

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/1636	Ward: Northumberland Park
Address: 865 High Road N17 0AA	
Proposal: Demolition of single storey rear extension. Change of use of existing first floor from commercial to residential. Erection of two additional storeys at second floor and third floor levels and erection of rear extension at ground, first and second floors to provide 1 x studio, 4 x 1 bedroom and 3 x 2 bedroom units and A1 Shop at Ground floor.	
Existing Use: Ground Floor Retail/Commercial; First Floor: Retail/Commercial	
Proposed Use: Ground Floor Retail/Residential; Upper Floors: Residential	
Applicant: Tottenwell Ltd	
Ownership: Private	

DOCUMENTS
Title
Design and Access Statement (May 2012)

PLANS		
Plan Number	Revision	Plan Title
001	P2	Site Location Plan
0226/01		Existing Ground Floor Plan
0226/02		Existing First Floor Plan
0226/03		Existing Elevations
0226/04		Existing Elevations
0226/05	A	Proposed Ground Floor Plan
0226/06		Proposed First Floor Plan
0226/07		Proposed Second Floor Plan
0226/08	A	Proposed Third Floor Plan
0226/09	A	Proposed Front Elevation

Case Officer Contact: Michelle Bradshaw P: 0208 489 5280 E: michelle.bradshaw@haringey.gov.uk
PLANNING DESIGNATIONS Area of Archaeological Importance Conservation Area Locally Listed Building Air Quality Management Area (AQMA)
RECOMMENDATION

GRANT PERMISSION subject to conditions

SUMMARY OF REPORT

That the Planning Committee be minded to grant planning permission for application HGY/2011/1636 (and associated conservation area consent application HGY/2011/1637) subject to conditions. The report summary and conclusion are set out at section 12.0 of this report. In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

It is considered that the scheme is consistent with planning policy. The extended building will refurbish a locally listed building and provide a renewed commercial space and additional housing. The proposed design will preserve and enhance the character of the streetscene and conservation area. Therefore, subject to appropriate conditions the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

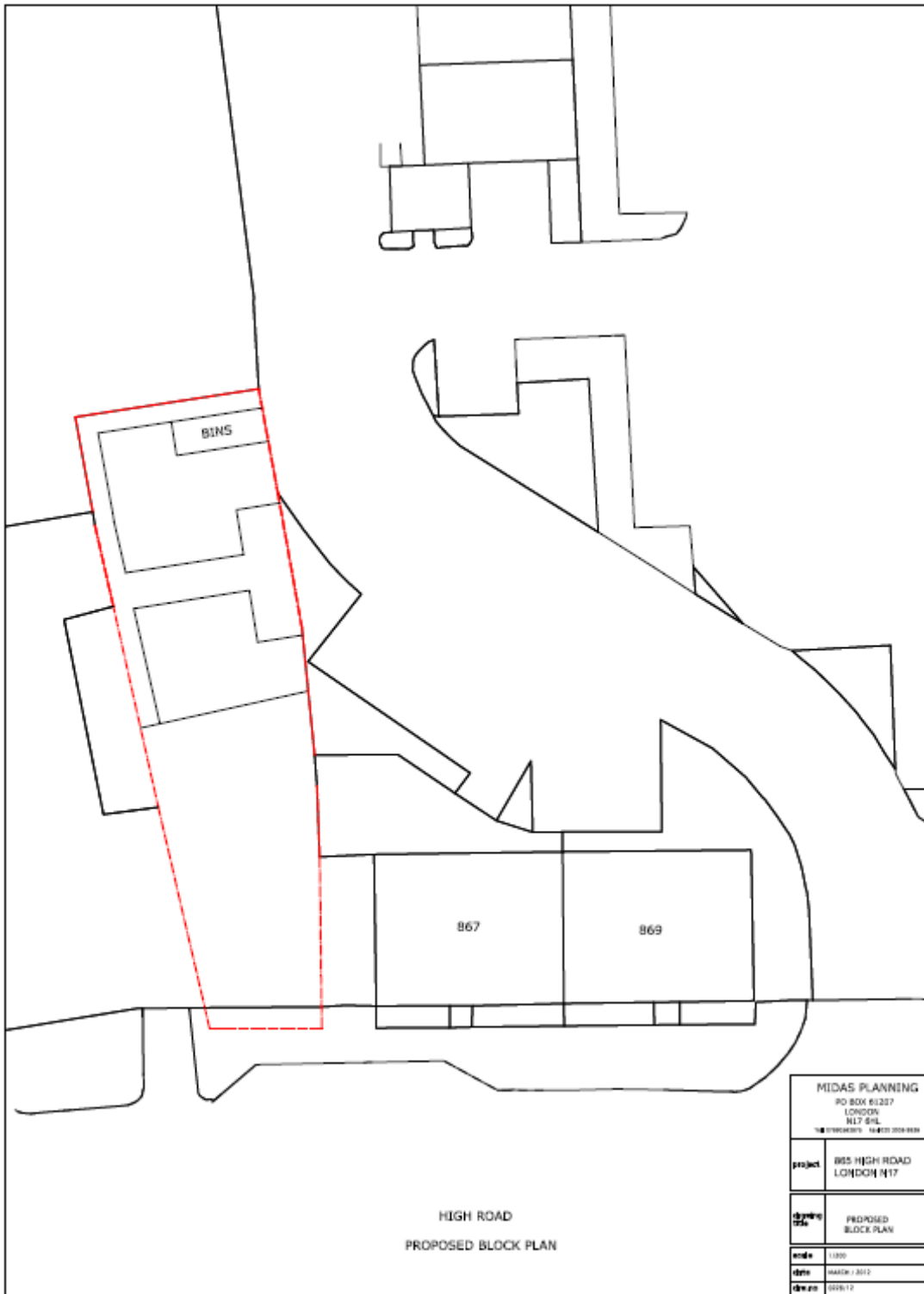
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1.0 SITE PLAN

