

**MINUTES OF THE PLANNING SUB COMMITTEE
THURSDAY, 28 JUNE 2012**

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

Also Present: Councillor Reith

MINUTE NO.	SUBJECT/DECISION																		
PC181.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Solomon, for whom Cllr Erskine was substituting.</p>																		
PC182.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>																		
PC183.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Mallett declared a personal interest as a member of Holy Trinity Church, which was in the same parish as the GLS Depot site.</p> <p>Cllr Beacham declared a personal interest as a member of the British Humanist Association.</p>																		
PC184.	<p>PRINCIPLES OF BASEMENT DEVELOPMENT</p> <p>It was noted that this item, and all the applications relating to basement development, had been deferred from this agenda.</p> <p>NOTED</p>																		
PC185.	<p>FORMER GLS DEPOT, FERRY LANE, TOTTENHAM N17 ('HALE VILLAGE')</p> <p>The Committee considered a report, previously circulated, on the planning application in respect of the former GLS Depot, Ferry Lane, Tottenham ('Hale Village'). The report set out the proposal, site and surroundings, planning history, relevant planning policy, consultation and analysis, human rights and equalities and additional details regarding the way in which it was proposed that the facility would operate in practice. The Committee was asked to note that paragraph 9.10 in the report was incorrect, and that the dwelling mix should in fact read:</p> <table style="margin-left: 40px;"> <thead> <tr> <th></th> <th style="text-align: center;">No.</th> <th style="text-align: center;">%</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td style="text-align: center;">4</td> <td style="text-align: center;">6%</td> </tr> <tr> <td>1-bed</td> <td style="text-align: center;">10</td> <td style="text-align: center;">16%</td> </tr> <tr> <td>2-bed</td> <td style="text-align: center;">46</td> <td style="text-align: center;">72%</td> </tr> <tr> <td>3-bed</td> <td style="text-align: center;">3</td> <td style="text-align: center;">5%</td> </tr> <tr> <td>4-bed</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2%</td> </tr> </tbody> </table>		No.	%	Studio	4	6%	1-bed	10	16%	2-bed	46	72%	3-bed	3	5%	4-bed	1	2%
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The recommendation of the report was that permission be granted, subject to conditions. A proposed additional condition in respect of hours of use was tabled at the meeting, along with a detailed plan of the ground floor of the proposed block, marked up to indicate proposed use. The Planning Officer gave a presentation outlining the key aspects of the application, and responded to questions from the Committee.

The following points were raised in discussion of the officer report:

- It was confirmed that the agreed ground floor layout would form part of the approved plans, and that any substantial change in layout would require further planning approval. It was further reported that a management committee was proposed, who would monitor the use of the space.
- The nursery space was leased to a nursery operator for a minimum of 15 years, indicating the commitment to long term retention of the nursery function at the site.
- In response to a question regarding legal controls over the use of the space, were the Diocese of London to dispose of the premises, it was reported that there was a risk of the use of the space changing within the D1 use class. It was suggested that a condition could be added that permission would need to be sought for any proposed change in the layout in order to have a degree of control over use of the space, however concern were expressed that such a condition would have a negative impact on the flexibility of the centre.
- The Committee was provided with clarification of the Funding and Timing section of Appendix 4 of the report, which set out that under the s106 agreement Lee Valley Estates had provided the Council with £800k for off-site school provision, with £950k in construction costs for the shell of the building as a community space.
- It was confirmed that it would be a decision for the Council as to whether to accept the officer of having Council involvement in the management committee for the community centre.
- With regards to parking, it was confirmed that, in line with Council policy on sustainable transport and the high public transport accessibility rating of the site, the developer had been asked to look at reducing the number of spaces from the 850 maximum number originally granted under the outline planning permission. It was proposed that some private residential units would have associated car parking space but that it was not proposed for affordable units to have parking, and people would be advised that their units were car-free by the developer upon purchase.
- When first granted permission, a higher level of private accommodation had been proposed – this had now been reduced and there had been a substantial increase in the number of student accommodation units, which generally required fewer parking spaces.
- It was confirmed that there would be general, on-street parking spaces available for visitor use, which would be managed by the developer. It was confirmed that the roads surrounding the estate were not covered by a CPZ.
- It was proposed that there would be 6-7 car club spaces available on site. Annual monitoring of the Travel Plan for the site would determine

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whether additional spaces were required, in line with demand. It was confirmed that people would pay an annual car club membership, but that the set-up costs for the car club, in respect of the TMO and signage, were covered under the s106 agreement.

