

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 9 JULY 2012**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Williams

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<b>PC188.</b>	<p><b>APOLOGIES</b></p> <p>Apologies were received from Cllr Solomon for whom Cllr Williams substituted.</p>
<b>PC189.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Peacock stated her intention to speak in objection to item 10 and agreed therefore not to take any part in Committee discussions on this item. Cllr Peacock also declared a personal interest in relation to item 7 in that she had run the building in question for a number of years.</p> <p>Cllr McNamara declared a personal interest in agenda items 7 and 8 by virtue of being a Bruce Grove ward Councillor.</p>
<b>PC190.</b>	<p><b>MINUTES</b></p> <p>The Committee queried the proposed condition relating to noise outlined in the minutes for the 865 High Road N17 OAA application as it was considered that the Committee had requested a strengthening of this condition beyond compliance with BS8233 to address the issue of the nearby wood machinists. It was agreed that officers would revisit this condition with a view to broadening its scope.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That subject to the amendment above, the minutes of the meeting held on 11 June be approved and signed by the chair.</li> </ul>
<b>PC191.</b>	<p><b>7 BRUCE GROVE, N17 6RA</b></p> <p>The Committee considered a report, previously circulated, in respect of the planning application at 7 Bruce Grove N17 6RA. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities and recommended that the permission be granted subject to conditions and a s)106 agreement. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.</p> <p>The following points were raised in discussion:</p> <ul style="list-style-type: none"> <li>• It was confirmed that the staircase in the vestibule would be moved and reconstructed within the main building.</li> </ul>

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- In respect to the commemorative plaques currently on site, it was confirmed that four would be retained and that an informative would be added for consultation to be undertaken with local Councillors in determining their location in the building.
- The Committee raised concern about the proximity of the bus stop located directly outside the front of the building. The transport officer confirmed that the bus stop in question was under the control of Transport for London (TfL) and that the Council were liaising with the TfL Network Manager in the development of a collective solution to siting issues with regard to other bus stops and crossing points on the High Road. It was agreed that details of discussions to date with TfL on this issue would be circulated to the Committee. A commitment was also made to consult local Councillors in the development of a solution going forward.
- The classification of the development as car free was queried as the proposal included provision of two parking spaces within the scheme. It was agreed that the scheme should more appropriately be classified as a car restricted development and that the two spaces needed to be clearly designated through an additional condition as for disabled and trade services use only.
- It was requested that an informative be added proposing Trades House as a name for the scheme.

**RESOLVED**

- That planning permission be granted in accordance with planning application no. HGY/2012/0563, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:
  - (1.1) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);
  - (1.2) The S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision;
  - (1.3) That the Agreements referred to in the resolution above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

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(1.4) That in the absence of the Agreements referred to in the resolution above being completed within the time period provided for in the resolution above, the planning application reference number HGY/2012/0563 be refused for the following reason:

The proposal fails to provide a sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site and the provision of one years free membership to a "Car club scheme" for residents of the new development.

- That following completion of the agreement referred to above, planning permission be GRANTED in accordance with planning application drawings and conditioned outlined below:

**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.

**EXTERNAL APPEARANCE**

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. The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent

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

5. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the

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drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

6. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

7. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

8. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

9. The position type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

10. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:

- a. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork.

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Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc. Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.

- b. Areas and scope of repointing are to be identified on site with LB Haringey Conservation Officer in consultation with English Heritage, and clearly marked on appropriately scaled elevations. A trial panel showing samples of new bricks, pointing finish and mortar mix is to be erected and agreed on site and retained until works are completed.
- c. A specification for repair and refurbishment works detailing finishes and materials, including the repairs to existing staircase, in accordance with the gazetteer & condition survey prepared by Phil Bailey Architects submitted with the application for listed building consent is to be submitted prior to the commencement of works on site.
- d. Samples of new brickwork, stone, steps etc. to be agreed on site as appropriate
- e. Detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

11. Notwithstanding any details submitted within the planning application, no development shall commence until precise specifications for the proposed railings and gates have been submitted to, and approved in writing, by the Local Planning Authority. The specifications shall include:

- The design of the railings and gates (including plans and cross-sections at a minimum of 1:20))
- Their colour,
- Details of plinth walls and piers
- Confirmation that all gates will open inwards

Thereafter the proposed wall, railings and gates shall be installed and permanently retained in strict accordance with the approved specifications.