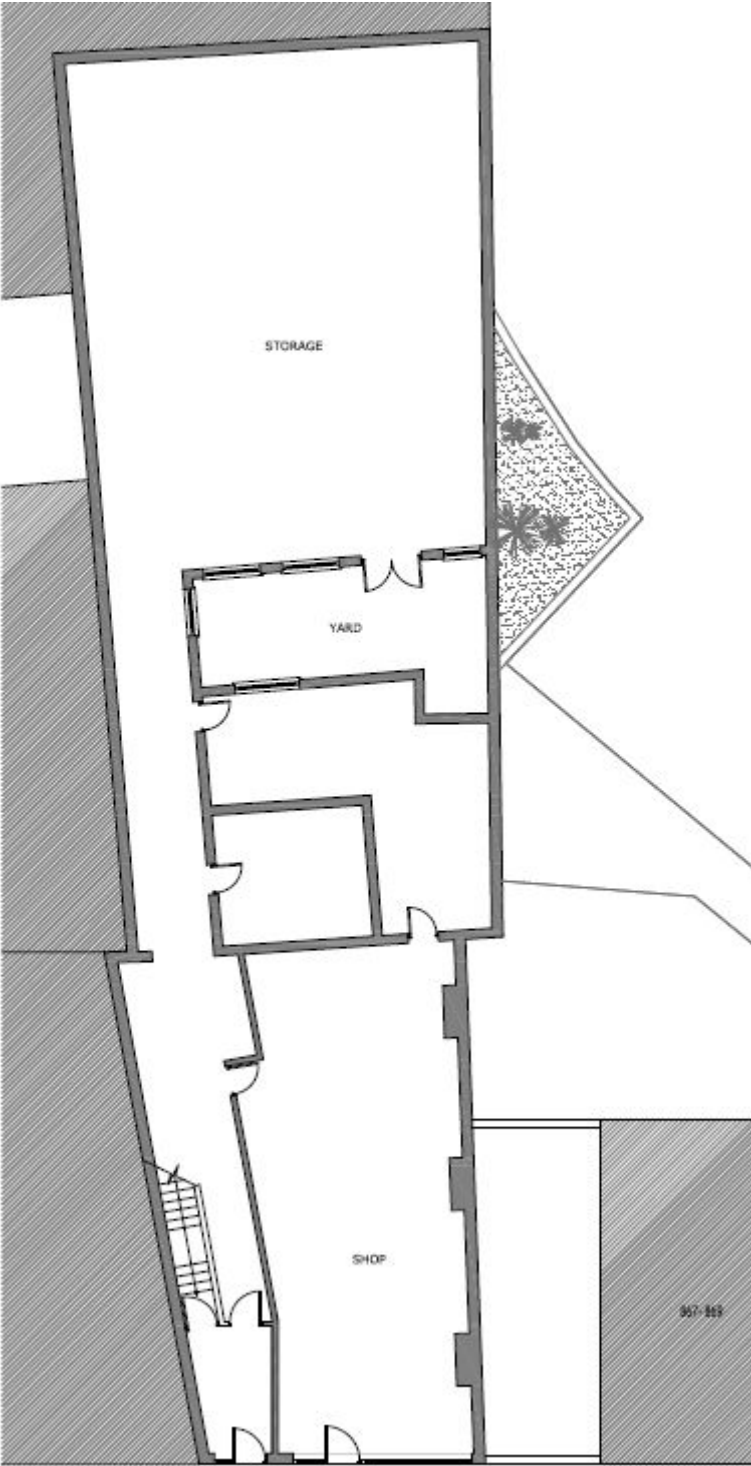


2.0 IMAGES

Proposed Block Plan



Existing Floor Plans – Ground Floor

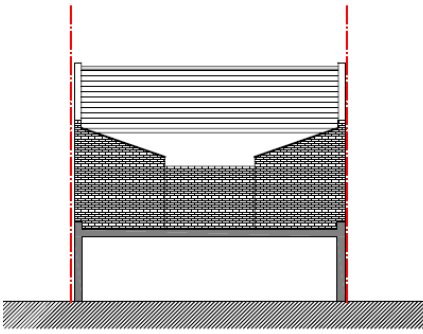
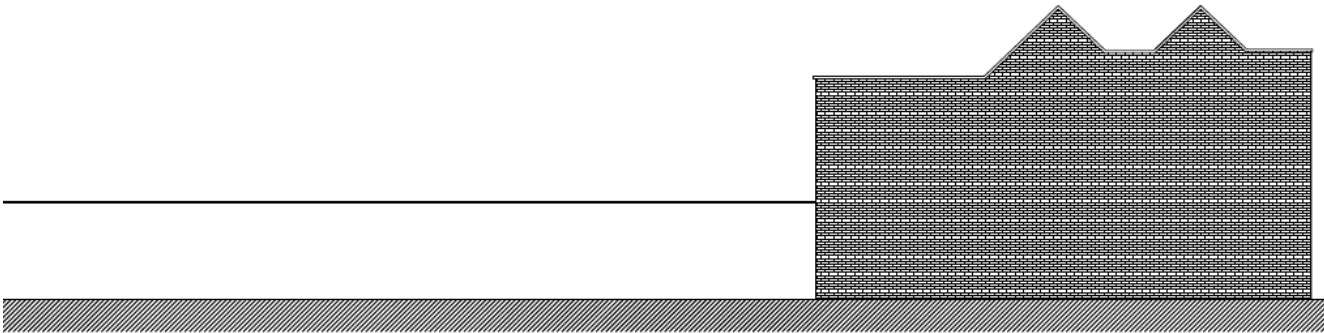
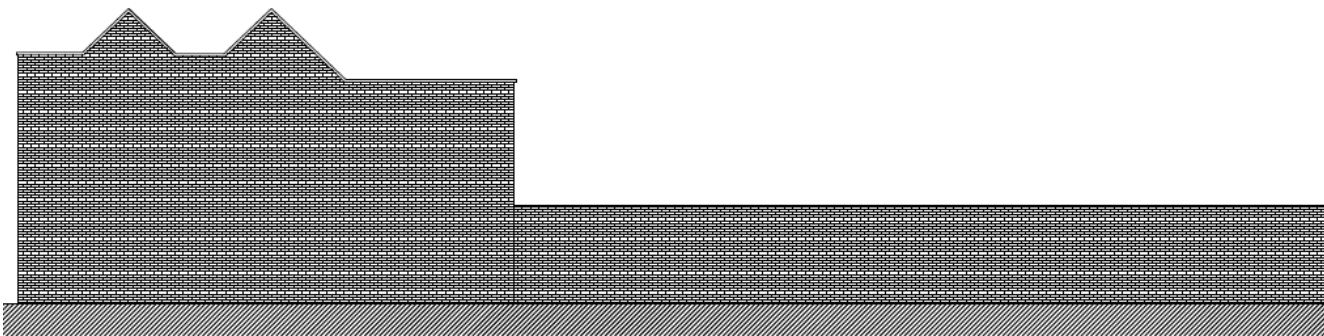


