

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0996	Ward: Northumberland Park
------------------------------------	----------------------------------

Address: 700-702 High Road (and land to rear with frontage onto Argyle Passage and Bromley Road) N17 0AE

Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2009/1122, to substitute existing drawings scheduled in the decision notice with revised drawings

Existing Use: Vacant

Proposed Use: Retail/ Residential

Applicant: Ms Angela Wint Newlon Housing Trust

Ownership: Private

PLANS		
Plan Number	Revision	Plan Title
1704/C/002		Site Plan
1704/C/181	A	Argyle Road Houses – Elevation to Argyle Road
1704/C/182	A	Argyle Road Houses – Rear and Side Elevations
1704/C/151	A	Block A elevation to High Road
1704/C/101	B	Block A first + second floor plans
1704/C/100	B	Block A ground floor plan
1704/C/152	A	Block A rear elevation
1704/C/153		Block A streetscene elevation
1704/C/103	B	Block A third floor plan
1704/C161	A	Block B elevation
1704/C162	A	Block B elevations
1704/C/110	B	Block B floor plans
1704/C/171	A	Bromley Road Houses elevation to Bromley Road
1704/C/172	A	Bromley Road Houses rear and side elevations
1704/C/130	B	Houses to Argyle Road ground + first floor plans
1704/C/120	B	Houses to Bromley Road ground + first floor plans
1704C/121	A	Houses to Bromley Road second floor + roof plans
1704C/451	A	Site plan north
1704C/452	A	Site plan south

Case Officer Contact:

Matthew Gunning

P: 0208 489 5280

E: matthew.gunning@haringey.gov.uk

TABLE OF CONTENTS	
1.0	SITE & ARIEL PLAN
2.0	PHOTOGRAPHS & IMAGES
3.0	SITE AND SURROUNDINGS
4.0	THE PROPOSAL
5.0	PLANNING HISTORY
6.0	RELEVANT PLANNING POLICY
7.0	CONSULTATION
8.0	RESPONSES
9.0	ANALYSIS / ASSESSMENT OF APPLICATION <ul style="list-style-type: none"> • Background • Scope of a Section 73 Application • Proposed Changes
10.0	HUMAN RIGHTS
12.0	EQUALITIES
13.0	SUMMARY & CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES <p>Appendix 1: Comments on objections</p>
<p>SUMMARY OF REPORT: The proposal is for a variation to the drawing and plans approved (as per condition 2) of planning permission HGY/2009/1122. This previously approved scheme is for the redevelopment of this site to provide 16 residential units with one retail unit. The scheme will be 100% affordable and will provide a high proportion of family size units. The substituted drawings are being submitted largely to address changes in housing standards as per changes to the London Plan and Lifetime Home Standards (2010).</p> <p>The scale, bulk, mass and design of the proposed residential blocks and dwelling units are still considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area.</p>	