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

12. Notwithstanding Condition 11 above and any indication on the submitted drawings, no boundary treatment shall be erected along the shared rear boundary between No's 7 & 8, other than an open railing. Detail design of such an open railing type, with cross-section and

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elevation drawings at a scale of 1:20, fully dimensioned and annotated to show design & construction details, the change of levels and steps, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the proposed gates shall be installed and permanently retained in strict accordance with the approved specifications.

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

**SITE LAYOUT**

11. 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.

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. The area as indicated in Drawing 548/11 must be retained as a turning head and must not be used for additional parking. This area must be clearly signed with keep clear markings.

Reason: To ensure that the proposed development will not increase the risk to pedestrian safety.

**CONSTRUCTION**

14. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan (in accordance with Transport for London guidelines), which shall include:

- details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A10 would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods;
- details of site enclosure throughout construction;
- details of the measures proposed to minimise the impact of the

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construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours;

- details of the site or Contractor Company be registered with the Considerate Constructors Scheme;
- measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site.

Thereafter all construction works shall be carried out in accordance with the approved details.

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

15. Before any works of demolition is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the building, structural engineers drawings or method statement, indicating the proposed method of ensuring safety and stability of the building fabric to be retained throughout the demolition and reconstruction shall be submitted and approved by the Council as local planning authority and the works undertaken in accordance with the approved drawings/method statement.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

16. Salvage strategy and location schedule for reused elements and materials is to be prepared in accordance with the gazetteer & condition survey and agreed with the local authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

17. Precautions to secure the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to, and approved by the Council as local planning authority before works begin on site. Particular regard should be given to the staircase, chimney pieces and grates, plaques.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

18. No cleaning of masonry, other than a gentle surface clean using nebulous water spray is authorised by this content without prior approval of details. Any proposed cleaning beyond the above shall be submitted to and approved by the Council as local planning authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

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19. 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

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OTHER

20. 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 listed building or new 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

21. The first and second floor windows shown on the side elevations of the terrace block 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.

REASONS FOR APPROVAL

I. This proposed development will enable and allow for the appropriate repair and restoration of this Grade II listed building, which in turn will allow for the building to be bought back into beneficial use. The proposed development will restore and enhance the appearance of the building and preserve and enhance the character and appearance of this part of the Conservation Area.

II. The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building.

III. The siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable and have been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site.

b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary



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Development Plan (July 2006); in particular the following Policies UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas', OS15 'Open space deficiency and development', OS6 'Ecological Valuable Sites and their Corridors and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 Conservation & Archaeology and SPD Housing 2008

**INFORMATIVE:** The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above. Written notification of the start of works on site shall be sent to English Heritage, London Region, 1 Waterhouse Square 138-142 Holborn London EC1N 2ST and a copy sent to the Council at least seven days before the works hereby approved are commenced.

**INFORMATIVE:** 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 carried out.

**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:** In terms of 'Secure by Design' Tottenham Police Station/ Crime Prevention Officer can give further advice on secure door and window standards and all sects of crime prevention as required.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

**PC192.**

**7 BRUCE GROVE, N17 6RA**

The Committee considered a report, previously circulated, in respect of the listed building consent related to the 7 Bruce Grove N17 6RA planning application.

**RESOLVED**

- That listed building consent HGY/2012/0564 be granted subject to conditions

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IMPLEMENTATION

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

EXTERNAL APPEARANCE

3. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

4. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

6. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

7. The position type and method of installation of all new and relocated

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services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

8. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:
- f. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork. Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc. Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.
  - g. Areas and scope of repointing are to be identified on site with LB Haringey Conservation Officer in consultation with English Heritage, and clearly marked on appropriately scaled elevations. A trial panel showing samples of new bricks, pointing finish and mortar mix is to be erected and agreed on site and retained until works are completed.
  - h. A specification for repair and refurbishment works detailing finishes and materials, including the repairs to existing staircase, in accordance with the gazetteer & condition survey prepared by Phil Bailey Architects submitted with the application for listed building consent is to be submitted prior to the commencement of works on site.
  - i. Samples of new brickwork, stone, steps etc. to be agreed on site as appropriate
  - j. Detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