EXISTING GROUND FLOOR PLAN

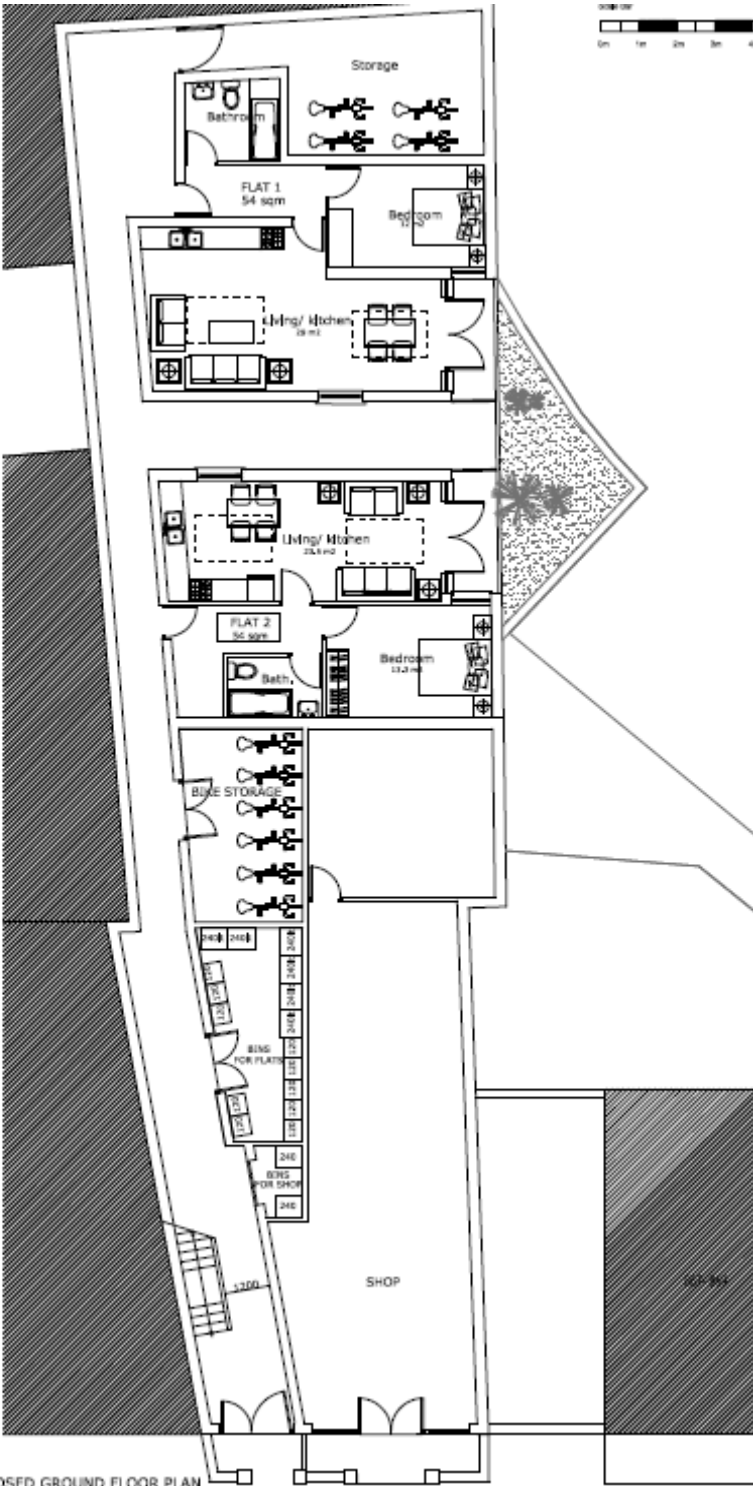
Existing Floor Plans – First Floor



Existing Elevations

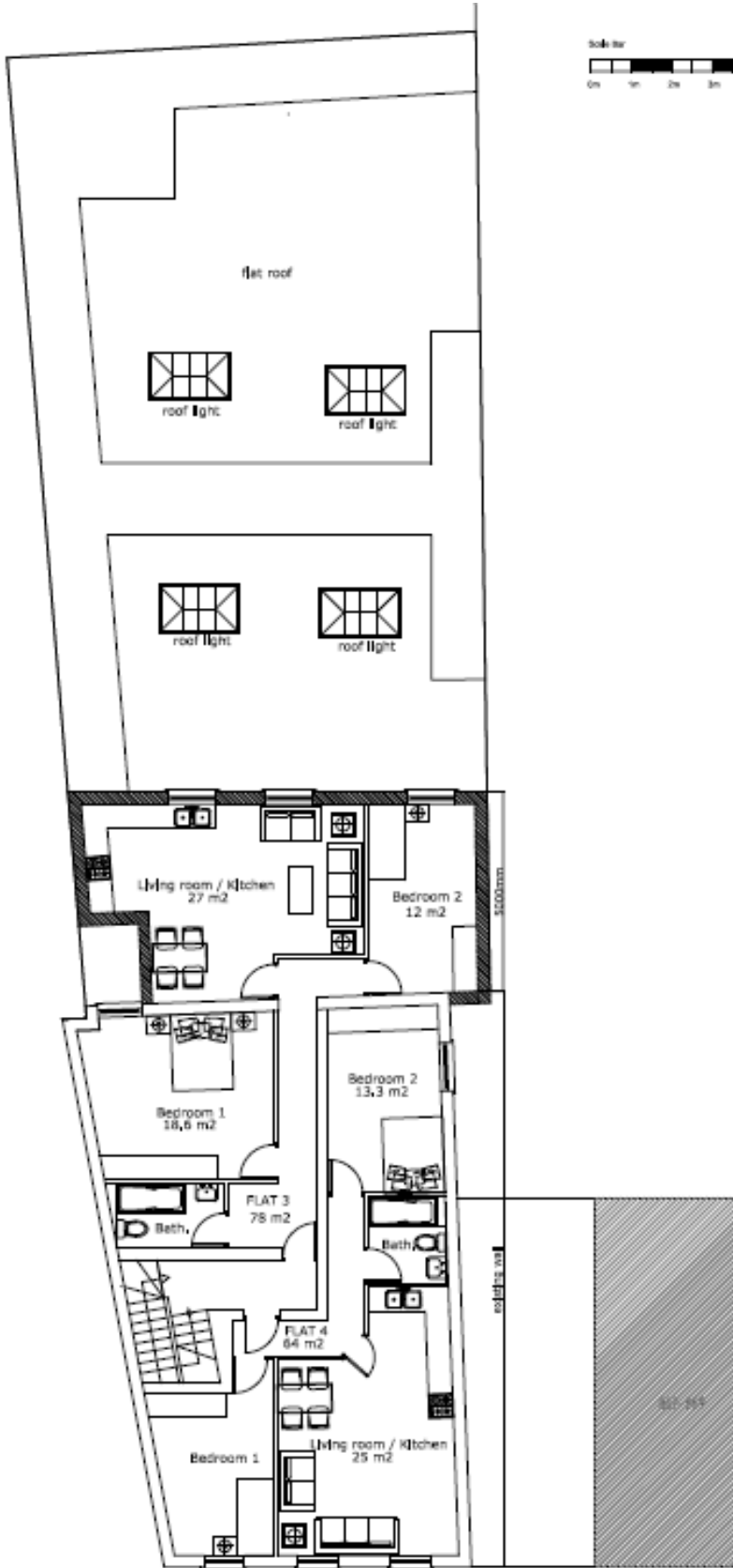


Proposed Ground Floor



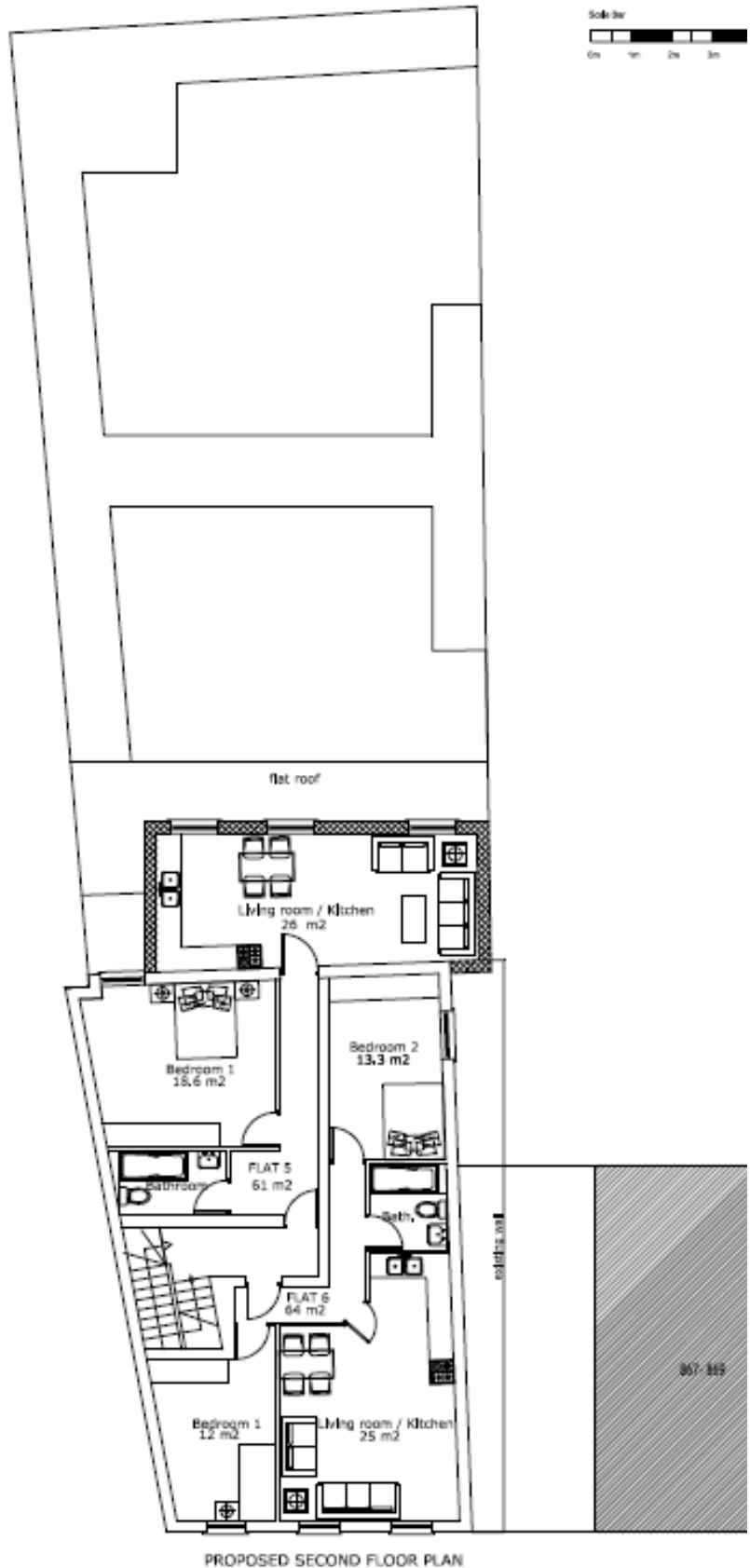
PROPOSED GROUND FLOOR PLAN

Proposed First Floor



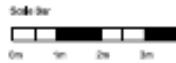
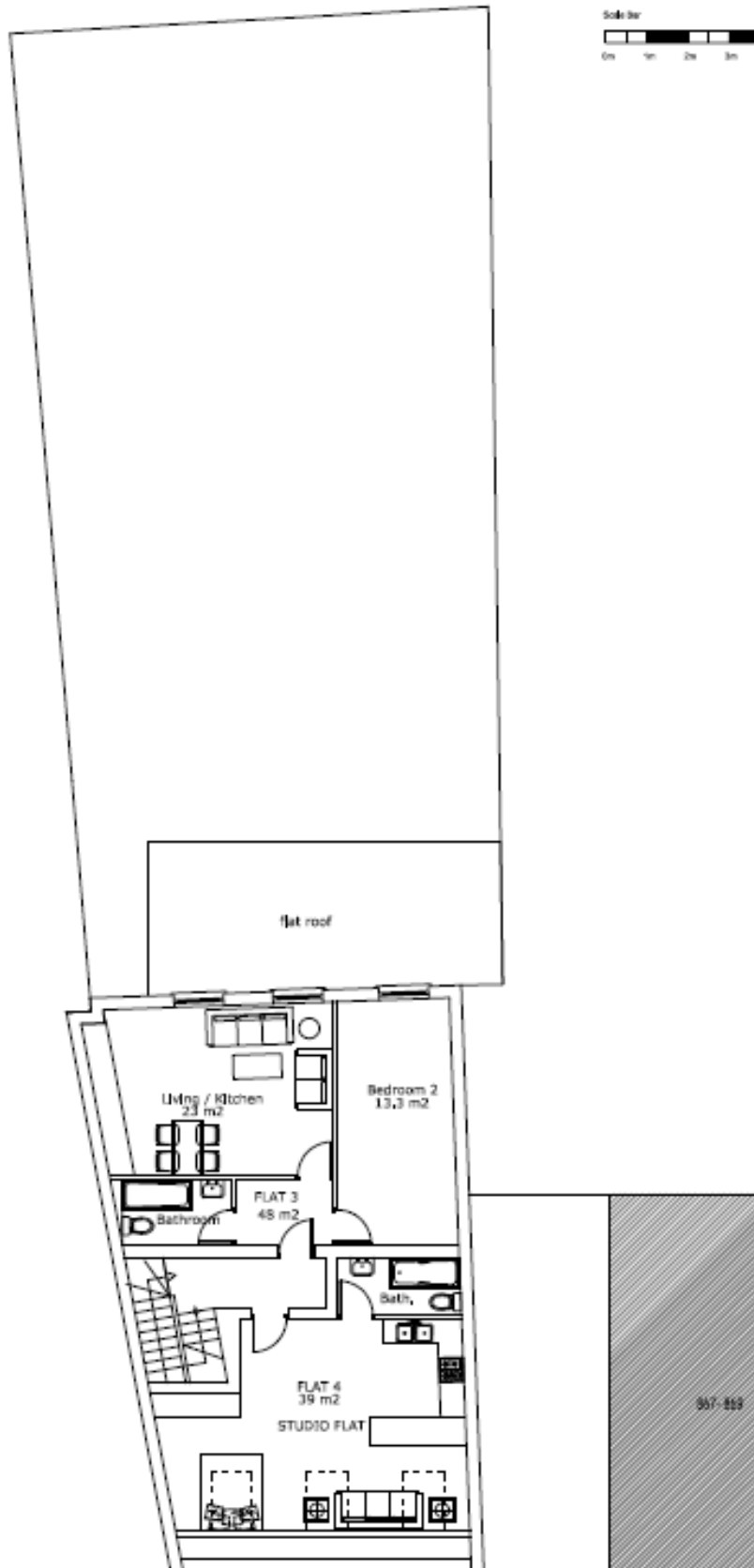
PROPOSED FIRST FLOOR PLAN

Proposed Second Floor



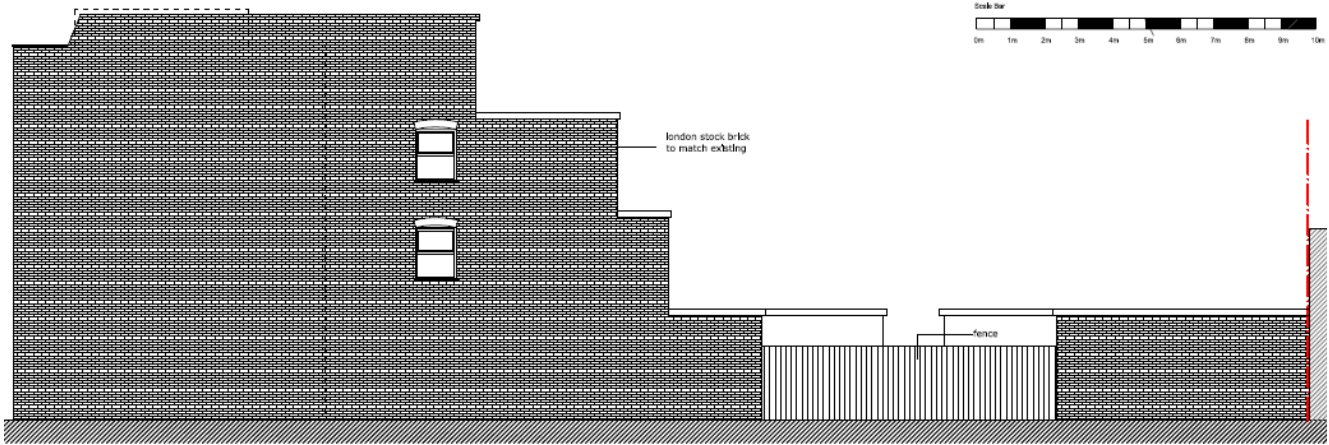
PROPOSED SECOND FLOOR PLAN

Proposed Third Floor

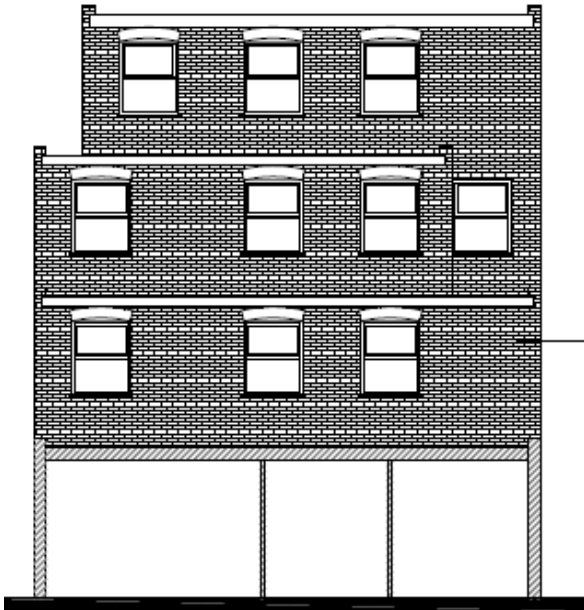


PROPOSED THIRD FLOOR PLAN

Proposed Elevations



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located at 865 High Road, N17 in the Northumberland Park ward. The site is approximately 0.0385 hectares and is located on the western side of the High Road, in close proximity to the junction of Brantwood Road. To the north is a large three storey Grade II Listed Edwardian building, Pickfords Yard and Sainsbury's Supermarket. To the south of the site is a timber yard. Opposite the site is a public house and three storey commercial building with Barclays Bank on the ground floor.
- 3.2 The building is a two storey detached Victorian building constructed of red brick with vertically sliding sash windows at first floor level with segmental brick arches and decorative keystones over. The building has been extended over time at the ground floor with a number of single storey additions to the rear of the main building. The ground floor is used as a shop with commercial storage and yard to the rear and vacant commercial use at first floor level above the shop.
