy ENV3 states that all new development should incorporate water conservation methods. Policy ENV9 states that the council will encourage energy efficiency and a reduction in carbon dioxide emissions, while ENV10 requires all major developments to provide an energy assessment with their planning application, showing an on-site provision of 20%, where feasible, of their projected energy requirement from renewable sources.
- 6.28 A sustainability statement and checklist has been submitted and the sustainability measures proposed and in keeping with the provisions of Policy UD2: Sustainability, ENV3, ENV9 and ENV10. The scheme will be sustainable by reason of:
1. Accessible by public transport
  2. Natural light and ventilation
  3. Solar water heating;
  4. Water Conservation. The proposal does not have any measures for grey water recycling or rainwater harvesting or drainage impact assessment has not been submitted. A condition can be added in respect of this matter.
  5. High efficiency boilers
  6. A condition attached to ensure that the development meets with level 4 Code for Sustainable development.

### Waste Management

- 6.29 Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material and for large developments to produce a waste management plan. In addition, the Council will encourage the allocation of space for composting in developments with gardens. Haringey Waste Management has been consulted and advised that the following provision would be required:
- 6.30 The development will require: - a bin storage area large enough to house 2 x 1100ltr refuse bin and 1 x 1100ltr recycling bin, space for organic waste caddy and x garden waste bags. A refuse and cycle storage area has been provided at the front of the site. A condition should be attached to ensure that details are submitted to comply with the required standards and with policy UD7 and SPG8a.

## Safety, Security and Crime Prevention

- 6.31 Policy UD3 and SPG5 requires all new development to take into account the provisions of Circular 5/94 Planning Out Crime and the 'Secured by Design' initiative. This has not been addressed in this scheme. As such the development does not satisfy policy UD3 and SPG5.

The London Fire & Emergency Planning Authority (LFEPA) and Haringey Building Control are both satisfied with the development in terms of fire and emergency access.

## Planning Obligations and s.106 Agreements

- 6.32 In line with Supplementary Planning Guidance 10a 'Negotiation, Management and Monitoring of Planning Obligations and SPG10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG10a would amount to £25,00.00
- 6.33.1 The LPA also requires the developer to enter into a s278 agreement to provide for highway improvement works estimated at £25,000.00 aimed at assisting pedestrians and cyclists, to the sites frontage onto Brownlow Road and for the removal of a redundant crossover. A condition will be included on the planning permission that prevents the developer from implementing the planning permission unless they have first entered into a s278 agreement to provide for these works.

## **7.0 SUMMARY AND CONCLUSION**

- 7.1 The revised proposal which has a third floor which is set back from the frontage, and has reduced the ground floor footprint and the bulk, massing and scale of the building at the rear of the property. The proposal is now more in keeping with the pattern of development in the surrounding area and would not have any significant impact on the amenity of the adjacent residential properties.
- 7.2.1 The revised scheme overcomes issues of loss of aspect, sunlight and daylight. Issues of overlooking and loss of privacy from balconies on the rear elevation are significantly reduced by the use of inset balconies and screens on the side elevations.
- 7.2.2 In respect of the layout, the units meet the required size standards and provide a balcony for each flat and the external amenity space meets the required standards. The proposal is therefore in keeping with the provisions of policy UD3 'General Principles' and SPD Housing.

7.2.3 The design of the proposed building is similar to other well designed schemes in the Borough and would contribute to the character and appearance of the local area. Overall, the scheme is deemed to be acceptable in design terms, and in keeping with intent of policy UD3, UD4 and SPG1a and SPD Housing. A sustainability statement and check list has been submitted the sustainability measures proposed are in keeping with the provisions of Policy UD2: Sustainability, ENV3, ENV9 and ENV10.

## **8. RECOMMENDATION 1**

8.1 That planning permission be granted in accordance with planning application reference number HGY/2010/1444 and associated conditions and subject to a pre condition that the applicant shall first have entered into an agreement with Haringey 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:

1. An Education contribution of £25,000.00 based on the formula set out in SPG10c and the most up to date figures.
2. A sum of £1000.00 shall be made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units hereby approved shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO)
3. Administration charge of £1000.00 as required by SPG10a. The total amount of s106 contribution would be £27,000.00

## **RECOMMENDATION 2**

GRANT PERMISSION subject to conditions

Applicant's drawing No. (s) 01 and 02

Subject to the following condition(s)

## **IMPLEMENTATION**

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. No development is to begin or material operation carried out with the intention of implementing this planning permission unless the developer has first entered into an agreement with the Council made pursuant to Section 278 of the Highways Act 1980, to provide for a full scheme of works for the highway improvements to assist pedestrians and cyclists, to the sites frontage onto Brownlow Road and for the removal of the existing vehicle cross over.

Reason: To improve the conditions for pedestrians and cyclists at this location and reduce any potential highway safety hazards for pedestrians and cyclists along Brownlow Road.

3. 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.

#### EXTERNAL APPEARANCE / SITE LAYOUT

4. Notwithstanding the approved plans, no development shall commence until precise details of the front, side and rear elevations on drawings at a scale of 1:20 showing details which include fenestration, balconies, and location of guttering and pipework, have been submitted to, approved in writing, 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

5. 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, including details of the front boundary railings, 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.

6. Details of a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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.

7. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development.

Reason: To ensure a satisfactory appearance for the development.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers to include 2 x 1100ltr refuse bins and 1 x 1100ltr recycling bins. Each 2 bed flat will require space for 1 x organic waste caddy, 1 x green recycling box and 1 x garden waste bags, shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

#### PERMITTED DEVELOPMENT

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A to F of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

#### CONSTRUCTION

10. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

11. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

12. 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.

13. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

14. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: To ensure the satisfactory appearance of the development.

16. 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) 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 should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is 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.

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.

16. The proposed development must achieve level 4 Code for Sustainable Homes.

Reason: To ensure that development is in line with National Policy and Local Policy Guidance.

INFORMATIVE: The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least 8 weeks before completion of the development to arrange allocation of suitable address(es).

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. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. 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 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Council's Building Control Division, 639 High Road, N17 8BD (tel. 020 8489 5504).

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'.

### **RECOMMENDATION 3**

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 9th January 2011 or within such extended time as the Council's Assistant Director (Planning and Regeneration) shall in his direction allow, the application shall be refused for the following reason: The proposal fails to provide an Education contribution in accordance with the requirements set out in Supplementary Planning Guidance SPG10c of the Haringey Unitary Development Plan (2006).

### **RECOMMENDATION 4**

In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub- Committee, is hereby authorised to approve any further application for planning permission which duplicates this planning application, provided that: - (i) there has not been any material change in circumstances relevant to planning considerations, and (ii) the further application for planning permission is submitted to and approved by the Assistant Director (Planning and Regeneration) within a period of no more than 12 months from the date of the refusal, and (iii) the relevant parties shall have entered into an agreement under section 106 of the Town and Country Planning Act (As Amended) as outlined above to secure the obligations specified therein.

## REASONS FOR APPROVAL

Whilst the proposed redevelopment of this site for residential use is considered acceptable as it is compatible with surrounding uses. The siting, design, form, detailing of the block of flats are considered sensitive to its surrounding and character of the area and will provide good quality residential units. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).