9. Before any works of demolition is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the

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building, structural engineers drawings or method statement, indicating the proposed method of ensuring safety and stability of the building fabric to be retained throughout the demolition and reconstruction shall be submitted and approved by the Council as local planning authority and the works undertaken in accordance with the approved drawings/method statement.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

10. Salvage strategy and location schedule for reused elements and materials is to be prepared in accordance with the gazetteer & condition survey and agreed with the local authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

11. Precautions to secure the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to, and approved by the Council as local planning authority before works begin on site. Particular regard should be given to the staircase, chimney pieces and grates, plaques.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

12. No cleaning of masonry, other than a gentle surface clean using nebulous water spray is authorised by this content without prior approval of details. Any proposed cleaning beyond the above shall be submitted to and approved by the Council as local planning authority conservation officer in consultation with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

**REASONS FOR APPROVAL**

The extent of the alterations and changes proposed are considered to relate sensitively to the original building and its historic character, qualities and setting. As such the proposal is considered to be in accordance with policies CSV2 'Listed Buildings' and CSV5 'Alterations and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006

**PC193.**

**700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD) N17 0AE**

The Committee considered a report, previously circulated, in respect of a variation to the planning permission previously granted for 700-702 High Road, N17 0AE (HGY/2009/1122). The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy,

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consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions and a s)106 agreement. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

The Committee raised concern about the design of the building frontage to Tottenham High Road and that the drawings provided in the application did not provide sufficient detail on a number of design aspects such as the impact of the proposed design on the side window to one of the adjacent buildings. Officers confirmed that the applicant had been asked to provide scale drawings of the frontage for consultation with the conservation officer and English Heritage. In light of this, the Committee passed a motion, seconded, that the application be deferred until more detailed, scale drawings of the frontage could be provided as well as further information on the design specification including proposed materials. This would help provide assurance to the Committee that the scheme would be in keeping with the design standard of the High Road.

**RESOLVED**

- That determination of planning application HGY/2012/0996 be deferred to a future Committee meeting to allow the applicant to submit the additional information requested above for consideration.

**PC194.**

**143 NORTHUMBERLAND PARK, N17 0TL**

Cllr Peacock did not take any part in Committee discussions on this item.

The Committee considered a report, previously circulated, in respect of the planning application at 143 Northumberland Park N17 0TL. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities.

It was noted that a previous application had been refused planning permission on the grounds on being contrary to Policy HSG5 and resulting in the intensification of use of the hostel. It was advised that this decision had been the subject of a subsequent appeal to the Planning Inspectorate. The appeal had been dismissed and a revised application submitted in line with the Inspectors findings and which was now before the Committee for consideration. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

The Committees attention was drawn to the detail of the appeal findings of the Planning Inspector in October 2011 against the previous decision to refuse planning permission. It was emphasised that the Inspector had not refused the appeal on the ground of over-intensification of use of the hostel but on poor standard of design with particular regard to material, height and massing and which would have harmed the character and appearance of the area. The planning application had subsequently been redesigned in line with the Inspector's findings and officers were now recommending that the revised application be granted planning permission subject to conditions as it was

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considered that there was no longer strong enough justification to refuse approval using policy HSG5. The Committee was reminded that the Planning Inspectorate decision constituted a highly material consideration that needed to be taken into account during their deliberations.

Cllr Peacock addressed the Committee in her capacity as a local ward Councillor to speak in objection to the application. She outlined some of the issues with the hostel that had been raised over a number of years at her ward surgeries, predominantly those relating to the management and condition of the building. These included structural shortcomings of the building such as the location of WCs and showers on alternate floors and evidence of the unsuitable placement of families with children in the hostel.

Cllr Amin addressed the Committee to speak in objection to the application and expanded on the issues with the hostel that had been advised to her as a ward Councillor. There were general concerns about the placement of vulnerable people in the building and the lack of provision of associated support. Issues had also been raised with the limited communal facilities provided to residents which often resulted in groups congregating outside and causing associated issues with anti-social behaviour.

Mr Turrson-Badoo, a resident from Northumberland Park Road addressed the meeting to speak in objection to the application. He expressed concern over the rising crime and deprivation rate in the area and the impact that an extension of the hostel would have on this. He also had worries that the health and wellbeing needs of hostel residents were not being catered for adequately.