- 3.3 Number 865 High Road was designated as a locally listed building on 27th January 1997. Immediately adjacent at No's 867 and 869 High Road are a pair of early 18th Century Grade II listed buildings. The site is located within the Tottenham High Road Conservation Area and is an area of designated Archaeological Importance.
- 3.4 There is a brief reference to No. 865 in paragraph 4.7 of the adopted local area character appraisal as follows: "The adjacent two storey building, No. 865, is a locally listed red brick building with a prominent projecting cornice at parapet level. However the buildings façade is disrupted by brightly coloured canopies and large picture windows at ground level. It is adjoined to the south by a timber depot that includes a group of unattractive single and two storey buildings that detract from the street scene".
- 3.5 The site is located within a medium Public Transport Accessibility Level (4) and has access to regular bus services. The site is located on High Road Tottenham, which is a busy bus route offering some 68 buses per hour (two-way), for frequent connection to and from Seven Sisters underground station. Furthermore the W3 bus route is also within reasonable walking distance and provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green underground station.

4.0 PLANNING HISTORY

4.1 Planning Application History

The planning history for 865 High Road, N17 dates back to 1949 and most of the entries relate to signage and shopfront alterations. The most recent and relevant planning history is listed below:

Planning OLD/1980/0545 865 High Road N17 GTD 10/5/80 Erection of single storey rear extension to provide workshop and change of use of existing ground floor to retail shop and offices.