1.0 SITE PLAN



Existing Site Layout

2.0 PHOTOGRAPHS & IMAGES



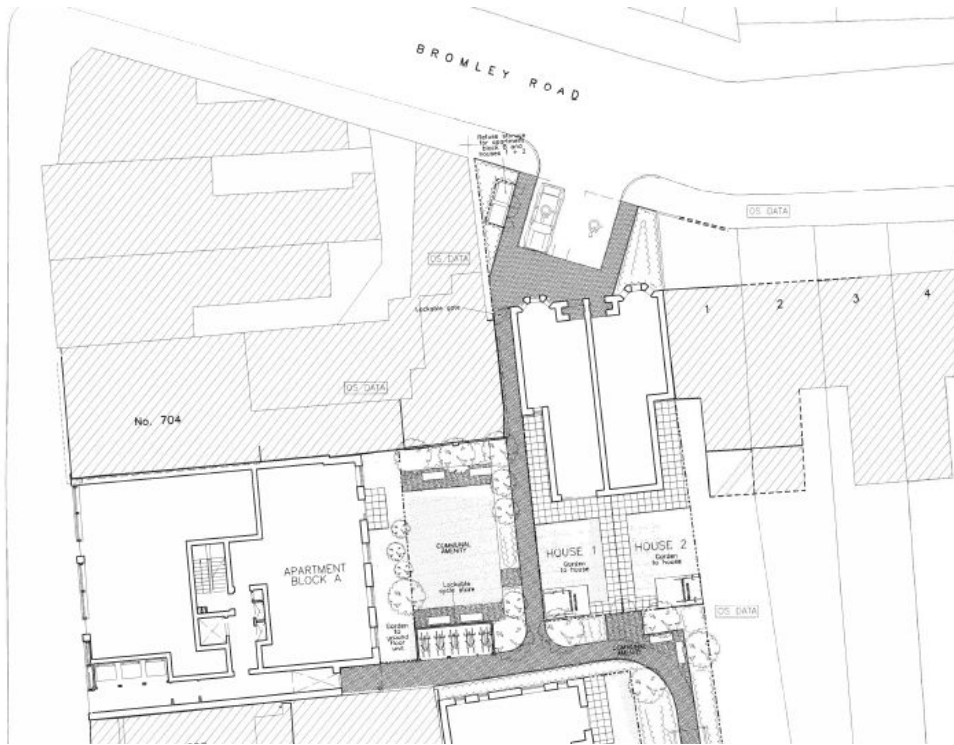
Existing Tottenham High Road Frontage



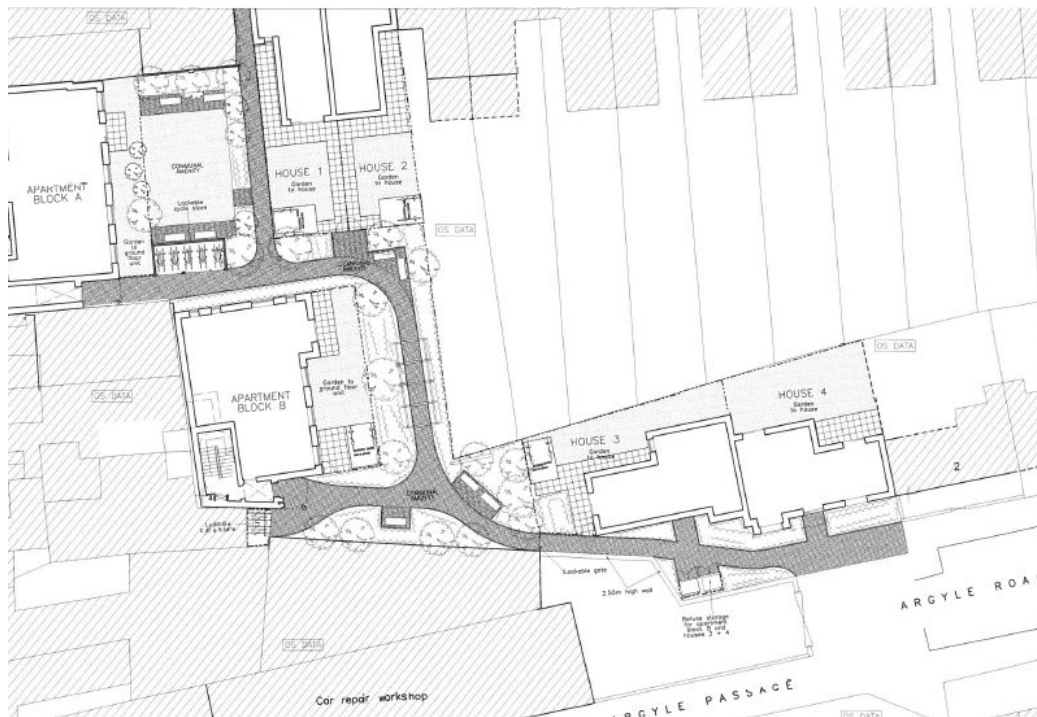
Existing Argyle Road Frontage



Existing Bromley Road Frontage



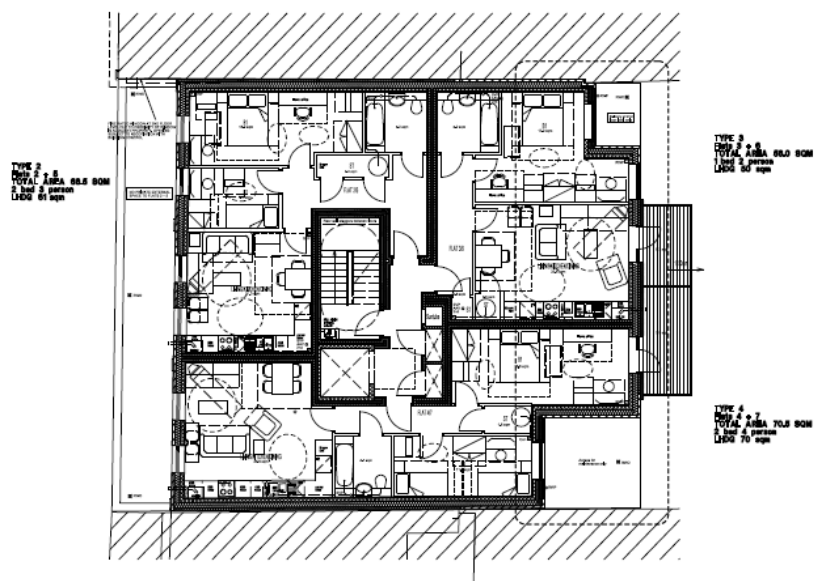
Site Layout Plan (Northern Section)



