

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 10 SEPTEMBER 2012**

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

Also Present: Councillor Allison, Councillor Weber

MINUTE NO.	SUBJECT/DECISION
PC210.	APOLOGIES There were no apologies for absence.
PC211.	URGENT BUSINESS There were no items of urgent business.
PC212.	DECLARATIONS OF INTEREST There were no declarations of interest.
PC213.	DEPUTATIONS/PETITIONS There were no deputations or petitions.
PC214.	MINUTES Cllr Schmitz indicated that he would abstain from approving the minutes of the special Planning Sub Committee held on 25 June 2012. It was agreed that the informative in respect of the naming of the new development at 7 Bruce Grove, considered on 9 July 2012, be amended to include the Committee's suggestion of Trades House. Cllr Mallett's declaration of interest from the minutes of the special Planning Sub Committee on 25 June 2012 was amended to read 'Clyde Road Residents' Association'. In response to a request from Cllr Allison to ask a question on this item, the Chair declined to allow non-Committee members to raise questions in respect of the minutes. It was confirmed that the Chair had discretion in the running of the meeting. RESOLVED That, subject to the amendments agreed above, the minutes of the meetings held on 25 June, 28 June, 9 July and 30 July 2012 be agreed and signed by the Chair.
PC215.	12 DENEWOOD ROAD, N6 4AJ

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The Committee considered a report, previously circulated, on the application for planning permission at 12 Denewood Road, N6. The report set out details of the site and surroundings, images of the site as existing and proposed, details of the proposal, planning history, relevant planning policy, consultation and responses, assessment of the application and human rights and equalities issues and recommended that the application be granted, subject to conditions. The Planning Officer gave a presentation highlighting the key aspects of the report, and circulated two letters received after the circulation of the Committee report, one from Geotechnical and Environmental Associates and one from a neighbouring resident in objection to the application.

In response to a question from the Committee, it was confirmed that the application remained unchanged from that deferred from the special Sub-Committee meeting on 30 July.

Cllr Rachel Allison addressed the Committee in objection to the application on behalf of local residents and the Highgate Society, and Dr Tom Davidson also spoke in objection. The following points were raised by the objectors:

- The proposal represented overdevelopment of the site, as there had never been two houses on the site at the same time.
- Allowing two houses on the site would set a worrying precedent for the area and could lead to a erosion of the character of the Conservation Area.
- This application would involve two large basements, one of double-depth as it would contain a swimming pool; there were recognised problems in the area in respect of the water table, and concern was expressed that this may lead to further problems.
- There was concern that no intrusive assessment of the potential impact of the basement had been undertaken at the site itself.
- Given the existing problems in the area and the size of the proposed basements, the proposal would lead to a significant risk of harm being caused.

The Committee questioned the objectors, and the following issues were raised in the course of the questions and responses:

- The objectors recognised that the street was diverse architecturally and so there were no specific concerns in respect of the design of the proposal, but the character of the Conservation Area lay in the overall streetscape, the large gardens and sense of open space and having two houses on this site would have a negative impact on this.
- There was a strong objection to the principle of having two houses on the site.
- The Committee asked for information on the criteria on which the area had been designated a Conservation Area in the first place; officers advised that the designation was in 1967 and that there was no existing character appraisal other than that summarised as 'large houses on large plots'. It was noted that work was currently underway on a character appraisal for the Highgate Conservation Area.