Planning OLD/1983/0592 865 High Road N17 GTD 14/12/82 Use of first floor for light industrial purposes.

Planning HGY/1992/1437 GTD 30-03-93 865 High Road London Change of use of first floor to health studio. HGY/46009 to allow Health Studio to open 6pm to 6am on any day.

Planning HGY/1993/0370 GTD 25-05-93 865 High Road London Change of use of ground floor from retail (A1) to hot food take-away use (A3).

Planning HGY/2007/2097 REF 27-11-07 First Floor, 865 High Road Tottenham London Variation of Condition two (opening hours) attached to planning permission reference HGY/46009 to allow Health Studio to open 6pm to 6am on any day.

Planning HGY/2011/1012 – REF 21-07-11 - Conversion of existing upper floors to residential units comprising of 4 x 1 bed units, 3 x 2 bed units and 1 x 3 bed units and erection of rear extension.

Planning HGY/2011/1036 – REF 21-07-11 - Conservation Area Consent for demolition of single storey extension to rear.

This current application (HGY/2011/1636) and associated Conservation Area Consent (HGY/2011/1637) was submitted in September 2011. The proposed development was quite similar to the scheme refused earlier in 2011 and as such, planning officers did not support the proposal. Discussions have taken place between the applicant, architect and planners since that time to arrive at the current design which is substantially different to the initial scheme.

4.2 Planning Enforcement History

There is no recorded planning enforcement history on the site

5.0 RELEVANT PLANNING POLICY

The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on 3rd May 2011. The final report was published on 22nd July 2011. The London Plan (July 2011) is now the adopted regional plan.

Local Planning Policies

Haringey Unitary Development Plan (Adopted 2006)

Haringey Supplementary Planning Guidance and Documents

Haringey Local Development Framework – Draft Local Plan and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's draft Local Plan: Strategic Policies (formerly Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The first session of EiP hearings ran from 28th June 2011 until 7th July 2011. Following discussions at these hearings, the Council carried out an additional consultation on fundamental changes to the Core Strategy in Sept-Nov 2011. The outcomes of which resulted in an additional hearing on 22nd February 2012.

In response to the National Planning Policy Framework (NPPF) (27th March 2012) and the Planning Policy for Traveller Sites (PPTS) (6th April 2012), the Council are undertaking a borough-wide consultation seeking comments on the implications of the NPPF and the PPTS on Haringey's Local Plan. This consultation will take place from 27th April - 13th June 2012. Following this the Inspector will indicate when the Council should expect to receive the final report. As a matter of law, some weight should be attached to the Local Plan: Strategic Policies, which is still under examination, however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft is expected to be ready for public consultation in early 2013. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

A full list of relevant planning policy can be found in Appendix 2.

6.0 CONSULTATION

6.1 The application was publicised by a site notice and the following parties consulted:

London Fire and Emergency Planning Authority
Thames Water
Crime Prevention Officer
Haringey Building Control
Haringey Transportation Team
Haringey Waste Management Team
Haringey Design Conservation Team
Ward Councillors
Tottenham CAAC
Residents and Local Businesses

- 6.2 The application was first put out to consultation by the London Borough of Haringey in September 2011 following the validation of the application. Following the submission of amended plans in April 2012 a further round of consultation was undertaken by the local planning authority.
- 6.3 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committee.

7.0 RESPONSES

7.1 The Council's consultation generated 8 responses (5 letters from Statutory and Internal consultees and 3 letters from local amenity groups/residents).

7.2 Consultation Responses were received from

London Fire and Emergency Planning Authority
Thames Water
Haringey Transportation Team
Haringey Waste Management
Haringey Building Control
The Tottenham CAAC
Cllr John Bevan
Neighbouring Business – DW General Wood

7.3 A summary of all Statutory Consultees, Internal Consultees and Residents/Stakeholders comments and objections can be found in Appendix 1.

7.4 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the analysis/assessment section of this report, where relevant.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Background and Principle of Uses
- Size/Bulk/Appearance and Design
- Heritage and Conservation Area Considerations
- Layout/Size Standards/ Mix of Accommodation, Residential Amenity
- Transport, Traffic, Parking
- Sustainability and Waste management

8.2 Background and Principle of Uses

8.2.1 Policy HSG1 states that new housing developments will be permitted provided that the site is appropriate, having regard to the sequential approach which favours the redevelopment of existing housing sites or re-use of buildings, including empty properties. Policy HSG2 states that a change of use to housing will be considered provided the building can provide satisfactory living conditions.

8.2.2 The National Planning Policy Framework (NPPF) paragraph 1 states that “Planning law requires that application for planning permission must be determined in accordance with the development plan (this includes the Local Plan and neighbourhood plans which have been made in relation to the area) unless material considerations indicate otherwise”.

8.2.3 The NPPF provides three dimensions to sustainable development: economic, social and environmental (pg 2 Paragraph 7). The development is considered to fulfil these criteria as follows:

Economic Role

The proposed development will:

- Retain the existing retail unit at ground floor level, maintaining employment opportunities;
- Improve the image and streetscene of Tottenham High Road, refurbishing the existing building.

Social Role

The proposed development will:

- Create residential units;
- Retain employment opportunities within the retail unit;
- Create a higher quality environment in this part of Tottenham

Environmental Role

The proposed development will:

- Result in a building of high quality design thereby enhancing an existing heritage asset and creating an attractive environment.

8.2.4 Furthermore, paragraph 49 of the NPPF states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”

8.2.5 The London Plan outlines the need for residential development within London through Policy 3.3 Increasing Housing Supply, while Policy 3.14 states that loss of housing should be resisted. At the local level, the strong presumption against the loss of residential accommodation is retained. As such, the principle of the development involving the refurbishment and extension of the existing building for retail and residential use is considered to be appropriate and acceptable in principle, subject to compliance with other relevant planning policies.

8.3 Size/Bulk/Appearance and Design

8.3.1 The National Planning Policy Framework, Chapter 7 “Requiring Good Design” paragraph 56 states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

- 8.3.2 NPPF paragraph 58 goes on to say that planning decisions should ensure that developments: will function well and add to the overall quality of the area, establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit, respond to local character and history, and reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.
- 8.3.3. UDP Policy G2 states that “Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment”. Similarly policy UD4 “Quality Design” states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a “Design Guidance” supports the intent of policy UD4.
- 8.3.4 The application site is located at 865 High Road, N17 in the Northumberland Park ward. The site is approximately 0.0385 hectares and is located on the western side of the High Road, in close proximity to the junction of Brantwood Road. To the north is a large three storey Grade II Listed Edwardian building, Pickfords Yard and Sainsbury’s Supermarket. To the south of the site is a timber yard. Opposite the site is a public house and three storey commercial building with Barclays Bank on the ground floor.
- 8.3.5 The building is a two storey detached Victorian building constructed of red brick with vertically sliding sash windows at first floor level with segmental brick arches and decorative keystones over. The building has been extended over time at the ground floor with a number of single storey additions to the rear of the main building. The ground floor is used as a shop with commercial storage and yard to the rear and vacant commercial use at first floor level above the shop.
- 8.3.6 The proposed front elevation and rear elevation of the two storey extension will reflect the existing height bulk and mass of the neighbouring building at no 867-869 High Road. The overall design in terms of its architectural characteristics, including window detailing and railings harmonises with 867-869 High Road. The use of traditional materials such as timber sash windows (double glazed) and stock bricks will ensure the extensions are in keeping with the character of the streetscene.
- 8.3.7 The shop unit signage does not specifically form part of this planning application as it would be dealt with under a separate advertising consent application. An informative has been included to alert future occupiers of the retail space of the requirement of a separate application and that the proposed signage shall be in accordance with the ‘Shopfront Design Guide’ for Tottenham High Road and Design and Conservation Area policies.
- 8.3.8 Overall, the size/bulk/appearance and design is deemed to be an acceptable design outcome that will enhance the visual amenity of the area and streetscene. The scheme is deemed to be in line with the NPPF, London Plan and UDP policy G2, UD4, SPG1a and SPG8b.