Site Layout Plan (Southern Section)



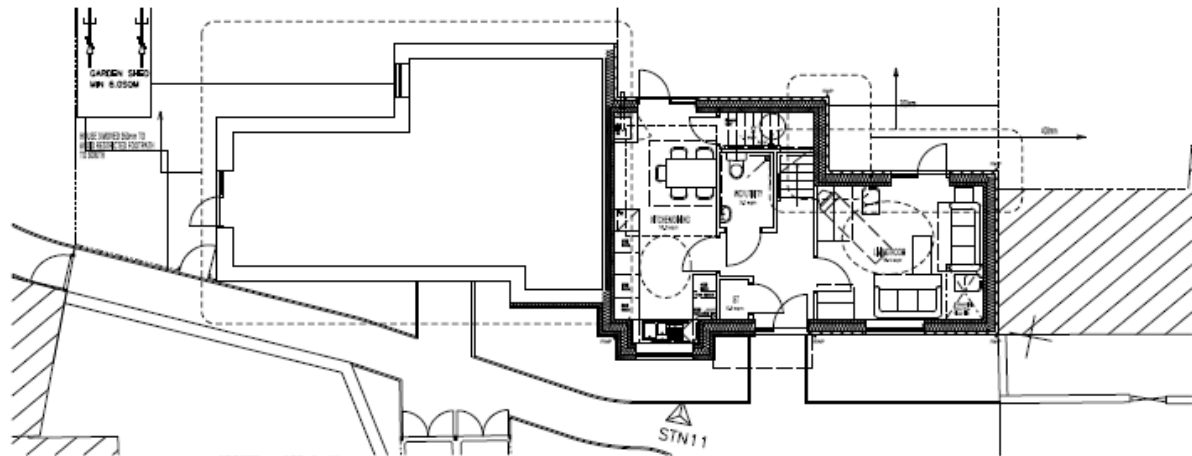
Tottenham High Road Frontage
 (Note 1st & 2nd Floors set back behind side to No 704, 3rd floor set back further)



Floor Plan: showing 1st & 2nd floor set back behind side to No 704



Bromley Road Houses



GROUND FLOOR PLAN
 Houses 3 + 4
 TOTAL AREA 37.4 SQM
 3 bed 8 person
 LNDG 88 sqm