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- Marc Dorfman, Assistant Director, Planning, Regeneration and Economy, advised that the key policies relating to this application were UD3 and UD4 on the impact on amenity and quality of design, and that these would also be taken into consideration in respect of the Conservation Area Consent assessment.
- It was noted that one of the OS plans of the area appeared to indicate that at one time there had been two houses on the site at the time the Conservation Area was designated.
- In response to a question from the Committee on whether the location of the existing house had an impact on the application of the policy in respect of backland development, Mr Dorfman advised that this was the case; were the existing house at the front of the plot and permission sought to build at the rear, the recommendation would likely be for refusal.
- It was suggested that a report on the current status of all Conservation Area appraisals be brought to Regulatory Committee for information.
- The Committee asked about the inclusion of this particular street in the Conservation Area, which was generally focussed on Highgate Village; officers responded that it was on the basis of generous streets and detached houses with strong landscaping.
- Officers felt that this site was unique in character and would not establish any precedent for the building of additional houses at the rear of existing sites.
- It was confirmed that the proposed condition regarding a Construction Management Plan would address the issue of flooding.
- Dr Davidson felt that, despite the proposed condition which would preclude any work on the site until and unless a full assessment of the flood risks was undertaken and mitigation in place to address these risks, an element of risk still remained and that all necessary assessments should be undertaken before planning permission was granted.
- Mr Dorfman advised that for future applications, proposals involving basements such as these would require a full basement impact assessment to be submitted prior to the validation of the application, but that it was currently a transition phase while applications were dealt with that had been submitted prior to the new requirements being agreed. Although full information had not been required at validation phase when this application was submitted, the same information would still be required before development could commence, as a condition.
- Dr Davidson confirmed that he was aware of flooding issues directly opposite this site, at foundation level. Mr Davidson was not aware of a particular instance of a basement development at one property having a negative impact on a neighbouring property, but felt that it was logical that this may be an outcome, given the issues with groundwater in the area.

Almas Bavcic, the applicant's representative, addressed the Committee in support of the application and made the following points:

- This site is unique, being 15-20m longer than other sites in the area, with the existing building located to the rear and a historical precedent

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for there being a house to the front of the site.

- The proposal would restore the original streetscape by replacing a house at the front of the site.
- The building at the front would screen the rear house.
- The rear house was set away from neighbouring properties and there were no nearby basements; water flow would therefore not be affected.
- It was reported that detailed guidance had been sought from professionals in respect of the basement excavations, but that boreholes on site were costly and time-consuming and were therefore usually only undertaken once planning permission had been granted.

The Committee asked questions of Mr Bavcic, and the following issues were raised:

- The Committee discussed the report provided by GEA, and it was confirmed by Mr Bavcic that this had been commissioned prior to the requirement for basement impact assessments to be produced and had therefore been intended only to inform the design process. The aim had been to identify any potential issues that would affect the developer and neighbouring properties. While the consultants used anticipated that their information was accurate, it was expected that a hydrological condition would be required to be undertaken as a condition of any permission granted.
- In response to a question from the Committee as to whether he was aware of any instances in the area where a basement construction had impacted on a neighbouring property, Mr Bavcic advised that where works were undertaken properly, such issues should not arise.

The Committee examined the plans and asked further questions of officers.

In discussing potential additional conditions, were the application to be granted it was proposed that a condition be added requiring a site-specific hydrological survey, including on-site borehole testing.

The Chair moved the recommendations of the report, with the additional condition in respect of site-specific hydrological testing and on a vote it was:

RESOLVED

That, with an additional condition requiring site-specific hydrological testing before construction could commence, application HGY/2011/2284 be granted, subject to the following conditions:

Drawing No's: 390-000, 390-010, 390-011, 390-310, 390-311, 390-001, 390-003, 390-004, 390-005, 390-006, 390-300, 390-301, 390-302, 390-303 & 390-304

Conditions:

IMPLEMENTATION

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

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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 & BOUNDARY TREATMENT

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. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping, including replacement trees, 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.

5. Before the occupation of the new dwellings hereby permitted details of the boundary treatment to separate the gardens of the two dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory privacy for future occupiers and to protect the character and setting of the Listed Building.

TREE PROTECTION

6. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

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7. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

PERMITTED DEVELOPMENT RIGHTS

8. 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.

9. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

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

CONSTRUCTION

10. 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.

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.
- ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology.
- iii) Site management and access, including the storage of plant and

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materials used in constructing the development;

- iv) Details of the excavation and construction of the basement;
- v) Measures to ensure the stability of adjoining properties,
- vi) Vehicle and machinery specifications

Reason: In order to protect the residential amenity and highways safety of the locality.

12. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

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

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: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

REASONS FOR APPROVAL

The position, scale, mass, detail and alignment of the proposed replacement dwelling to the rear of the site and new dwelling to the front of the site have been carefully considered and will complement the other two-storey flat roofed buildings found along the street and will preserve the character and appearance of the conservation area. The positioning of this building provides sufficient gaps between buildings as well as protecting trees and greenery along the side and front boundaries of the site. In addition the proposal will not give rise to a significant degree of overlooking or loss of privacy, daylight

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or sunlight to neighbouring properties. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' 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.

Section 106: No

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.

PC216. 12 DENEWOOD ROAD, N6 4AJ

The Committee considered a report, previously circulated, for Conservation Area Consent in respect of 12 Denewood Road, N6. The report set out details of the site and surroundings, the proposal, planning history, relevant planning policy and assessment of the application, and recommended that consent be granted.

On a vote, it was:

RESOLVED

That Conservation Area Consent in respect of application HGY/2011/2285 be granted, subject to the following conditions:

No.(s) 390-000, 390-010, 390-011, 390-310, 390-311, 390-001, 390-003, 390-004, 390-005, 390-006, 390-300, 390-301, 390-302, 390-303 & 390-304 and the following conditions:

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 demolition 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: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality

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REASONS FOR APPROVAL

The demolition of the building on this site is acceptable in principle as it makes a neutral contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.

PC217.

115-117 PARK ROAD, N8

The Committee considered a report, previously circulated, in respect of a planning application for development of a three storey residential block at 115-118 Park Road, N8. The report set out details of the site and surroundings, planning history, description and images of the proposal, relevant planning policy, consultation and responses, analysis of the application, human rights and equalities considerations, and recommended that consent be granted, subject to conditions and to a section 106 agreement. The Planning Officer gave a presentation outlining key aspects of the report, and responded to questions from the Committee.

The following points were raised as a result of questions from the Committee and the responses provided by the officers:

- The main change from the previous application was that the footprint of the proposed building was pulled further away from the road and number 121 in order to avoid the existing sewer.
- 6 parking spaces were proposed on-site for the 9 flats; the remaining three flats would be designated car-free, and residents of those flats would not be permitted to apply for parking permits. The parking spaces would be allocated to specific flats when the flats were sold.
- The Committee asked whether permitting parking spaces for this development was consistent with the Council's transport policies; it was confirmed that the site was designated as medium in terms of PTAL (public transport accessibility level) and that some parking provision was therefore considered acceptable at this site.
- It was confirmed that the balconies were currently applied for as clear glazed, but that this could be addressed by means of condition.
- The level of parking was reported as the same as at the existing consented scheme, but this proposal was moved further away from number 121 and should therefore have less of an impact on neighbouring properties.
- It was confirmed that the parking provision was additional to the amenity space outlined in the report.
- It was suggested that a report on parking policy should be considered by the Regulatory Committee.

Cllr Lyn Weber, ward councillor, and a local resident addressed the Committee in objection to the application, and raised the following points:

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- Pre-application discussions with the architect had led to a number of changes to the scheme, including the removal of the proposed roof garden and rear balconies and the reorientation of the entrance. These changes were welcomed and it was felt that more developers should engage in pre-application discussions.
- It was suggested that the colour of the window frames should be white, and not bare metal, to be more in keeping with the area.
- It was felt that the proposal would result in a very narrow pavement, which would be out of keeping with the area and would impact on accessibility.
- The three-storey height, with an additional block on top for the elevator, would be overly imposing. Although there were similar developments in the vicinity, these were set further back from the road.

The applicant addressed the Committee in support of the application, and raised the following points:

- The previous application had been withdrawn, and a number of amendments had been made, further to discussion with the local ward councillor.
- The colour of the windows could be agreed by condition; the applicant was happy with this approach.
- It was confirmed that balconies would be painted.
- The development would have no impact on the existing pavement line.

In response to questions from the Committee to the applicant, the following points were made:

- Were the development moved further back away from the road, this would have an adverse impact on neighbouring properties.
- The number of parking spaces had been reduced from a previous proposal.
- The applicant was willing to accept the allocation of one parking space for disabled parking.
- The applicant was happy to accept that the balconies should be opaque.