8.4 Heritage and Conservation Area Considerations

- 8.4.1 The National Planning Policy Framework replaces the previous national guidance (PPS5) on conservation areas. Paragraph 131 of the NPPF states that “In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness”.
- 8.4.2 Policy CSV1 and SPG2 seeks to ensure the developments in conservation areas preserve and enhance special character of the area and/or heritage asset.
- 8.4.3 The Site is located within the North Tottenham Conservation Area and the existing building is identified by the Council as a ‘local listed building of merit’ in January 1997. Immediately adjacent at No’s 867 and 869 High Road are a pair of early 18th Century Grade II listed buildings.
- 8.4.4 There is a brief reference to No. 865 in paragraph 4.7 of the adopted local area character appraisal as follows: “The adjacent two storey building, No. 865, is a locally listed red brick building with a prominent projecting cornice at parapet level. However the buildings façade is disrupted by brightly coloured canopies and large picture windows at ground level. It is adjoined to the south by a timber depot that includes a group of unattractive single and two storey buildings that detract from the street scene”.
- 8.4.5 The proposal involves extension to provide an additional two floors to street level and extending to the rear. The proposed scheme will utilise traditional design features and materials to ensure a quality design outcome appropriate for its location within a conservation area. The windows proportions and detailing will match those of the adjacent building as will the horizontal feature bands and the metal railings at street level. It is proposed to use London stock brick to match the existing, hung late roof and sash windows with arched soldier course above. Conditions of consent will require approve of building material samples including the design of the proposed shopfront and any proposed signage.
- 8.4.6 The proposal is considered to preserve the setting of the adjacent listed building at number 867 and 869, in accordance with the NPPF, and CSV2, SPG2.
- 8.4.7 Overall, the proposed development is considered to make a positive contribution to the streetscene and preserve and enhance the character and appearance of the Conservation Area in accordance with the NPPF and CSV1, CSV3, CSV5 and SPG2.
- 8.4.8 The site is located within an area of Archaeological Importance. As the proposals do not require significant new below-ground works, the potential for disturbance is in any case very limited. It is therefore considered that the proposals are acceptable from an archaeological perspective in accordance with CSV8 and SPG2.

8.5 Layout/Size Standards/ Mix of Accommodation, Residential Amenity

8.5.1 London Plan Policy 3.5 Quality and Design of Housing Developments states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

8.5.2 The Table below shows the proposed floor space standards against the minimum floor space standards set out in the Haringey Housing SPD and the London Plan/London Housing Design Guide.

Proposed Scheme – Flat Number	Unit Type (Bedroom/Person)	Unit Size (Sqm)	Haringey SPD Housing – Minimum Floor Area (sqm)	Deviation from SPD Housing Minimum Requirements (sqm)	London Plan (2011)/ London Housing Design Guide (2010) – Minimum Space Standards (sqm)	Deviation from London Plan/Design Guide Minimum Requirements (sqm)
Ground Floor						
1	1 bed 2 person	54	48	+6	50	+4
2	1 bed 2 person	54	48	+6	50	+4
First Floor						
3	2 Bed 4 person	78	73	+1	70	+8
4	2 bed 3 person	64	60	+4	61	+3
Second Floor						
5	1 bed 2 person	61	48	+13	50	+11
6	2 Bed 3 person	64	60	+4	61	+3
Third Floor						
7	1 bed 2 person	48	48	0.0	50	-2
8	1 bed 1 person	39	32.5	+6.5	37	+2

8.5.3 All the flats meet or exceed the Haringey Housing SPD requirements and all but one flat (which is marginally less) meet the London Plan floor space requirements. The flats are also considered to be acceptable in terms of their stacking arrangement and light and ventilation. Overall, the standard of accommodation proposed is deemed to be appropriate and acceptable, in line with planning policy.

8.5.4 The London Plan (2011) policy 7.6 “Architecture” states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and

microclimate. UDP policy UD3 “General Principles” states that “The Council will require development proposals to demonstrate that there are no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance. SPD Housing supports the intent of policy UD3.

- 8.5.5 There will be windows to the front and rear elevation and these will overlook the High Road to the east and light industrial units to the west. There are two windows at first and second floor levels proposed to the north elevation however these will be adjacent to the flank wall of the neighbouring building, which is not in residential use. The proposed development is not deemed to result in any adverse impact on the amenity of residential neighbours by reason of overlooking or loss of privacy.
- 8.5.6 In terms of overshadowing the proposed building being two storeys higher than the existing will create some additional overshadowing. However, the building being a similar height to the adjacent neighbour and the orientation of the building mean that the overshadowing will be onto the proposal site in the morning and onto the High Road in the afternoon, where buildings of this height are typical. The extensions will not project beyond the rear building line of 867-869 thus maintaining daylight/sunlight I levels to the rear windows. As such, there will be no adverse impact on the amenity of neighbours by reason of overshadowing.
- 8.5.7 The neighbouring timber yard raised concern in a consultation letter in relation to noise from their commercial operations on the future occupiers of the proposed scheme. The residential units at ground floor level are set away from the boundary and separated by the communal access corridor. Furthermore sensitive rooms such as bedrooms are located on the far side of the site. The units at upper floor levels will have double glazed windows which will reduce noise transmission. Overall the development is deemed acceptable.
- 8.5.8 The scheme is therefore considered to be compliant with Policy 3.5, 7.6 of the London Plan, The London Housing Design Guide (Interim 2010) and UDP Policy UD3 and SPD Housing.

Density

- 8.5.8 The site has an area of approximately 0.0385 hectares. The scheme proposes 1 x studio, 4 x 1 bedroom and 3 x 2 bedroom flats, creating a total of 18 habitable rooms, resulting in a density of 467 habitable rooms per hectare (hr/ha). The site has a PTAL rating of 4. The London Plan (2011) prescribes a density range for an urban location with a PTAL rating of 4 – 6 as being 200 – 700hr/ha. The proposed development falls within the middle of the prescribed density range and deemed to be appropriate in this location.

8.6 Transport, Traffic, Parking

- 8.6.1 Policy M3 and M10 provide guidance on new development location and accessibility and parking for development.
- 8.6.2 The application site has a medium public transport accessibility level of 4 and is located on High Road Tottenham, which is a busy bus route offering some 68 buses per hour (two-way), for frequent connection to and from Seven Sisters underground

station. Furthermore the W3 bus route is also within reasonable walking distance and provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green underground station. It is therefore very likely that the majority of the prospective residents of this development would use sustainable modes of transport for their journeys to and from the site.

8.6.3 It has been noted that the applicant intends to designate the development as “Car free”. Although the application site falls within the Tottenham Hotspur Match Day controlled parking zone, due to the site having a PTAL level of 4 the proposal would not meet Haringey Council criteria for such designation. However, the site does not fall within an area that has been identified within the Haringey Council adopted UDP (2006) as that suffering from high on-street parking pressure. Furthermore, the application makes provision for the storage of 8 cycles as detailed in drawing no.0226/05 which will encourage sustainable travel.

8.6.4 The proposal is unlikely to have any significant impact upon the immediate highway network or parking demand within the vicinity of the site. Therefore, the highway and transportation authority do not wish to raise any objections to the application. Overall the development is deemed to be acceptable in terms of highways, traffic and parking.

8.6.5 An informative has been attached in relation to naming and numbering.

8.7 Sustainability and Waste Management

8.7.1 The National Planning Policy Frameworks Paragraph 49 “Housing applications should be considered in the context of the presumption in favour of sustainable development”

8.7.2 At the regional level, the London Plan promotes a holistic approach to sustainable development. Policy 5.3 Sustainable Design and Construction states that development proposals should demonstrate that sustainable design standards are integral to the proposal. This should include:

- Minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems).
- Avoiding internal overheating and contributing to the urban heat island effect.
- Promoting and protecting biodiversity and green infrastructure.

8.7.3 The applicants have provided a sustainability checklist with their application. A condition of consent will require the developer to comply with a minimum level 4 under the Code for Sustainable Homes.

Refuse and Recycling

8.7.4 In terms of refuse & recycling, UDP Policy UD7 refers to Waste Storage and states that the Council will require all development to include appropriate provision for the storage and collection of waste and recyclable material. The council sets out specific guidance in their SPG8a ‘Waste and Recycling’ (Adopted 2006): This seeks the inclusion of provision for refuse and recycling storage internally and/or externally as appropriate.

8.7.5 The scheme provides an area of bins storage for the residential units and a separate storage area adjacent for the retail use at ground floor level close to the front entrance. Haringey Waste Management Team has been consulted and confirmed that they are

satisfied with this arrangement. A condition of consent will require compliance with the details set out on the approved plans.