Argyle Road Houses

3.0 SITE AND SURROUNDINGS

- 3.1 The site lies on the eastern side of Tottenham High Road and falls within part of North Tottenham Conservation Area and Tottenham High Road Historic Corridor. The application site is 0.15ha in size and is of an irregular shape and has frontages onto the High Road, onto Bromley Road along the northern boundary of the site where it abuts No. 1 Bromley Road, and a small section of frontage onto Argyle Passage along with vehicular access to Argyle Road along the southern/eastern boundary of the site.
- 3.2 The buildings which front onto Tottenham High Road comprises of 2 & 3 storeys, and were previously used for a social club and night club uses and a servicing garage with residential accommodation above. Approximately two years ago a fire destroyed most of the garage and rear buildings and subsequently most of the site is now derelict. Part of the site is also contaminated, and has housed below ground petrol tanks. There remains an occupied MOT garage on Argyle Passage with vehicle access from Argyle Road (through the application site) which does not form part of the application site.
- 3.3 No's 698, 700, 704 & 706 High Road are all locally listed buildings. The building line of No 704 (occupied by Glickman Ltd) sits forward of No's 700/702, and includes a second floor window on the side elevation where the building projects forward.

4.0 PROPOSAL

- 4.1 The proposal is for the variation of condition 2 (plans and specifications) attached to planning permission HGY/2009/1122, to substitute existing drawings scheduled in the decision notice with revised drawings. The revisions to the scheme largely arise because of changes to the individual unit sizes which now need to meet the current London Housing Design Guide and Lifetime Home Standards.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2006/2332 - Use of property as a cafe.- Refused 22/01/2007

HGY/2005/1597 - Change of use of premises from garage to social club and alteration to ground floor front elevation. – Refused 11/10/2005

HGY/2008/0959- Partial demolition of existing buildings and erection of 28 residential units in five new blocks comprising 1) a 2 storey, three residential unit apartment building, 2) a 4 storey block with retail space on ground floor and ten residential units above, 3) a 3 storey, five residential unit block, 4) 3 x three storey, three bed houses, and 5) a 4 storey block, with 2 retail spaces on

ground floor and seven residential units. Provision of bin stores, recycling points, cycle stores, and hard and soft landscaping – Withdrawn 28/07/2008

HGY/2008/1713 - Redevelopment of site to provide 27 residential units, 2 x retail units and 1 x B1 space accommodation within 5 blocks comprising: Block 1 (Bromley Road) a 2 storey apartment building containing 3 units; Block 2 (700- 702 Tottenham High Road) partial demolition of existing building, creation of retail space on ground floor and reinstatement of 10 apartment units above retail; Block 3 (land behind 700 -702 Tottenham High Road) a new 5 apartment unit building with inhabitable roof space; Block 4 (end of Argyle Road) 2 new three bedroom houses; Block 5 (686 Tottenham High Road to the end of Argyle Passage) creation of 1x retail space and 1 x B1 space with 7 units of residential accommodation – Not determined.

HGY/2009/1122 - Demolition of existing buildings behind retained façades and erection of a 1 x four storey building comprising 6 x two bed, 3 x three bed flats and 1 retail/ commercial unit; erection of a 1 x three storey building comprising 3 x three bed flats; the erection of 4 two storey houses (comprising 2 x three bed and 2 x four bed) to front onto Argyle Passage and Bromley Road; provision of 2 disabled parking spaces and associated landscaping – Approved 06/08/2010

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

6.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

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 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.7 Renewable energy
Policy 7.8 Heritage assets and archaeology