The Committee examined the plans and drawings.

In summing up before moving to the recommendations of the report, the Committee suggested that additional conditions be imposed, were the application granted, requiring the balconies to be opaque, that the colour of the window frames be agreed with the local authority and that a disabled parking space be allocated. The Chair moved the recommendations of the report and on a vote it was:

RESOLVED

That planning application HGY/2012/1211 be granted, subject to:

- conditions as below and additional conditions requiring the balconies

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to be opaque, that the colour of the window frames be agreed with the local authority and that a disabled parking space be allocated;

- a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended);
- and in accordance with the approved plans and documents as follows:

DOCUMENTS

Title

Design & Access Statement April 2012

PLANS

Plan Number	Rev.	Plan Title
11022/100	C	Proposed Site Plan
11022/101	G	Proposed Ground Floor
11022/102	F	Proposed First Floor
11022/103	F	Proposed Second Floor
11022/104	A	Proposed Roof Plan
11022/105		Proposed Site Location Plan
11022/106	B	Proposed SE Elevation
11022/107	B	Proposed SW Elevation
11022/108	D	Proposed NE Elevation
11022/109	B	Proposed NW Elevation
CC1151 100	A	Swept Path Analysis
CC1151 101	A	Track Plots – Car Park
CC1151 102	A	Track Plots Out – Car Park

Conditions:

TIME LIMIT

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.

PLANS

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.

SUSTAINABILITY

3. Prior to the implementation of the consent hereby approved, the

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applicant shall submit a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy set out under Policy 5.2 of the London Plan 2011 and that the scheme will achieve Code for Sustainable Homes Level 4. Thereafter the recommendations of the energy assessment shall be undertaken in full and required technology installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with G1, UD1, and UD2, of the London Borough of Haringey Unitary Development Plan (UDP) 2006 and London Plan Policy 5.2.

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.

CONTAMINATED LAND

5. 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 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

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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

6. 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.

Reason: In order to minimise dust nuisance and harm to residential amenity during construction.

LANDSCAPING

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

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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

PLANTING

8. 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 ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

LANDSCAPE MAINTENANCE

9. Prior to occupation of the development, the applicant shall submit a landscape maintenance scheme for approval by the Local Planning Authority. Any trees or areas of planting which die, are removed or become seriously damaged or diseased within 5 years of completion of the landscaping scheme, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

GREEN ROOF

10. Full details of an extensive green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:

a) biodiversity based with extensive/semi-intensive soils

b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.

c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.

d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates

e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape

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features and a roof cross section

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: In order to ensure the satisfactory provision of the green/brown roof in the interests of sustainability.

CYCLE PARKING

11. That provision for 10 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.

The applicant/ Developer is required to contribute by way of a S.106 agreement £14,000 (Fourteen 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.

NO RESIDENTIAL PARKING PERMITS

12. The applicant enters into a S.106 agreement including provision that no residents within the proposed development will be entitled to apply for a resident's parking permit under the terms of any current or subsequent Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO

Reason: To mitigate the parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increase travel by sustainable modes of transport hence reducing the congestion on the highways network

CAR FREE DEVELOPMENT

13. The applicant enters into a S.106 agreement including provision that no residents within the proposed development will be entitled to apply for a resident's parking permit under the terms of any current or subsequent

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Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO

Reason: To mitigate the parking demand generated by this development proposal on the local highways network by constraining car ownership and subsequent trips generated by car, resulting in increase travel by sustainable modes of transport hence reducing the congestion on the highways network

CONSTRUCTION AND LOGISTICS PLANS

14. The applicant/ Developer shall 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 Park Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

ACCESS

15. Full details of the proposed access gates, including method of operation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

LIFETIME HOMES

16. That all the residential units with the proposed development shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Councils Standards in relation to the provision of Lifetime Homes.

CENTRAL DISH/AERIAL

17. 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.