9.0 PLANNING OBLIGATIONS/CIL

9.1 The proposed development does not trigger requirements for s106 obligations as set out in Haringey Planning policy and Supplementary Planning Guidance. The scheme does not provide more than 5 family sized units and therefore does not trigger education contributions and the scheme does not provide 10 or more units and therefore does not trigger the need for affordable housing. On this basis, s106 obligations are not required for this development.

CIL APPLICABLE

9.2 The proposal will be liable for the Mayor of London's CIL, as the additional floorspace exceeds 100sqm and the scheme provides one or more residential units. Based on the Mayor of London's CIL charging schedule and the information given on the plans the charge is likely to be £9940 (284 sqm x £35). This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

10.0 HUMAN RIGHTS

10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

11.0 EQUALITIES

11.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

12.1 The proposed development to refurbish the existing building, retain the existing retain space and provide residential accommodation. The principle of the proposed uses is considered to be acceptable in principle in this location.

12.2 The proposed development complies with the National Planning Policy Framework (NPPF) and fulfils the three dimensions of Sustainable Development as defined in that document. It follows that the presumption in favour of sustainable development, as outlined within the NPPF (para. 14), should be applied and that the scheme should therefore be approved.

- 12.3 Overall the design, form and detailing are considered acceptable and the scheme has been designed sensitively in terms of its relationship with neighbouring properties and is considered to preserve and enhance the character of the conservation area.
- 12.4 The proposal has been assessed against and found to comply with the intent of The London Plan (2011) and Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', M3 'New Development Location and Accessibility', M10 'Parking and Development', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', SPG8b 'Materials' and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents. On this basis, it is recommended that planning permission be GRANTED subject to conditions.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No's:

DOCUMENTS
Title
Design and Access Statement (May 2012)

PLANS		
Plan Number	Revision	Plan Title
001	P2	Site Location Plan
0226/01		Existing Ground Floor Plan
0226/02		Existing First Floor Plan
0226/03		Existing Elevations
0226/04		Existing Elevations
0226/05	A	Proposed Ground Floor Plan
0226/06		Proposed First Floor Plan
0226/07		Proposed Second Floor Plan
0226/08	A	Proposed Third Floor Plan
0226/09	A	Proposed Front Elevation

Subject to the following conditions:

EXPIRATION OF CONSENT

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 APPROVED PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans, specifications and other documents listed on the decision letter, which have been 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.

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of the materials to be used in connection with the development hereby permitted have been submitted to and approved in writing by 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.

SHOPFRONTS

4. Notwithstanding the description of the shopfront in the application, no development shall commence until precise details to be used in connection with the shopfront development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

SIGNAGE

5. Any signage required for the proposed retail unit shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of the local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

CONSTRUCTION AND LOGISTICS PLAN (CLP) AND CONSTRUCTION MANAGEMENT PLAN (CMP)

6. At least 1 month prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours. The development shall comply with the submitted Construction Management Plan (CMP) unless an alternative CMP is submitted to and approved in writing by the local planning authority.

Reason: To minimise vehicular conflict and other environmental factors during construction in order to limit the impacts of the construction of the replacement building on adjoining residents and locality.

CONSTRUCTION DUST MITIGATION

7. The construction phase of development shall be carried out in accordance with the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition").

Reason: To protect the environment and amenities of the locality.

NOISE

8. The development hereby approved shall comply with BS8233 with regard to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development

CONSTRUCTION HOURS

9. That construction works 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, unless alternative arrangements are agreed in writing by the local planning authority.

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

BOUNDARY TREATMENT

10. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

EXTERNAL LIGHTING

11. 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.

FIRE AND EMERGENCY

12. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to all issued covered by the LFEPA, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

HOARDINGS

13. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

Reason: In order to have regard to the visual amenity of the locality and the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CODE FOR SUSTAINABLE HOMES

14. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the residential properties are to achieve a minimum Level 4 rating

under the Code for Sustainable Homes, shall be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION

15. The waste and recycling management, storage and collection provisions for the proposed site shall be carried out in accordance with the approved plans.

Reason: In order to ensure satisfactory waste and recycling arrangements.

SATELLITE AERIALS

16. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, prior to the occupation of the development, details of a scheme for a central satellite dish/aerials 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 prevent the proliferation of satellite dishes on the development.

USE OF COMMERCIAL/RETAIL FLOORSPACE

17. Prior to the occupation of any the ground floor retail/commercial unit hereby approved, details of the use and operation of the retail/commercial floorspace shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To protect the vitality and viability of this Local Shopping Centre.

INFORMATIVE: SIGNAGE

The signage referred to in condition 5 shall be designed in accordance with the relevant plans and policies including any Supplementary Planning Guidance or Documents relevant to signage, conservation areas and Tottenham high Road.

INFORMATIVE - THAMES WATER

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Water Comments

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE – ASBESTOS

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works being carried out.

INFORMATIVE - CRIME PREVENTION

The residential buildings hereby approved shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

INFORMATIVE: NAMING AND NUMBERING

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.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The principle of commercial and residential use is considered acceptable;

II The design, form and detailing are considered acceptable;

III. The scheme has been designed sensitively in terms of its relationship with neighbouring properties and will preserve and enhance the character of the conservation area.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', M3 'New Development Location and Accessibility', M10 'Parking and Development', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage

Interest', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', SPG8b 'Materials' and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

APPENDIX 1

Consultation Responses

No.	Stakeholder	Question/Comment	Response
COMMENTS RECEIVED RELATING TO THE INITIAL SUBMISSION			
1	London Fire and Emergency Planning Authority	The Brigade is not satisfied with the proposals	These comments were based on the initial design. The proposed revised scheme is substantially different to the original. A condition of consent will require full authorisation from the London Fire and Emergency Planning Authority prior to the commencement of works.
2	Cllr John Bevan	<p>Submission: Neither</p> <p>Comments: I note this revised application but still have serious concerns as to how the conversion / erection of rear extension at this property into 6 residential units plus retaining the retail outlet / commercial space would meet the following requirements; I refer to the standards laid down in the Housing Planning Document re room size, minimum space standards, rooms to have adequate size, height, shape and natural lighting and ventilation. It is still my opinion that it will not be possible to meet these standards. Overlooking and loss of light issues may also be of concern.</p> <p>Concerning amenity space I am not convinced that balconies and the use of a roof terrace will meet the amenity space standards required. Even more so as to call this amenity space, that would not be suitable for children to play, is a contradiction of the meaning of amenity.</p> <p>To have a car free zone in an area with no CPZ is in contravention of the regulation that applies. The Spurs match day parking controls do not prevent car ownership or parking in the area so this application would not be car free. Occupiers would be parking in surrounding streets, streets that already suffer from serious parking stress. I am opposing this application; I consider it still to be overdevelopment.</p>	<p>The proposed development has changed considerably since the initial submission on which these comments were made. Cllr Bevan advised in a telephone conversation that he wished his comments to stand as they are.</p> <p>The proposed units meet the requirements of the Housing SPD in terms of minimum space standards, natural light and ventilation.</p> <p>There would be no adverse impact in terms of overlooking or light issues.</p> <p>The revised scheme does not propose to include any balconies.</p> <p>Haringey Transportation Team have addressed this point in their comments and raise no objection to the proposed development.</p>
3	Haringey Waste Management Team	The application does not show how the RCV will access the rear of the site to make refuse and recycling collections. There is no turning circle for the RCV to drive into and then exit the site. The location on High Road N17 is a busy section of the road for vehicles and pedestrians therefore a RCV would not be suitable to reversing a considerable distance. Bulk waste containers must be located no further than 10 metres from the point of collection. This	The scheme has been amended since this time and the refuse area relocated to the front of the building. Updated Waste Management comments are provided below.

