

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/1258		Ward: Hornsey Central
Address: The Nightingale 40 Nightingale Lane N8 7QU		
Proposal: Application for a new planning permission to replace an extant planning permission HGY/2008/2319 for retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats		
Existing Use: Pub / Residential		Proposed Use: Pub / Residential
Applicant: The Wellington Pub Company		
Ownership: Private		
DOCUMENTS		
Design & Access Statement		
PLANS		
Plan Number	Revision	Plan Title
389/IN/002	A	Site Plan
389/IN/003		Site photographs
398/P/100/5	A	Proposed raised ground floor
389/P/101	B	Proposed 1 st floor
389/P/102	B	Proposed 2 nd floor
389/P/103	A	Proposed 3 rd floor
389/P/200	C	Proposed north elevation
389/P/201	C	Proposed south elevation
389/P/204	A	Proposed south view
PLANNING DESIGNATIONS ALMO		
RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to Sec. 106 Legal Agreement		
Case Officer Contact: Elizabeth Ennin-Gyasi P: 0208 489 5126 E: Elizabeth.ennin-gyasi@haringey.gov.uk		

SUMMARY OR REPORT: This application replaces an extant planning permission HGY/2008/2319 which was granted in May 2008. It seeks planning permission for the retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats.

There is no material change between this application and the previous approved scheme. Therefore it is recommended that the application should be approved in accordance to Government advice on renewing extant planning applications.

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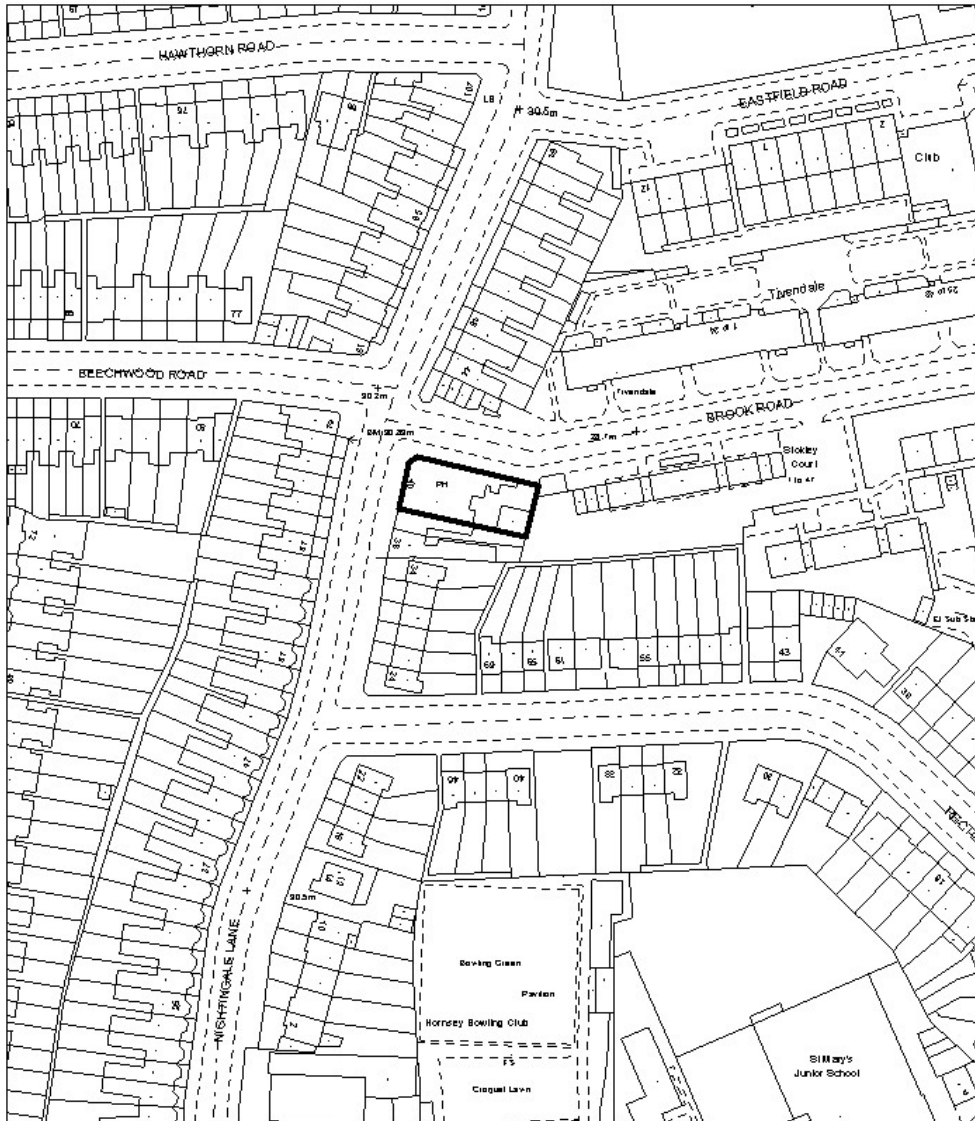
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1.0 SITE PLAN