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HOURS OF CONSTRUCTION

18. No demolition, construction or building works shall be carried out except between the hours of 0800 and 1800 hours (Monday to Friday) and 0800 and 1200 hours (Saturday) and not at all on Sundays or bank holidays unless written approval from the Local Planning Authority has been obtained prior to works taking place.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with the Environmental Impact Assessment and policy ENV6 of the London Borough of Haringey Unitary Development Plan 2006.

NOISE

19. At 1 metre outside the windows of any neighbouring habitable rooms the level of noise from plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from plant and machinery is tonal in character the differences in these levels shall be at least 10dB(A).

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.

MECHANICAL PLANT

20. 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

WASTE/REFUSE

21. 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.

INFORMATIVE: All design details shall be prepared and submitted by

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the architects who prepared the applications or other such architects of comparable skill and experience as the Council may agree.

INFORMATIVE: The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

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.
- c) 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', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', M5 'Protection, Improvements and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development' and ENV11 'Contaminated Land'

Section 106: Yes

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.

PC218.

185A PARK ROAD, N8 8JJ

The Committee considered a report, previously circulated, on an application for a new planning permission to replace an extant permission in order to extend the time limit for implementation of development at 185a Park Road N8 to create six multi-use games areas and two tennis courts. The report set out details of the application, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, human rights and equalities issues and recommended that permission be granted to

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replace the extant permission. The planning officer gave a presentation outlining the key aspects of the report and responded to questions from the Committee.

At 9.35pm, the Committee resolved to suspend standing orders in order to complete the business under consideration.

- The planning officer advised the Committee that could reconsider the application in its entirety.
- It was confirmed that maintenance of the boundary fences was a condition on the existing planning consent.

A local resident representing Creos (Crouch End Open Space) addressed the Committee in objection to the application and raised the following points:

- At the time of the original consent being granted, the Committee had been told that there would be no application for floodlighting, which there subsequently was and was granted on appeal.
- The site had been blighted by neglect and was in a state of disrepair.
- No habitat or bat survey had been submitted to the Council .
- The tennis facilities were felt to be inadequate, due to lack of space.
- There were issues with parking, traffic and access associated with the proposal.
- Activities at the Pavilion were causing noise pollution affecting residents at night.
- The applicants had failed in their commitments, had alienated residents, and the extant permission should be allowed to lapse.

The Committee asked questions of the objector, as a result of which the following points were raised:

- In response to a question regarding the Planning Inspector's view that a limited degree of floodlighting would be incongruous and that there was no evidence that the area was of particular significance for the environment or wildlife, the objectors advised that they were aware of bats in the area, and did not believe that a bat survey had been undertaken.
- The objector noted that there were other floodlit tennis courts in the local area, and that there was no need for more.
- Concern was raised regarding the predominance of football in the use of the site.
- The objector stated that the applicants had had three years in which to enact the conditions on the original permission and had not done any of the things required.

The applicant and the Headteacher of Heartlands High School, addressed the Committee in support of the application:

- Developing the site would lead to regeneration of the site and would be good for the community and local schools.
- The conditions proposed would all be met.

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- When Heartlands High School had been opened, it was recommended that they should find suitable playing fields; this was a great opportunity to secure playing field provision for the students of the school and make a real difference.
- It was proposed that the fields be used for cricket, football, athletics and tennis, and would be used by the school for a minimum of 25 hours per week.
- Pupils would travel to the site by minibus and there would therefore not be any issues associated with students travelling to or from the site independently.
- The Committee was asked to grant the application.

In response to questions from the Committee, the following points were raised by the applicant and supporter:

- The school had Building Schools for the Future funding to invest in a sub-lease of the site for a period of 22 years.
- It was confirmed that the site would be available for use by other parties, also to be agreed by contract.
- It was not anticipated that there would be any issue regarding noise, as the site was sufficiently set back from neighbouring properties and a range of conditions had been agreed to mitigate any issues.
- It was suggested that a condition be added regarding the applicant looking into the issue of modern technology in floodlighting that might assist in preventing light pollution.
- It was confirmed that, if agreed, all the conditions on the original permission would be carried over, with one minor amendment to the condition regarding ecology.
- It was requested that the hours of use for the MUGA be amended to between 0800 and 2000 (April to September), in line with the Inspector's decision, and not 2100 as set out in the report.
- It was requested that an informative be added seeking discussions between the applicants and local ward councillors regarding the design of the proposed screening.
- An informative was sought asking the applicants to make it clear to local residents how they could complain in the event of noise nuisance.