- The Committee agreed to hear from the applicant on the topic of parking, who advised that it would be possible to purchase visitor parking permits. The applicant also advised that some parking spaces would be leased to affordable residential units, on condition that the parking was in the underground area associated with the residential unit. The applicant was working with the highways department so as not to lead to a situation where cars were being displaced to neighbouring streets, but at the same time not encouraging car ownership.
- In response to a question from the Committee, the applicant advised that they were working with Highways regarding the best location for the proposed car club spaces, as they would prefer these to be in secure, underground parking spaces for the security of residents.

Cllr Lorna Reith, ward councillor, address the Committee in support of the application, and raised the following points:

- Local ward councillors had campaigned strongly for a reduction in the number of parking spaces at the development, on the basis of the existing congestion in the area. The forthcoming improvement works to the gyratory system were intended only to prevent the situation from worsening.
- The community centre was well-supported locally as there was no similar facility in the local area, and this would meet a community need.
- Detailed discussions had been held on the basis of the space having a primary use as a community centre, and this was no different from many other school halls and community centres which were also used for religious purposes.
- There was interest from a local youth trust in using the space.
- Cllr Reith expressed concern that limiting the ability to alter the interior of the building may have a negative effect on those groups who wished to use it, and would reduce the flexibility of the space.
- There was a need to trust the intention and management of the centre, which had the potential to be an asset to the area.

The Committee discussed the application further and asked questions of Cllr Reith:

- It was suggested that an alternative way of having some control over changes to use of the community centre would be the introduction of a mechanism for consultation for any proposed change to the layout. This would enable monitoring of the space, without adding constraints. It was suggested that this should be an informative.
- It was confirmed that the original community centre at the Ferry Lane Estate had now been incorporated into the neighbouring school.
- In response to a question regarding parking for the community centre, it was anticipated that this would be primarily for the use of those living in the immediate vicinity, who would be unlikely to travel by car.

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- It was understood from the Diocese of London that the day to day running of the centre would be by a management committee, with the involvement of local groups. There was also the offer of having a councillor representative on the management committee, and it was suggested that this be recommended in an informative.

Cllr Schmitz proposed a motion that a condition be added requiring planning permission to be sought for any proposed change in the internal layout. This motion was not seconded, and therefore fell.

The Chair moved the recommendations of the report, with the additional tabled condition in respect of hours of use and the informatives in respect of consultation on any proposed change in layout and on councillor involvement in the management committee. It was:

RESOLVED

That reserved matters application HGY/2012/0799 be approved, subject to conditions as below, the additional tabled condition in respect of hours of use, additional informatives in respect of consultation on any proposed change in layout and on councillor involvement in the management committee, and in accordance with the approved plans and documents as follows:

DOCUMENTS
Title
Planning Statement April 2012
Design & Access Statement April 2012
Sunlight & Daylight Report May 2012
Energy Statement April 2012

PLANS		
Plan Number	Rev.	Plan Title
1276_0010	-	Redline boundary
1276_0110	-	Site Plan
1276_0100	D	Ground floor plan
1276_0101	C	First floor plan
1276_0102	C	Second to Fifth floor plan
1276_0103	C	Sixth floor plan
1276_0104	C	Seventh floor plan
1276_0104	A	Roof plan
1276_200	C	Proposed elevations – North & Section AA
1276_201	C	Proposed elevations – East & West

CONDITIONS:

TIME LIMIT

1. The development hereby authorised must be begun not later than the expiration of 2 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

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accumulation of unimplemented planning permissions.

DRAWINGS

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1276_0010, 1276_0110, 1276_0100D, 1276_0101C, 1276_0102C, 1276_0103C, 1276_0104C, 1276_0108A, 1276_200C and 1276_201C

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

ENERGY AND SUSTAINABILITY

3. The sustainable design measures, energy efficiency measures and renewable energy measures identified in the Energy Statement dated April 2012, revision P1 and hereby approved shall be implemented in strict accordance with the details shown and thereafter maintained unless otherwise agreed in writing by the Local Authority.

Reason: To ensure the development achieves the appropriate levels of energy efficiency, in accordance with policies G1, UD1, UD2, and ENV2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006.

MATERIALS

4. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

5. All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

SIGNAGE

6. The applicant shall submit a fully detailed design strategy for any signage to be displayed on any part of the development.

Reason: To achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

LANDSCAPING

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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: To ensure a comprehensive and sustainable development, to ensure good design and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, and in accordance with policies UD3 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006

CYCLE PARKING

8. That provision for 68 secure cycle parking spaces shall be made within the scheme and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to ensure that well designed safe and appropriate levels of cycle parking in the scheme are provided in accordance with policies M3, M5 and UD4 of the London Borough of Haringey Unitary Development Plan (UDP) 2006.
9. Cycle parking spaces for the use of the community centre shall be provided in line with the London Plan.
Reason: To promote travel by sustainable modes of transport to and from the site, in particular cycling.