Cllr Bevan also addressed the Committee in relation to the application. He was concerned that the proposal was not in compliance with a number of relevant planning documents including the Mayor's planning guidance for London and Haringey's Unitary Development Plan. He urged the Committee to reject the application.

Paul Johnson, the Manager of the hostel and Michael Downey, the project architect addressed the Committee. It was explained that there remained high demand for accommodation in the hostel, which rarely operated below full capacity and also served to provide accommodation for people with limited option for accessing other housing avenues. A review had been undertaken of the existing infrastructure of the building which had reaffirmed that it could support the additional capacity requested. The new plans for the development reflected the comments of the Planning Inspector, with significant improvements made to the design to reduce the impact on the street scene. It was emphasised that the plans constituted an efficient use of the land and additionally would enhance the thermal insulation of the building.

In response to questions from the Committee on the condition of the hostel, the manager advised that a building refurbishment programme was in place and had already started on the ground floor and would include works such as replacement of the current heating system. It was also confirmed that children were only housed in the hostel in an emergency following a referral from the Council.

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The Committee expressed serious concern over the social issues associated with the hostel as identified by the ward Councillors and local resident. Also of concern was the general condition of the building and the limited communal facilities provided. In response to this, legal advice was provided that these concerns would fall under housing legislative powers under the enforcement of the Council's Housing Services.

A motion, which was seconded, was put forward and it was subsequently

**RESOLVED**

That the application be rejected on the grounds that it did not comply with HSG 5e) on hostel accommodation, HSG 7b) on housing for special needs, HSG 9 438 on density standards, HSG 10 on dwelling mix and area objective G12b).

**PC195.**

**LYMINGTON AVENUE, LONDON N22 6JB**

Cllr Peacock rejoined the Committee.

The Committee considered a report, previously circulated, in respect of the planning application at Lymington Avenue N22 6JB. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions and a s)106 agreement. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

- In response to concerns about the potential for the overshadowing of properties in the roads to the rear of the scheme, the design elements proposed to mitigate these risks were noted including the stepped form of the development.
- Confirmation was provided that the provision of further car club spaces on Lymington Avenue would be subject to review in line with the demand arising from the scheme.
- It was confirmed that further discussions would be required with the developers regarding the objection from a local resident to the location of a bin store backing onto 98 Pelham Road. As such, it was agreed that a condition be added to require the submission of further details to the Council in this regards before the development commenced with a viewing to minimising the impact on Pelham Road.
- It was requested that an informative be added for the developers to consult with local ward Councillors with regards to the naming the scheme.
- Members raised concern over the impact of the development on the number of narrow pathways in the vicinity of the scheme. It was confirmed that the planning agreement set out a 3m minimum width of footways

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around the development.

**RESOLVED**

- That planning application HGY/2012/0770 be approved subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £.335,000.00 towards educational facilities within the Borough according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

(1.2) A contribution of £80,000.00 towards walking and cycling improvements within the local area;

(1.3) A car-free development. The residential units must be defined as car-free and therefore no residents therein will be entitled to apply for a resident's parking permit under the terms of the of the relevant TMO controlling on-street parking in the vicinity of the development.

(1.4) An open space contribution of £85,000.00

(1.5) The developer to pay a administration / monitoring cost of £1,500.00 in connection with this Section 106 agreement.

(1.6) A sum of £1,000.00 made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that other than the 11 car parking spaces proposed the residential units hereby approved shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO).

(1.7) A contribution towards local Employment and Construction Training initiatives;

(1.8) 50% of housing units will be affordable as agreed with Haringey Council.

(1.9) A Residential Travel Plan must be submitted to the Council as part of a detailed Travel Plan.

(2.0) That the Agreements referred to in the resolution above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(2.1) That in the absence of the Agreements referred to in the resolution above being completed within the time period provided for in



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the resolution above, the planning application reference number HGY/2012/0770 be refused for the following reason:

The proposal fails to provide a contribution of £.335,000.00 towards educational facilities within the Borough, a contribution of £80,000.00 towards walking and cycling improvements within the local area, a car-free development, an open space contribution of £85,000.00, to pay a administration / monitoring cost of £1,500.00 in connection with this Section 106 agreement, sum of £1,000.00 made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site, a contribution towards local Employment and Construction Training initiatives, 50% of affordable housing units and provision of a Residential Travel Plan.