6.3 Unitary Development Plan

G1 Environment
G2 Housing Supply

AC3 Tottenham High Road Regeneration Corridor
G3 Housing Supply
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD8 Planning Obligations
ENV9 Mitigating Climate Change: Energy Efficiency
ENV10 Mitigating Climate Change: Renewable Energy
ENV11 Contaminated Land
ENV13 Sustainable Waste Management
HSG1 New Housing Development
HSG4 Affordable Housing
HSG9 Density Standards
HSG10 Dwelling Mix
M2 Public Transport Network
M3 New Development Location and Accessibility
M4 Pedestrian and Cyclists
M10 Parking for Development
OS15 Open space deficiency and development
G10 Conservation
CSV1 Development in Conservation Areas
CSV3 Locally Listed Buildings
CSV5 Alteration and Extensions in Conservation Areas
TCR1 Development in Town and Local Shopping Centres

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
SPG2 Conservation & Archaeology
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Parking Standards
SPG7b Vehicle and Pedestrian Movement
SPG7c Transport Assessments
SPG8a Waste and Recycling
SPG8b Materials
SPG8f Land Contamination
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
'Housing' SPD (Oct 2008)
Open Space and Recreation Standards SPD (March 2008)
SPG6a Shopfront, Signage and Security
Tottenham High Road Shopfront Design.

6.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)

Haringey Draft Development Management Policies (Published for Consultation May 2010)
 Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'
 Mayor of London 'London Housing Design Guide' 2010

7.0 CONSULTATION

Statutory	Internal	External
English Heritage	Transportation Group Cleansing Building Control Conservation Team Ward Councillors	Tottenham CAAC LFEPA <u>Local Residents</u> Adjoining occupiers – 665-707 (odd) & 676 732 (even) High Road, & all flats on upper floors; 16-84 (even) & 65-85 (odd) Campbell Road; 1-7 Kerala Court, 1-47 (odd) & 2-46 (even) Argyle Road; 1-29 Coombes House & 1-38 (c.) Bromley Road; 1-18 (c) Ruskin Road

8.0 RESPONSES

English Heritage

8.1 “It is understood that the proposal for demolition is to be read in conjunction with the revised street elevation submitted as part of existing planning permission HGY 2009/1122. In principle we consider that the design of the High Road facade by Biscoe Stanton (dated 17.4.2012) responds appropriately to the character and appearance of the conservation area. However, we note the comments made by your design and conservation team in respect of the need to safeguard the quality of the proposed scheme and therefore recommend that detailed drawings of the facade at 1:20 and sections at an appropriate scale showing the proportions of windows, shopfronts, and other architectural details are submitted for approval by your conservation and design team. We would also recommend that samples of all facing materials are agreed prior to works being undertaken.

Cllr Bevan

8.2 I note the changes proposed and in my capacity as a Ward Cllr and design champion for LBH I am requesting the following. That the balconies are such that the contents on the balconies cannot be seen, frosted glass or another material, that will not allow the rubbish etc that is often on balconies to be seen.

8.3 That render not to be used especially fronting this building as experience shows that it quickly becomes discoloured and a maintenance programme to prevent

this is never provided. Even more so as this location is fronted by a very busy main road. That no wood cladding, on view, be used throughout this structure as again experience has shown that very soon after construction the appearance becomes unacceptable and again no maintenance programme to prevent this is ever provided.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in terms of this application are considered to be:

- Background;
- Scope of a Section 73 Application;
- Proposed Changes.

Background

9.2 An application (reference HGY/2009/1122) for the redevelopment of this site to provide a total of 16 residential units with one retail/ commercial unit (105sqm) was considered by the Planning Committee on 9th Novemebr 2009 and approved subject to a S106 agreement.

9.3 This application was for the creation of four blocks of residential accommodation; two blocks of two houses (one pair facing Argyle Road and the other facing Bromley Road) and two apartment blocks. The dwelling units as approved are for 2 x three bed and 2 x four bed units. The block to front onto Tottenham High Road will involve the demolition of the existing buildings (700 & 702) behind the partly retained façades and for the erection of 1 x four storey building comprising 6 x two bed and 3 x three bed flats with one retail/ commercial unit at ground floor level. The other block (Block B) will be a 1 x three storey building located in the centre of the site comprising 3 x three bed flats, The proposal will also involves the provision of two disabled parking spaces and associated landscaping to the site.