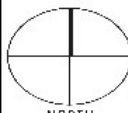


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Site plan The Nightingale, 40 Nightingale Lane N8

Directorate of Urban Environment

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 NORTH	Drawn by	MT
	Scale	1:1250
	Date	26/09/2012

Showing Existing Site Layout

2.0 PHOTOGRAPHS & IMAGES



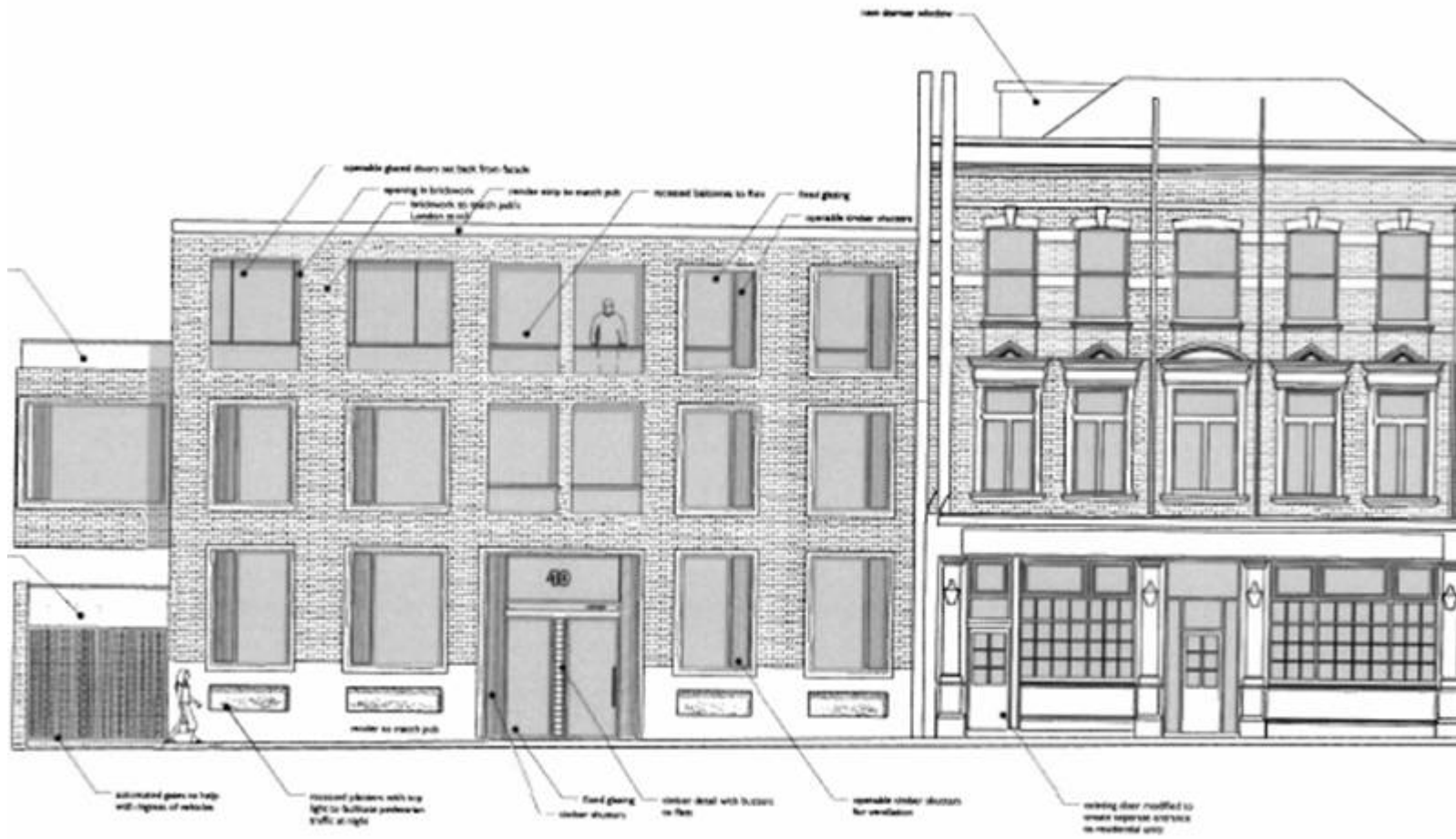
Existing Front Elevation



Existing Side/rear Elevation

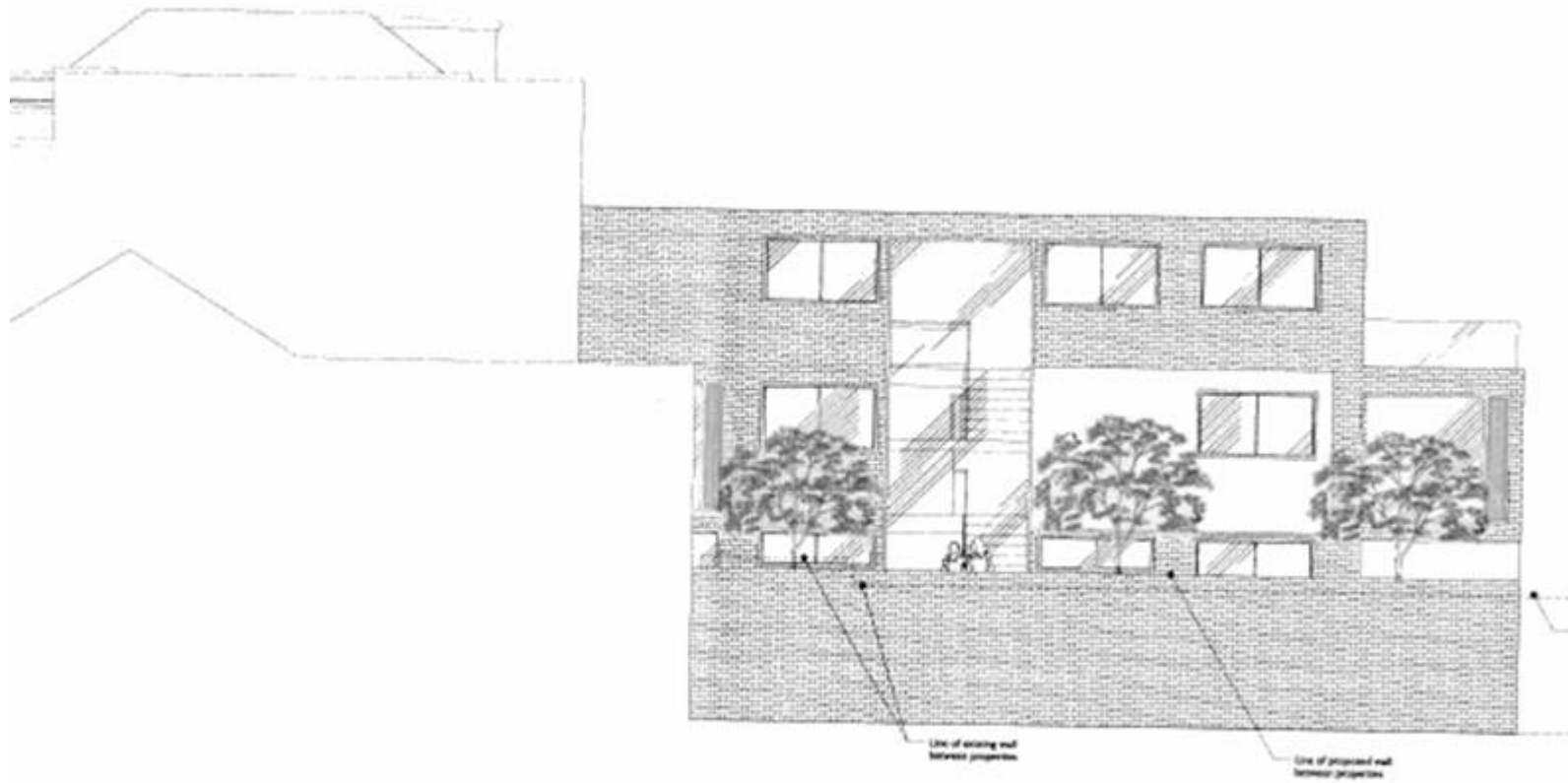


Proposed Ground floor and site plan

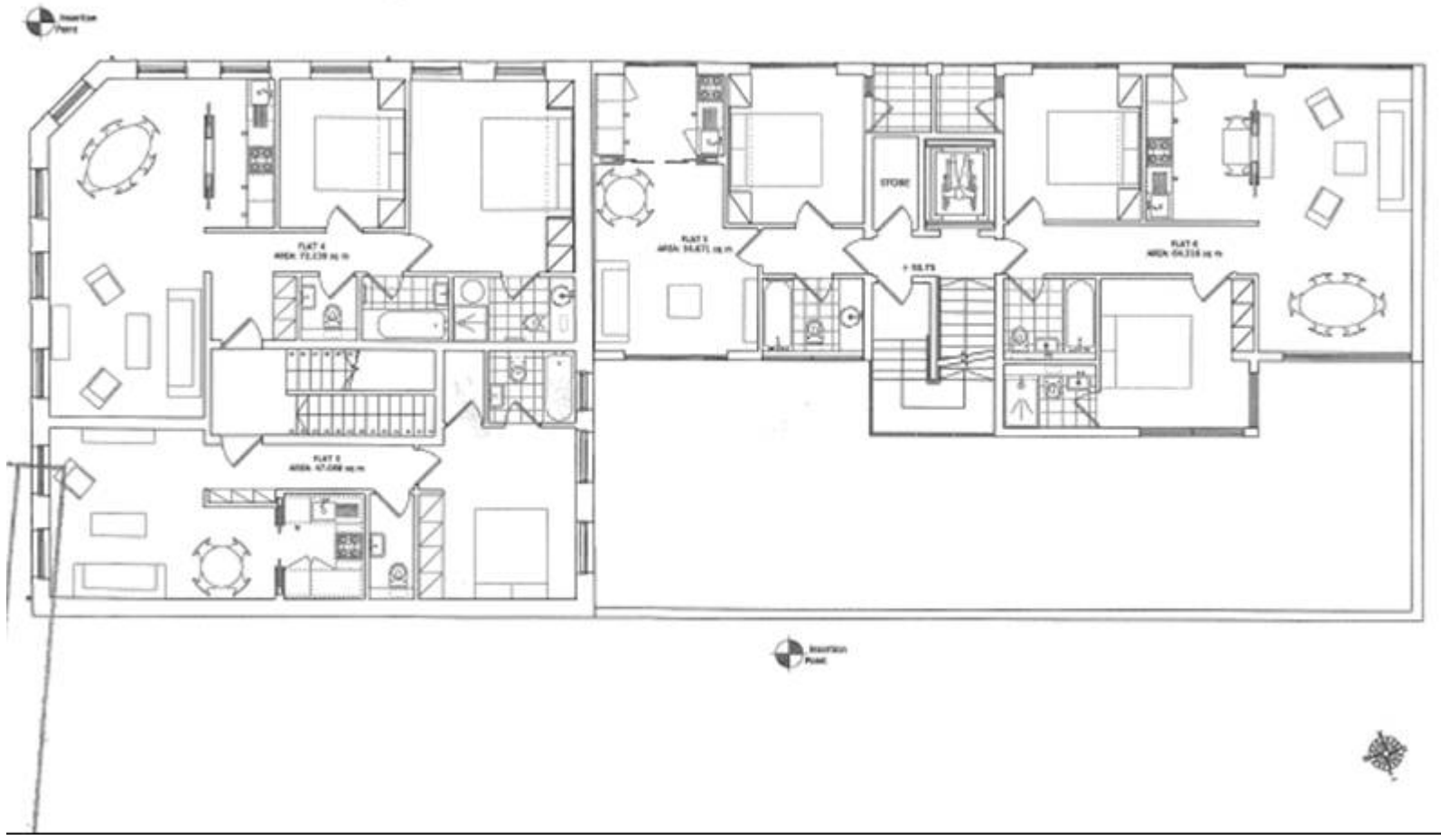


PROPOSED NORTH ELEVATION

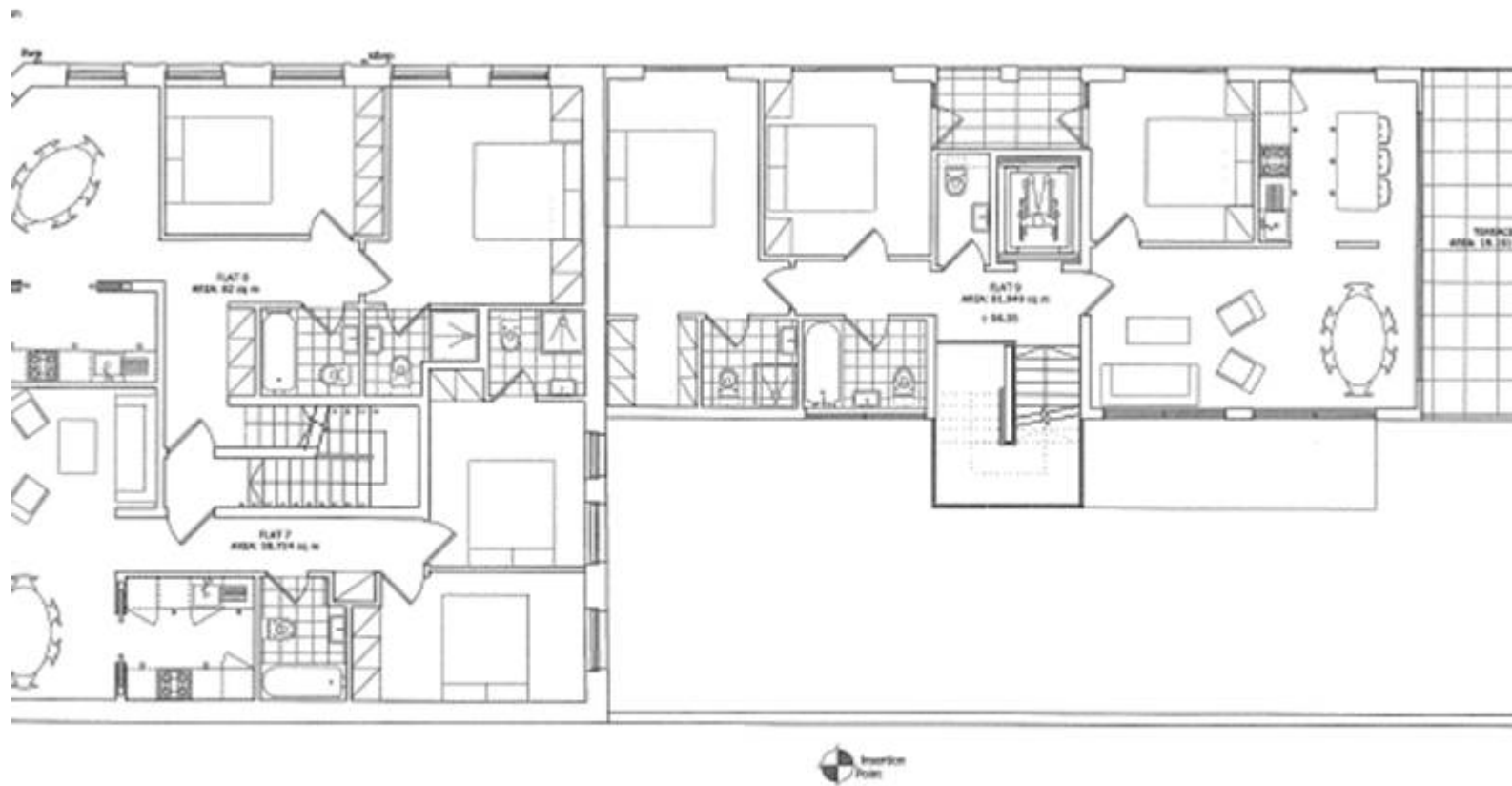
Proposed North Elevation



Proposed South Elevation



Proposed First floor



Proposed Second Floor

3.0 SITE AND SURROUNDINGS

3.1 The application site comprises of a 3 storey Victorian Public House, with basement floor located at the corner of Nightingale Lane and Brook Road. It has a single storey extension and garage fronting Brook Road with buildings to the rear in use for toilet facilities. The upper floors are in use for residential purposes and the immediate surrounding area is residential in character. It lies outside the designated Campsbourne Cottage Estate Conservation Area.