- That following completion of the agreement referred to above, planning permission be GRANTED in accordance with planning application HGY/2012/0770 and the application drawings and conditions outlined below:

**IMPLEMENTATION**

**CONDITIONS**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

**EXTERNAL APPEARANCE & SITE LAYOUT**

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

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4. A final landscaping scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/ gates/ fencing/ railings/ enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

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

6. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

**PERMITTED DEVELOPMENT**

7. 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 protect the visual amenities of the neighbourhood.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no telecommunications antennae or associated equipment shall be erected on the exterior of this

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development, without a separate planning permission

Reason: In the interest of orderly development and the visual amenities of the area, and in order to permit the Local Planning Authority to assess the design quality and appropriateness of any such features on the overall streetscape and appearance of the development.

**CONSTRUCTION**

9. 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 1300 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.

10. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan (in accordance with Transport for London guidelines), which shall include:

- details of site enclosure throughout construction;
- details of the measures proposed to minimise the impact of the construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours,
- details of the site or Contractor Company be registered with the Considerate Constructors Scheme;
- details of secure off street loading and drop off facilities,
- measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site;
- a need to take into account any restrictions that may be in place during the Olympic period.

Thereafter all construction works shall be carried out in accordance with the approved details.

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

**CONTAMINATED LAND:**

11. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development

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shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:- a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Control of Construction Dust:

No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

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 carried out.

#### TRANSPORTATION

12. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Noel Park Road and Lymington Avenue is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated

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to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

13. The applicant/ Developer will be required to contribute by way of a S.106 agreement £80,000 (Eighty Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.

Reason: To provide enhance walking and cycling facilities in order to promote travel by sustainable modes of transport to and from the site.

14. The applicant/ Developer will be required to contribute by way of a S.278 agreement as sum of (£) for the implementation of a new Bell mouth access to the proposed Car Park

Reason: To facilitate vehicular access to the development site. 6. The applicant enters into a S.72 (Highways Act 1980) agreement with the Council to dedicate a strip of land as per the revised drawing ( 1201\_P\_200 A) at the southern periphery of the site along Lymington Avenue from the junction with Noel Park Road to the boundary with 60 Pelham Road.

Reason: To improve the conditions for pedestrians at this location, bay providing a footway with a minimum width of 3 metres.

**INFORMATIVE**

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489)

**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 proposed development of this site for flatted use is considered acceptable as it is compatible with surrounding uses;
- II. The design, form, detailing and facing materials of the proposed building and associated landscaping are considered acceptable;
- III. The scheme achieves an acceptable relationship in terms of its setting within the streetscene and the appearance adjacent but not within the Noel Park Conservation area;
- IV. The scheme is also considered acceptable in terms of its relationship with neighbouring residential properties and the properties to the east and south of the application site including the Wood Green Metropolitan Shopping Area.
- VI. The scheme will be car free, thus minimising the impact the traffic impact of the development.

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(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 Environment, G2 Development and Urban Design, G3 Housing Supply, G4 Employment, G5 Town Centre Hierarchy, G10 Conservation, UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD6 Mixed Use Developments, UD7 Waste Storage, UD8 Planning Obligations, UD10 Advertisements, HSG1 New Housing Development, HSG4 Affordable Housing, HSG10 Dwelling Mix, M9 Car-Free Residential Developments, OS15 Open Space Deficiency and New Developments, OS17 Tree Protection, Tree Masses and Spines, SPG8b 'Materials' and the Council's 'Housing' Supplementary Planning Document (2008).

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

INFORMATIVE: 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 carried out.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

**PC196.**

**673 LORDSHIP LANE, N22 5LA**

The Committee considered a report, previously circulated, in respect of the planning application at 673 Lordship Lane N22 5LA. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities and recommended that the permission be granted subject to conditions. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

- The Committee raised the importance of being given the opportunity to provide input into the selection of materials for schemes where it constituted an important part of the end design. As such, it was agreed that an informative would be added to provide the Committee with the opportunity to look at the choice of materials for the development. At a wider level, it was agreed that a new procedure would be introduced to inform local ward Councillors and Planning Committee members when materials were released for planning schemes to provide a two week period of opportunity during which their input could be given. Following this

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period, officers would then approve the materials. To accompany this new procedure, a Member training course on materials would be scheduled after Christmas.