No.	Stakeholder	Question/Comment	Response
		application has been given RAG traffic light status of RED for waste storage and collection arrangements.	
4	Haringey Transportation Team	<p>The application site has a medium public transport accessibility level of 4 and is located on High Road Tottenham, which is a busy bus route offering some 68 buses per hour (two-way), for frequent connection to and from Seven Sisters underground station. Furthermore the W3 bus route is also within reasonable walking distance and provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green underground station. It is therefore very likely that the majority of the prospective residents of this development would use sustainable modes of transport for their journeys to and from the site.</p> <p>It has been noted that the applicant intends to designate the development as “Car free”. Although the application site falls within the Tottenham Hotspur Match Day controlled parking zone, due to the site having a PTAL level of 4 the proposal would not meet Haringey Council criteria for such designation. However, the site does not fall within an area that has been identified within the Haringey Council adopted UDP (2006) as that suffering from high on-street parking pressure. Furthermore, the application makes provision for the storage of 7 cycles as detailed in drawing no. 10028-105-P1, which will encourage sustainable travel.</p> <p>The proposal is unlikely to have any significant impact upon the immediate highway network or parking demand within the vicinity of the site. Therefore, the highway and transportation authority do not wish to raise any objections to the application.</p> <p>Informative The new development will require naming. The applicant should contact the Local Land Charges group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	Noted. Conditions/Informatives attached
5	Haringey Building Control	No comment	Noted
6	Thames Water	<p>Waste Comments Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.</p> <p>Water Comments Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning</p>	An informative has been included

No.	Stakeholder	Question/Comment	Response
		application.	
COMMENTS RECEIVED IN RELATION TO THE AMENDED SUBMISSION			
7	Tottenham Conservation Area Advisory Committee	<p>Submission: Objection</p> <p>This is a two storey locally listed building in the North Tottenham Conservation Area. The two adjacent buildings nos 867 and 869 are grade 2 listed. The proposal is for the addition of two storeys over the existing shop, the demolition of the furniture store to the rear and the creation of 8 residential units. We consider this to be overdevelopment. Furthermore, the additional storeys, in particular the slate hung roof with mansard windows would be very visible from street level in the High Road. The grey aluminium windows are not in keeping with the existing building or the adjacent listed buildings.</p> <p>The proposal would adversely affect these listed buildings and the locally listed building itself. It would do nothing to enhance the Conservation Area and would detract from the character and appearance of the CA. The units themselves appear very cramped, there is little, if any amenity space and no parking save for bicycles.</p>	<p>The proposed development is considered to be acceptable in terms of height, bulk, and design. The external features are considered to be traditional and sympathetic to the conservation area and listed building, preserving and enhancing the special character of the area and the setting of the listed buildings.</p> <p>The mansard windows would be visible from the High Road however they are not considered to be obtrusive or offensive in their design and will utilise traditional materials.</p> <p>Control will be retained by the local planning authority in terms of materials, including those of the shopfront.</p> <p>The proposed scheme is not deemed to result in overdevelopment and the units will provide a satisfactory standard of accommodation, in line with the relevant minimum space standards (jn most cases exceeding these standards).</p> <p>There is no onsite amenity space however these are not family sized units and it is typical for units above shops on main roads to not be allocated out door amenity space.</p> <p>The is no parking however this is a location with good public transport</p>

No.	Stakeholder	Question/Comment	Response
			accessibility. Cycle stored are provided for each flat.
8	DW General Wood Machinists Ltd – 855 –863 High Road, N17	<p>We are objecting to the planning application because the property is in an area designated for factory use and manufacturing. DW General Wood Machinists, has a lot of heavy machinery that is in use during working hours and sometimes out of working hours to meet customer demands, and for this reason, I do not think I suitable to accommodate residential tenants, one of the flats will only be a 9” wall away from our Rip Saw, we have been here for over 60 years and do not need to start having arguments with our neighbours. There are a lot of flats in this planning application which seems to be very crowded for such a small space. There is no parking for any vehicles, we already have a problem with people parking in our yard or on our drive saying that they will not be long then go off to a nearby shop, this causes problems for our customers wishing to enter or exit our yard.</p> <p>We have no problem with having a few flats built over the existing building but feel that the plans that you have submitted are not viable.</p>	<p>The proposed dwellings at ground floor level are not located directly on the boundary with the neighbour at 855 – 863 High Road. The two units are separated by a communal access corridor. Furthermore, sensitive rooms such as bedrooms are located furthest away from this neighbour. It is not considered that this is a significant issue which would warrant refusal of the scheme.</p> <p>In terms of parking the scheme is located in an area with a high PTAL rating and it is considered residents would travel by sustainable means of transport.</p>
9	Haringey Waste Management Team	Revises Scheme – Haringey Waste Management are satisfied with the location and size of the waste storage areas for both the residential and retail uses.	Noted. A condition of consent has been included to ensure compliance with Waste Management Requirements.

APPENDIX 2

Relevant Planning Policy

National Planning Policy

National Planning Policy Framework (March 2012)

Regional Planning Policy

The London Plan (Adopted July 2011)

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.10 Mixed and balanced communities

Policy 3.12 Affordable housing targets

Policy 3.13 Negotiating affordable housing residential & mixed use schemes

Policy 3.14 Affordability housing thresholds

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.5 Decentralised energy networks

Policy 5.7 Renewable Energy

Policy 5.10 Urban Greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood Risk Management

Policy 5.13 Sustainable Drainage

Policy 5.14 Water Quality and Wastewater Infrastructure

Policy 5.15 Water Use and Supplies

Policy 5.18 Construction Excavation and Demolition Waste

Policy 5.21 Contaminated Land

Policy 6.1 Integrating transport & development

Policy 6.3 Assessing transport capacity

Policy 6.13 Parking

Policy 7.2 Creating an inclusive environment

Policy 7.3 Secured by design

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.8 Heritage Assets and Archaeology

The Mayors Other Strategies

The Mayor's Housing SPG (November 2005)

The Mayor's Sustainable Design and Construction SPG (2006)

The Mayor's Air Quality Strategy: Clearing the Air (2010)

The Mayor's London Housing Design Guide (August 2010)

The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor's Wheelchair Accessible Housing Best Practice Guide (BPG)

The Mayor's Best Practice Guide on the Control of Dust & Emissions during Construction

The London Housing Design Guide (2010)

Local Planning Policy

Haringey Unitary Development Plan (2006)

G1	Environment
G2	Development and Urban Design
G3	Housing Supply
G4	Employment
G9	Community Well Being
G10	Conservation
UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD6	Mixed Use Developments
UD7	Waste Storage
UD8	Planning Obligations
ENV2	Surface Water Runoff
ENV4	Enhancing and Protecting the Water Environment
ENV11	Contaminated Land
HSG1	New Housing Developments
HSG2	Change of Use to Residential
HSG4	Affordable Housing
HSG10	Dwelling Mix
M3	New Development Location and Accessibility
M5	Protection, Improvement and Creation of Pedestrian and Cycle Routes
M10	Parking for Development
CSV1	Development in Conservation Areas
CSV2	Listed Buildings
CSV3	Locally Listed Buildings and Designated Sites of Industrial Heritage Interest
CSV5	Alterations and Extensions in Conservation Areas
CSV7	Demolition in Conservation Areas
CSV8	Archaeology

Haringey Supplementary Planning Guidance and Documents

SPG1a	Design Guidance (Adopted 2006)
SPG2	Conservation and Archaeology (Draft 2006)
SPG4	Access for All (Mobility Standards) (Draft 2006)
SPG5	Safety By Design (Draft 2006)
SPG7a	Vehicle and Pedestrian Movements (Draft 2006)
SPG8a	Waste and Recycling (Adopted 2006)
SPG8b	Materials (Draft 2006)
SPG8c	Environmental Performance (Draft 2006)
SPG8d	Biodiversity, Landscaping & Trees (Draft 2006)
SPG9	Sustainability Statement Guidance Notes and Checklist (Draft 2006)
SPD	Housing

Local Development Framework

Draft Local Plan (Formerly Core Strategy) and Proposals Map

SP1	Managing Growth
SP2	Housing
SP4	Working towards a Low Carbon Haringey
SP5	Water Management and Flooding
SP6	Waste and Recycling
SP7	Transport
SP8	Employment
SP9	Improve Skills/Training, Support/Access to Jobs/Community Cohesion
SP10	Town Centres
SP11	Design
SP12	Conservation
SP13	Open Space and Biodiversity
SP14	Health and Well-Being
SP15	Culture and Leisure
SP16	Community Infrastructure

Draft Development Management Policies (Published - Consultation May 2010)

DMP1	New Housing Developments
DMP7	Homes of Different Sizes
DMP9	New Development Location and Accessibility
DMP11	Car-Free Residential Developments
DMP13	Sustainable Design and Construction
DMP14	Flood Risk, Water Courses and Water Management
DMP15	Environmental Protection
DMP20	General Principles
DMP21	Quality Design
DMP22	Waste Storage
DMP25	Haringey's Heritage

Draft Sustainable Design and Construction SPD (October 2010)