Scope of a Section 73 Application

9.4 As with any planning condition imposed on a planning permission, the applicant is entitled to make a S.73 application to seek to vary a condition. In this case the application seeks to vary condition 2 of planning consent ref: HGY/2009/1122, which states that the developemnt shall be carried out in accordance with the approved plans. As outlined further on in this report a number of minor material amendments to the plans approved are propsoed.

9.5 There is no statutory definition of a “minor material amendment”, however the Government guidance has suggested a non-statutory definition: “a minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved”.

9.6 In the 2009 guidance, the Government confirmed that section 73 of the Town and Country Planning Act 1990 (which allows changes to the conditions applying to existing permissions) can be used for the approval of minor

material amendments. It is important to note that when assessing s73 applications the previously granted planning permission is a significant material consideration, which impacts heavily on the assessment of the proposal.

9.7 As discussed below the proposed amendments are not significant, however an application is needed to regularise these changes.

Proposed Changes

9.8 Many of the minor changes to the scheme arise from the need to meet with the Mayors housing standards and Lifetime Homes (2010). The changes associated with the scheme are outlined in more detail below. The proposed amendments are not considered to result in unacceptable impacts on the design of the previously approved scheme or on adjoining residential amenity

	Item/ Drawing Ref.	Proposed Amendment	Justification For The Amendment
Block A			
1	1704/C/100101+ 102	Building increased in depth by between 300 and 1100mm depending on floor	To reflect increased wall thicknesses required to achieve Code 4, and to redistribute the area of flats so that all comply with Mayors standards and Lifetime Homes (2010) including providing accessible bedrooms, wider hallways and 300mm nibs to all doors.
2	1704/C/100101 + 102	internal plan changes to most flats.	To redistribute the area within flats so that all comply with Mayors standards and Lifetime Homes (2010).
3	1704/C/101 + 102	Balconies to rear of building increased in size.	To comply with Mayors standards
4	1704/C/102	Flat 8 amended to 3b4p (from 3b5p).	To allow the flat to comply with Mayors standards.
5	1704/C/102	Flat 9 amended to 2b4p (from 3b5p) and omission of balcony to rear of flat.	To allow the flat to comply with Mayors standards.
6	1704/C/152	Minor amendments to rear window sizes and	To reflect plan changes noted in items 2, 4 + 5.

		positions.	
7		Front facade to 700-702 High Road to be demolished rather than retained.	Due to fire damage the remaining buildings are dangerous structures, a replacement facade will be of higher quality than a repairing the existing facade
Block B			
8	1704/C/110	Building increased in width and depth by c. 300mm.	To reflect increased wall thicknesses required to achieve Code 4, to comply with Mayors standards and Lifetime Homes (2010) including providing accessible bedrooms, wider hallways and 300mm nibs to all doors.
9	1704/C/110	Flats 2 + 3 amended to 3b5p (from 3b6p).	To allow the flat to comply with Mayors standards.
10	1704/C/110	Light well to rear of building in filled at ground floor level.	To allow more rectilinear bedrooms by relocating the WC and allow the flat to comply with Mayors standards.
11	1704/C/110	Bedrooms rearranged to first and second floor flats.	To allow more rectilinear bedrooms by relocating the WC and allow the flat to comply with Mayors standards
12	1704/C/110	Balconies to side of building increased in size.	To comply with Mayors standards.
13	1704/C/161	To comply with Mayors standards.	To allow the upper window to open above work top level.
Bromley Road Houses			
14	1704/C/120 + 172	Rear 1 and 2 storey projection centralised on party wall line.	To make best use of the internal space available and simplify construction.
15	1704/C/120	Houses amended to 3b5p (from 3b6p) and area	To reflect site survey, increased wall thicknesses required to achieve Code 4 and comply with Mayors standards.