CONSTRUCTION IMPACT MITIGATION

10. Prior to the commencement of the development hereby permitted, details of a scheme for monitoring and mitigating noise and dust emissions for all plant and processes shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policies ENV6 and ENV7 of the London Borough of Haringey Unitary Development Plan 2006.

MECHANICAL PLANT

11. Technical specification details of the mechanical plant to be installed within the plant areas shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved by the Local Planning Authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006. 15. Amenity Conditions

DELIVERY AND SERVICE PLAN

12. A delivery and servicing plan shall be provided for the development no later than 2 months before first occupation. The servicing and delivery plan should:
- a) programme deliveries outside the AM and PM peak periods in

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- order to reduce congestion on the highway network
 - b) set out details of refuse collection arrangements
 - c) demonstrate taxi drop-off and pick-up arrangements.
- Reason: In order to minimise the impact of servicing and deliveries on local traffic and highway conditions.

TRAVEL PLAN

13. A revised Travel Plan shall be submitted to the local planning authority 6 months after first occupation of the development including surveys of travel patterns to the development in use and demonstrating the promotion of use by sustainable transport modes.
- Reason: To promote travel by sustainable modes of transport to and from the proposed development.

DISABLED PARKING

14. Users of the development shall have access to a minimum of 2 disabled parking spaces in the close vicinity of the development.
- Reason: To ensure that persons with a disability will have access to parking

INFORMATIVES:

- A: All design details shall be prepared and submitted by the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.

REASONS FOR APPROVAL

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

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote regeneration through housing, employment and urban improvement to support local economic growth.
- b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties and environmental site constraints.
- d) The Planning Application has been assessed against and is considered to be in general accordance with the intent of National, Regional and Local Planning Policies requirements including London Borough of Haringey Unitary Development Plan (UDP) 2006, G2 'Development and Urban Design', G3'Housing Supply', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Developments', UD9 'Locations for Tall Buildings', HSG1 'New Housing Developments', HSG4 'Affordable Housing', AC2 'Tottenham International', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development', , ENV1 'Flood Protection: Protection of the Floodplain and Urban

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Washlands', ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment' ENV5 'Works Affecting Watercourses', ENV6 'Noise Pollution', ENV7 Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management' and CW1 'New Community/Health Facilities'.

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.

PC186.

THE CORNERWAYS, ELLINGTON ROAD, MUSWELL HILL, N10 3DD

The Committee considered a report, previously circulated, on the application for planning permission for erection of a two storey building comprising of a two-bedroom house at The Cornerways, Ellington Road, Muswell Hill N10. The report set out images and details of the site and surroundings, details of the application, planning history, relevant planning policy, consultation and responses, human rights and equalities issues and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation on key aspects of the report, and advised of the following amendments to the conditions as set out in the report:

Condition 3: "...approved in writing and *thereafter* implemented in accordance with the requirements of the Local Planning Authority"

Condition 7: "...no development otherwise permitted by any part of Class A, B, C, D, E & F of Part 1 to Schedule 2 of that Order shall be carried out on site."

Condition 11: "... The approved plans ~~should~~*must* be adhered to throughout the construction period and shall provide details on:...."

The Committee discussed the application, and the following points were raised during this discussion:

- Officers felt that the current application was more discreet than the previous, refused, application. As a consequence, it was not felt to compete with the character of the surrounding area.
- Concern was expressed that there did not appear to be a policy in respect of developments of this nature, however it was noted that this was a highly unusual garden site, and that it was necessary to assess every application on the basis of its merits. This site did not constitute a backland site, as it fronted onto two roads.
- Mr Dorfman acknowledged that the report was not explicit with regards to the policies relevant to this application, and this would be addressed in future reports. Supporting policies were in place within the UDP and would also be incorporated into the Local Development Framework; consideration would then be given as to whether there were any

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elements of these policies required strengthening.

- The Committee noted the Planning Inspector's opinion that the previous scheme was not in keeping with the surrounding area.

A local resident who lived next door to the site addressed the Committee in objection to the application, and made the following points:

- The primary concern was the height of the building in relation to the window of the neighbouring property, as this was an important source of light to the house next door.
- The pictures shown in the officer's presentation were out of date, as there was significantly less screening of the site now.
- If the height of the building were below the 6ft fence between the properties, this would be acceptable in terms of light levels, but if it were higher than the 6ft fence, as was indicated by the drawings, then the neighbours would strongly object.
- The neighbouring property had been designed as an end-site, and the residents had enjoyed light from the side-window for many years. Any proposal which would block this light would change the nature and atmosphere of their house, and have a negative impact on the residents.
- Concern was expressed in the event that works were commenced but not finished, due to the nature of the excavations required.