The Chair moved the recommendations of the report, with an additional condition in respect of the application of modern technology designed to reduce light pollution, the amendment of the condition regarding the hours of use of the MUGA to 20:00 (April to September), and additional informatives with regard to discussions being held between the applicants and local ward councillors around the design of the screening and that it should be made clear to local residents how they could complain in the event of noise nuisance. It was:

RESOLVED

That, subject to an additional condition in respect of the application of modern technology designed to reduce light pollution, the amendment of the condition regarding the hours of use of the MUGA to 20:00 (April to September), and additional informatives with regard to discussions being held between the

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applicants and local ward councillors around the design of the screening and that it should be made clear to local residents how they could complain in the event of noise nuisance, planning application HGY/2012/1279 be granted, subject to conditions.

Drawing No's: TMC/01, 02A & TMC/03.

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.

SITE LAYOUT & LANDSCAPING

3. That prior to the commencement of the development, hereby approved, full details of the surface treatment of all areas of hardsurfacing within the applicable part of the site as well as details of the close netted wire fence shall be submitted to and approved in writing by the Local Planning Authority. These areas shall then be constructed and marked out in accordance with the approved details prior to their first use, or other timescale as agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity of the area.

4. A scheme for native tree/shrub planting around the proposed MUGA (including details of species, number, size, location and density) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved tree planting shall be completed within the first planting season following completion of the development approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

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5. Prior to development commencing details of the number of, type, finish and location of 20 secure cycle stands as well as 2 disable car parking spaces shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details.

Reason: To ensure satisfactory facilities for cyclists and adequate disabled parking provision.

6. A scheme for the repair/ replacement of the fence along the southern boundary of the site adjoining the public footpath shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development. This scheme shall be fully implemented before the multi use games area hereby approved is brought into use.

Reason: To prevent danger, obstruction and inconvenience to users of the adjoining public footpath

7. No part of the development hereby permitted shall be brought into use until works to create a 4.1metres-wide access onto Park Road, which would allow entering and exiting vehicles to pass each other, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented.

Reason: To minimise vehicular conflict and conflict of vehicles with pedestrians/cyclists and to ensure highway safety at this location.

CONTROLS ON USE

8. The MUGA shall not be used other than between the hours of 08.00 and 18.00 during the winter months (October to March) and between the hours of 08.00 and 21.00 during the summer months (April-September).

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

NATURE CONSERVATION

9. No development shall take place until a Phase 1 habitat survey, bat roost potential survey, has been carried out and approved in writing by the Local Planning Authority prior to the implementation of the development hereby permitted. Should the presence of bats on site be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the Metropolitan Open Lane and to protect species in line with UK and European Law.

9. To the extent that it is lawfully permitted to do so, the applicant shall use reasonable endeavours to ensure that not less than 20 percent (20%) of the onsite workforce (excluding managers and supervisors) employed during the

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construction of the development shall be 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to the Council, then a lower figure will be agreed by the council as local planning authority. The applicant shall provide written records of the recruitment process undertaken and the resulting employment outcomes required to fulfil this condition, to the local planning authority, prior to the occupation of the development.

Reason: In order to support local residents in gaining access to employment and training opportunities in the borough.

REASONS FOR APPROVAL

This determination has been made having regards to the previous consent under LPA Ref: HGY/2009/0723. The current proposal is a renewal of this previous consent. The scheme in terms of its scale layout and design is still considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy; M10 'Parking for Development; OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS17 'Tree Protection, Tree Masses and Spines'

Section 106: No

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.

PC219.

NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

PC220.

DATE OF NEXT MEETING

Monday, 8 October 2012, 7pm.

The meeting closed at 10:10pm.

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COUNCILLOR ALI DEMIRCI

Chair