		reduced.	
16	1704/C/172	Minor amendments to French windows to rear elevation.	To allow secure night time ventilation to living rooms
Argyle Road Houses			
14	1704/C/130	Rear projection increased in width and depth by between 200 and 400mm.	To reflect increased wall thicknesses required to achieve Code 4, to comply with Mayors standards and Lifetime Homes (2010) including providing accessible bedrooms, wider hallways and 300mm nibs to all doors.
15	1704/C/130	Left hand house moved to rear by 350mm.	To avoid restricted footpath to south.
16	1704/C/130	Houses amended to 3b5p (from 3b6p) and area reduced.	To reflect site survey, increased wall thicknesses required to achieve Code 4 and comply with Mayors standards.
17	1704/C/181 +182	Cill height to kitchen windows increased and window omitted to rear elevation.	To allow the upper window to open above work top level and to reflect internal plan changes

9.9 The application was subject to a Section 106 agreement, which comprised of the following:

- Education £70,000 - associated with the provision of facilities and services arising from additional demand generated for school places;
- Highways Contribution £30,000 – a contribution towards improvement to footways along Tottenham High Road;
- Affordable housing – requiring not less than 50% of the identified residential units be provided as affordable housing and retained in perpetuity as intermediate housing and social housing;
- A recovery cost / administration / monitoring of £5,000.00;
- Total - £105,000.00 with the average cost per unit equating to £6,563 per unit (£1,329 per bed space).

- 9.10 The proposal would result in a variation of the consented residential unit mix as outlined below. The revised mix occurs because of the need to satisfy the Mayoral policy on minimum room sizes. As a result the 2 X 4 bed units will reduce to 2 X 3 bed units.

Approved	1-bed	2-bed	3-bed	4-bed	Total
Intermediate		6	3		9
Social Rent			5	2	7
Total		6	8	2	16

Current	1-bed	2-bed	3-bed	4-bed	Total
Intermediate		6	3		9
Social Rent			7		7
Total		6	10	0	16

- 9.11 The scheme was and continues to be 100% affordable housing comprising social (44 %) and Intermediate (56 %) rent. The Council are in current discussions with the applicant to seek to reduce the social rent element and to increase the intermediate/ shared housing element.
- 9.12 As this application requires the issue of a new/fresh planning permission the Heads of Terms of the original legal agreement will apply to the new planning permission. This is important as it ensures those obligations originally agreed are met in the case of the implementation of the current application. The proposal will not be liable for the Mayor of London's CIL as the scheme is for affordable housing.
- 9.13 The conditions imposed on the original planning permission HGY/2009/1122, are re-imposed on the decision notice..

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 proposal is for a variation to the drawing and plans approved (as per condition 2) of planning permission HGY/2009/1122. This previously approved scheme is for the redevelopment of this site to provide 16 residential units with one retail unit. The scheme will be 100% affordable and will provide a high proportion of family size units. The substituted drawings are being submitted largely to address changes in housing standards as per changes to the London Plan and Lifetime Home Standards (2010).
- 12.2 The scale, bulk, mass and design of the proposed residential blocks and dwelling units are still considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2012/0996 subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current S106 Agreement (attached to planning ref: HGY/2009/1122) and following completion planning permission be GRANTED in accordance with drawing No's 1704/C/002, 100B, 101B, 103B, 110B, 120B, 121A, 130B, 151A, 152A, 153, 161A, 162A, 171A, 172A, 181A, 182A, 451A and 452A and subject to the following conditions:

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

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

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

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

4. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Road, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, pilasters, cornice, parapet wall and coping, as well as the detailed design of the set back roof shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of North Tottenham Conservation Area.

5. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

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

6. Details of proposed boundary treatment including all walls, fencing, gateways and means of enclosure shall be submitted to and approved in writing by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the buildings.

Reason: To ensure a satisfactory appearance and to safeguard the visual amenity and appearance of the locality

7. Prior to occupation of the residential dwellings hereby approved a supporting statement demonstrating consistency with the submitted Energy Assessment, which indicates that at least 20% of the overall power generation to be from renewable sources, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

Reason: To ensure the development 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.