The Committee asked questions of the objector, and the following issues were discussed:

- The objector confirmed that no notice had been given under the Party Wall Act.
- The fence had been moved to its current position after the original planning application on the site had been refused.
- The objector did not object to the design of the proposal, as long it was not visible from his property.
- There needed to be careful assessment of the site in respect of drainage.

The architect for the scheme addressed the Committee in support of the application and made the following points:

- The site was currently unkempt, and had previously been used to store building materials.
- A similar scheme in the borough, by the same architect, had been nominated for a design award – such schemes could work and be appreciated on their own merits.
- This would provide a new, sustainable family dwelling, and was highly energy efficient.

Cllr Peacock declared a personal interest at this point, as her cousin had been the client for the other scheme referred to by the architect in his presentation.

In response to questions from the Committee to the applicant, the following

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points were made:

- The intention was for the building not to exceed the height of the 6ft boundary fence, and there was no intention to interfere with the light to the neighbouring property. The applicant would be happy to accept a condition requiring a rights of light study to be undertaken, if the Committee wished.
- With regards to the concerns raised regarding drainage, it was confirmed that most of the area was clay, and that when the excavations were undertaken, a lower structure would be installed in order to support the ground.
- It was confirmed that considerate contractor guidelines would be followed during works in order to mitigate the impact on neighbours.

The Committee considered the application further:

- In response to a concern regarding the development being crowded, it was reported that the proposal only occupied 50% of the plot.
- The applicant agreed that they would be happy to accept a condition requiring the use of brick rather than render as a finish.
- In response to issues raised by the Committee in respect of fencing / screening, and that the green roof not be used as an amenity space, it was noted that the proposed conditions 4,5,6 and 8 addressed the issues raised, as well as the amendment to condition 7 to include all Classes A-E.

The Committee examined the drawings and plans supplied.

- It was noted that the nature of this site was very unusual, and that the proposal offered a neat and architecturally appropriate scheme which would terminate the terrace on Cranley Gardens. There was an existing structure on the site, in the form of a shed.
- It was noted that the applicant would be encouraged to use brick rather than render under the terms of the proposed condition regarding materials.
- It was proposed that condition 2 be amended to state that the building should be no more than 1.8m high as measures from the level of the path dividing the site and the neighbouring property on Cranley Gardens.
- An additional condition was proposed in respect of requiring considerate contractor rules to be followed, with an informative that no work should be undertaken on a Saturday.
- An additional informative was proposed that the roof should combine a green roof and solar panels.
- It was suggested that the existing condition in respect of boundary treatment be strengthened to ensure that the front-facing boundary was on an appropriate standard.

Taking into account the proposed additional conditions in respect of considerate contractor guidelines, the amendments of the proposed conditions as set out in the officer presentation and in respect of the specific height of the building and boundary treatment, and the additional informatives

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in respect of no work taking place on Saturdays and the combination of green roof and solar panels, the recommendation of the report was moved and it was:

RESOLVED

That, with the additional conditions in respect of considerate contractor guidelines, the amendments of the proposed conditions as set out in the officer presentation and in respect of the specific height of the building and boundary treatment, and the additional informatives in respect of no work taking place on Saturdays and the combination of green roof and solar panels, planning application HGY/2011/1868 be granted, subject to 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. In particular the building heights and levels as specifically shown on the approved drawings shall be adhered to.

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

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details 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 boundary treatment indicated on the submitted plans full details of the proposed front boundary treatment (wall, piers & gates) shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

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

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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.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

6. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

PERMITTED DEVELOPMENT RIGHTS

7. 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, 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.

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

Reason: To ensure that the amenities of the occupiers of adjoining

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properties are
not prejudiced by overlooking.

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. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

11. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments, methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
- ii. Site management and access, including the storage of plant and materials used in constructing the development;
- iii. Details of the excavation and construction of the basement;
- iv. Details showing how the front façade will be protected during construction;
- v. Measures to ensure the stability of adjoining properties,
- vi. Vehicle and machinery specifications.

Reason: In the interests of residential amenity and highway safety

REASONS FOR APPROVAL

The proposed building in terms of its siting, form and associated landscaping is considered to be designed sensitively in terms of its relationship within adjoining and neighbouring properties. The building is a more discrete building in comparison to the previously refused schemes. The proposal will

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not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The 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.

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.

PC187.

DATE OF NEXT MEETING

Monday, 9 July 2012, 7pm.

The meeting closed at 9.30pm.

COUNCILLOR ALI DEMIRCI
Chair