4.0 PROPOSAL

4.1 This proposal replaces an extant planning permission HGY/2008/2319 which was granted in May 2008. It seeks planning permission for the retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats.

There is no material change between this proposal and the previous approved scheme – HGY/2008/2319

5.0 PLANNING HISTORY

5.1 Planning Application History

- Alterations and additions – approved 24/10/1956
- Internal alterations and provision of beer store and garage – approved 26/7/1961
- Alteration to front elevation – 24/9/1973
- Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed 1 x two bed and 1 x one bed flat. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1x two bed flats – approved 11/5/09

5.2 Planning Enforcement History

There is no recorded enforcement history

6.0 RELEVANT PLANNING POLICY

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

- National Planning Policy Framework

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework

which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development.

- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Local Plan and Proposals Map:

Haringey’s draft Haringey Local Plan: Strategic Policies (formerly the Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). This EiP commenced on 28th June and an additional hearing was held 22 February 2012 to discuss subsequent amendments and the Sustainability Appraisal. Haringey carried out a 6 week consultation from 27th April to 13th June 2012 on how the recently published NPPF may affect the content of the Plan. As a matter of law and due to the advanced stage of development, some weight should be attached to the Local Plan policies however they cannot in themselves override Haringey’s Unitary Development Plan (2006) unless material considerations indicate otherwise.

- Haringey Draft Development Management Policies:

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

1.1 A full list of relevant planning policies is in Appendix 2.

7.0 CONSULTATION

Statutory	Internal	External
	Ward Councillors Transportation Team Housing Service Building Control Legal Services Waste Management	<u>Amenity Groups</u> <u>Local Residents</u> 24 -38 Nightingale Lane 44-50 Nightingale Lane 57- 89 Nightingale Lane 55-69 Rectory Gardens 1-47 Stokley Court, Brook Road 1-24 Tivendale Brook Road 25-48 Tivendale Brook Road 73-77 Beechwood Road <u>Total No of Residents Consulted:117</u>