- The Committee discussed the importance of the scheme complying with the secured by design Police initiative particularly as it would provide housing for people with mental health and learning disabilities. As such, it was requested that two of the key features in this regard around key controlled areas and post boxes within the entrance lobbies be strengthened through inclusion as a condition to ensure compliance.
- It was requested that an informative be added proposing Vincent House as a name for the scheme.

**RESOLVED**

- That planning application HGY/2011/1597 be approved subject to a pre-condition that Dr S L Dato, DRS Domiciliary Agency Ltd and [the owner (s)] of the application site shall have first entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £28,000 towards Transportation Contribution, £1000 towards the amendment of the TMO, a contribution towards local Employment and Construction Training initiatives and £1000 towards recovery costs; i.e. a total of £30,000.

(1.1) That the Agreements referred to in the resolution above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in the resolution above being completed within the time period provided in the resolution above, the planning application reference number HGY/2011/1597 be refused for the following reason:

The proposal fails to provide an Transportation Contribution in accordance with the requirements set out in Supplementary Planning Guidance 10a attached to the Haringey Unitary Development Plan, a contribution towards the amendment of the TMO, contribution towards local Employment and Construction Training initiatives and contribution towards recovery costs.

- That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2011/1597

**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

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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.

**MATERIALS & SITE LAYOUT**

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

**CONSTRUCTION**

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays. Reason: In order to ensure that the proposal does



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not prejudice the enjoyment of neighbouring occupiers of their properties.

**OTHER**

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

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

9. The side facing windows on second and third floor level shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

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

10. The structures and areas shown to house recycling facilities and refuse and waste storage on the drawing LRLN-L101 within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

11. The development shall be occupied as supported housing units for people with mental health and learning disabilities and for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to the impacts arising on the residential amenity of adjoining occupiers by the proposed use and wishes to ensure that such impacts are not exacerbated by the implementation of other uses, falling within Class C2 or C3, by having the opportunity of requiring appropriate mitigation measures to mitigate such impacts as may be required by any such subsequent use.

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

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

13. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

REASON: TO ENSURE THE DEVELOPMENT CAN BE

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IMPLEMENTED AND OCCUPIED WITH ADEQUATE REGARD FOR ENVIRONMENTAL AND PUBLIC SAFETY.

INFORMATIVE: The applicants are advised to contact the Council's Waste Management Team to make appropriate arrangements for the handling of refuse and recycling bins and their collection via the rear access road.

INFORMATIVE: 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 Water pipes. The developer should take account of the minimum pressure in the design of the proposed development.

**REASONS FOR APPROVAL**

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment of the site for supported housing is wholly appropriate. The scheme will provide much needed supported housing for adults with mental health and learning disabilities in the Borough. . The proposal introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area. The position of the proposed building on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The parking provided is suitable due to its location and cycle racks have also been provided. The scheme will provide adequate bin storage and a recycling area and it will take into account sustainable design and construction.

The Section 106 Agreement that has been agreed as part of the planning permission includes transportation as a Planning Obligation to be provided by the developer and a contribution towards the amendment of the TMO for a car free scheme, towards the highway enhancement to promote sustainable forms of transport and footway re-surfacing scheme.

As such the proposal would be in accordance with policies; UD2 Sustainable Design & Construction, M10 Parking for Development, HSG1 New Housing Development, HSG7 Housing for Special Needs, UD3 General Principles and UD4 Quality Design of the Adopted Haringey Unitary Development Plan and The Councils SPG 1a Design Guidance, within the UDP HSG 5 Hostel Accommodation and M10 Parking for Development of the Haringey Unitary Development Plan and the Councils SPG 1a Design Guidance, Housing SPD, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG8b Materials, SPG4 Access for All – Mobility Standards and SPG5 Safety by Design SPG10a The Negotiation, Management and Monitoring of Planning Obligations, SPG7c Transport Assessment and SPG7a Vehicle and Pedestrian Movement.