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 where applicable, together with a satisfactory point of collection 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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (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, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

10. The first floor windows shown on the rear elevation of the dwellings to face onto Argyle Passage/ Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

11. The section of flat roof to the Bromley Road properties 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.

12. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter

Reason: In the interests of safety, amenity and convenience.

13. No development shall take place until detailed site investigation outlining 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 thereafter these works shall be carried out as approved.

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

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

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

15. The retail floorspace hereby permitted shall not be used for Class A3, A4 or A5 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the building or neighbouring residents.

16. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development

17. Notwithstanding the elevational treatments to the proposed houses on Bromley Road and Argyle Road shown on Drawings K/80/09/09 Revision A, 18 Rev A, and 19 Rev A, detailed drawings shall be submitted to the Local Planning Authority for approval, showing the use of brick to match adjacent properties, and detailing to include soldier arches and string courses, or reconstituted stone as appropriate.

Reason; In order that the development shall not detract from the character and appearance of the locality.

18. Before the development hereby approved is commenced, the developer shall enter into an agreement under S 278 of the Highways Act 1980 with the Local Highway Authority for works required with the removal of existing crossovers and reinstatement of footway as well as the creation of the new

vehicular crossover associated with the car parking spaces along Bromley Road.

Reason; In order that the development may be carried out without harm to the safety and free flow of pedestrians and vehicles on the adjacent Highway Network.

19. No development shall take place until the applicant has secured the implementation of a programme of Archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason; In order to safeguard any remains of archaeological interest which might occur within the site, given its position on the High Road, which follows the line of a Roman Road and saw extensive development during Mediaeval times.

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

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 2007.

INFORMATIVE: The applicant is reminded that an application for Conservation Area Consent for complete demolition is required in a Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVE: You are advised that, in order to deal with concerns of the London Fire and Emergency Planning Authority regarding inadequate access from Fire Service vehicles, it may be necessary to install hydrants, dry risers, or sprinkler systems, and advice should be sought from the Fire Authority in this respect.

REASONS FOR APPROVAL

The scale, bulk, mass and design of the proposed residential blocks and dwelling units are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with Policies AC3

'Tottenham High Road Regeneration Corridor', UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 '

Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD

Appendix 1: Comments on objections

No.	Stakeholder	Comments	Response
1	Cllr Bevan	<ul style="list-style-type: none"> - Requests that balconies are such that the contents on the balconies cannot be seen, frosted glass or another material; - Render not to be used especially fronting this building as experience shows that it quickly becomes discoloured and a maintenance programme to prevent this is never provided; - No wood cladding. 	<ul style="list-style-type: none"> - No balconies are proposed on the frontages of the buildings. The LPA will require the balconies to have obscure glazing therefore negating the need for screens to be later added. - The approved scheme has some render. The render is proposed to be white. The render could be an off white (to be agreed through discharge of the relevant condition) but the adjoining Victorian buildings are (or at least were when they were originally built or redecorated) white. Particularly with the front elevation to High Road and the houses to Argyle Road and Bromley Road the new buildings will be seen in context with their neighbours and an off white may be inappropriate. Please advise. - The approved scheme has some cladding. The point has been raised with the architect, who has suggested a High Pressure Laminate such as Trespa; which can be either a mono-tone colour or wood décor. This matter can be looked at when discharging the condition on materials.
2	English Heritage	<ul style="list-style-type: none"> - In principle EH consider that the design of the High Road facade by Biscoe Stanton (dated 17.4.2012) responds appropriately to the character of the area; - Recommend that detailed drawings of 	<ul style="list-style-type: none"> - Noted - Condition imposed requiring the submission of further details.

No.	Stakeholder	Comments	Response
		<p>the facade at 1:20 and sections at an appropriate scale showing the proportions of windows, shopfronts, and other architectural details are submitted for approval by Council's conservation and design team.</p> <p>- Recommend that samples of all facing materials are agreed prior to works being undertaken.</p>	<p>- Condition imposed.</p>