8.0 RESPONSES

Transportation Officer

- 8.1 The application site has a low PTAL of 2, but is within easy walking distance of the 144 and W3 bus routes, which operate with a two-way frequency of 39 buses per hour and offers links to Finsbury Park and Turnpike Lane underground stations. It is considered that the majority of prospective residents would use sustainable modes of transport for the majority of journeys to and from the site.
- 8.2 Interrogation of the TRAVL database indicates that based on comparable sites within London (Lee Conservancy Road, Longfield Avenue, Porter Square, Watson/Haviland House and Yeats Close) the proposed development is only likely to generate a combined in and out movement of two vehicles during the critical morning peak hour (08:00am-09:00am).
- 8.3 Moreover, notwithstanding that the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure, the application makes provision for four on-site parking spaces. However, in order to comply with standards set out within The London Plan (2011) the applicant is required to supply eight cycle storage spaces.
- 8.4 Furthermore, there is concern that the adjoining footway on Brook Road is substandard on both sides. We will therefore require that applicant contributes a sum towards the upgrade of the footway on both sides of this road from the junction of Nightingale Lane up to the eastern boundary of this property.
- 8.5 The above proposal is unlikely to result in any significant increase in traffic generation or increase in parking demand. Therefore, the highway and transportation authority would not wish to object to the above application for renewal of permission subject to the imposition of the conditions as follows:
- 8.6 1. That the applicant shall provide secure cycle storage for eight bicycles as part of the above planning consent.
Reason: To encourage the use of sustainable modes of transport.
- 8.7 2. That the applicant shall contribute a sum of £6, 900 (six thousand nine hundred pounds) by way of S.106 agreement towards a footway resurfacing scheme, in the vicinity of this development.
Reason: To improve the conditions for pedestrians at this location.
- 8.8 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 5573) to arrange for the allocation of a suitable address. Appendix 2 detailed Transportation Officers comments.