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Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

**PC197.**

**606 LORDSHIP LANE, N22 5JH**

The Committee considered a report, previously circulated, in respect of the planning application at 606 Lordship Lane N22 5JH. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions. The Planning Officer gave a presentation outlining the key aspects of the application and responded to questions from the Committee.

**RESOLVED**

- That planning application HGY/2012/0491 be approved subject to a pre-condition that Simon Oliver Magic Drinks Ltd and [the owner (s)] of the application site shall have first entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £43,912.50 as an Educational Contribution, £3000 contribution towards a Section 106/278 agreement , £1000 towards the amendment of the TMO, a contribution towards local Employment and Construction Training initiatives and £1000 towards recovery costs; i.e. a total of £48,912.

(1.1) That the Agreements referred to in Resolution (1) above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2012/0491 be refused for the following reason:

The proposal fails to provide an Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan, a contribution of £3000 towards a Section 106/278 agreement, a contribution towards the amendment of the TMO, a contribution towards local Employment and Construction Training initiatives and contribution towards recovery costs

- That, following completion of the Agreement referred to above within the time period set out, planning permission be granted in accordance with planning application reference number HGY/2012/0491 subject to

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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.

**MATERIALS & SITE LAYOUT**

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external materials to be used in connection with the new building hereby approved (including front boundary treatments) 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. 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 1300 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.

5. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and protect the amenity of neighbouring properties.

6. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the

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permission hereby granted respects the height of adjacent properties through suitable levels on the site.

7. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

**CONSTRUCTION**

8. 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.

**WASTE**

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

Reason: In order to protect the amenities of the locality

**OTHER**

10. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

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

11. The applicants submits a service and delivery plan with details of servicing for the existing development

Reason: To ensure that the existing Pub and residential development can be serviced.

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

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

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

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

14. All side facing windows on ground, second and third floor level shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

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

#### INFORMATIVE

1. 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.

2. Any access modification work which affects the public highway will be carried out by the Council at the applicant's expense once all the necessary internal site works have been Completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for completion of the works.

#### REASONS FOR APPROVAL

The proposal which is an amendment to the previous approval is considered acceptable for the following reasons; in view of the site's location, a development that incorporates residential use is wholly appropriate and it will provide an attractive environment. The proposed residential units will provide a valuable contribution to housing provision within the borough. Residential use on this site is considered acceptable given that the site is surrounded by residential uses and is within a broader residential area. Taking the building form the detailing and materials of the proposal, the proposed development will have a sympathetic relationship with the adjoining/ surrounding properties. The overall layout and unit/room sizes are acceptable.

The proposal will not have an adverse impact on the surrounding

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	<p>neighbouring properties and furthermore a condition will be imposed to ensure soft landscaping at the boundary and obscure glazing on all side facing windows to mitigate any overlooking of overshadowing issues. The proposed scheme is in an area with a medium public transport accessibility level. The waste storage and collection arrangement for bins is satisfactory. The scheme takes into account sustainable design and construction and the Section 106 Agreement that has been agreed as part of the planning permission includes education as a Planning Obligation to be provided by the developer and a contribution towards the amendment of the TMO for a car free scheme.</p> <p>As such the proposal is in accordance with policies; UD4 Quality Design, UD3 General Principles, HSG1 New Housing Development, UD2 Sustainable Design &amp; Construction, M9 Car Free Residential Developments and UD7 Waste Storage of the Haringey Unitary Development Plan 2006 and the Councils SPG 1a 'Design Guidance, SPG 8b Materials, SPG10c Educational Needs Generated by New Housing and Housing SPD (2008). It is therefore appropriate to recommend that planning permission be APPROVED.</p>
<b>PC198.</b>	<p><b>283 HERMITAGE ROAD, N4 1NP</b></p> <p>The Committee considered a report, previously circulated, in respect of the planning application at 283 Hermitage Road N4 1NP. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, planning obligations, human rights and equalities, and recommended that the permission be granted subject to conditions and a s)106 agreement.</p> <p>On a motion, seconded, it was:</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"><li>• That determination of planning application HGY/2011/2138 be delegated to the Assistant Director for Planning, Regeneration and Economy.</li></ul> <p>Committee members were asked to forward any comments on this application directly to the Assistant Director.</p>
<b>PC199.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Monday 10 September, 19.00.</p>

COUNCILLOR ALI DEMIRCI

Chair

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