Waste Management Officer

- 8.9 Sufficient bins are required to service multi occupancy building with 4x1 bed, 2x2bed and 1x3 bed dwellings. It is not clear in the application if bulk storage or wheelie bins are to be used. This application has been given RAG traffic light status of Amber for waste storage and collection arrangements. Appendix 3 detailed Waste Officers comments.

Local Residents

- 8.10 Two letters of objections have been received from local residents on grounds including:

- Noise- relating to the pub use
- Anti-social behaviour -relating to the pub use
- Overcrowding
- Overlooking
- Increase parking issues

Appendix 1 detail Planning Officers response to objections

Commercial Environmental Officer

- 8.11 With reference to above application for new planning permission to replace an extant planning permission HGY/2008/2319 for retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats, I recommend the following conditions;

- 8.12 Should the development include soft landscaped areas:
Contaminated land:
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 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.

8.13 Control of Construction Dust:

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

8.14 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 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.

8.15 As an Informative:

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

Appendix 4 detail the Commercial Environmental Health Officers comments.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The site has a previous approval for an identical scheme granted on 11 May 2009. This application replaces an extant planning permission HGY/2008/2319 and the main issues in respect of this application are considered to be:

- The principle of residential use on the site
- Density;
- Dwelling mix and room size;
- Size/bulk/appearance;
- Privacy and overlooking;
- Residential amenity provision;
- Parking and access;
- Waste management;
- Sustainability

9.2 The principle of residential use on the site

9.2.1 The application site is within a residential setting, close to local shopping parade and close to a number of public transport links. Residential development is considered to be appropriate for this site and to be in accordance with the sequential approach advocated in policy HSG1 'New Housing Development'.

9.2.2 Furthermore the site has previous approval for residential and this application replaces an extant planning permission HGY/2008/2319 which was granted in May 2008. There is no material change between this application and the previous approved scheme (HGY/2008/2319). Therefore it is identical to the approved scheme HGY/2008/2319.

9.2.3 Residential use on the site would conform to the principle of making full re-use of previously developed land in accessible urban locations in accordance with NPPF. Also residential use would contribute towards the Council's housing supply.

9.3 Density

9.3.1 The current Council's policy on density has been superseded by regional advice from 'The Greater London Authority' as set out in 'The London Plan' dated July 2011. In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 2 to 3, within urban setting; the density range suggested is 200 – 450 habitable rooms per hectare.

9.3.2 The scheme proposes a total of 7 residential units. The development would provide a mix of 4 x 1 bedroom units, 2 x 2 bedroom units and 1 x 3 bedroom units. In total, the scheme has 18 habitable rooms. Therefore, applying the method set out in 'Housing Supplementary Planning Documents' (adopted October 2008), the density of the proposed development is approximately 375 habitable rooms per hectare. The proposed density therefore accords with current requirement as specified by the 'The London Plan'.

9.4 Dwelling mix and room sizes

9.4.1 Policy 3.5 of the London Plan and the London 'Housing Design Guide' emphasises the requirement for high quality housing in new developments. Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) sets out the Councils standards for dwelling mix and accommodation provision. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers are protected.

9.4.2 This scheme would provide 4 X1bed units, 2 X 2bed units and 1 X 3bed units. The recommended percentage dwelling mix for new residential development as stated in HSPD for private market housing, allows 37% for 1bed, 30% for 2bed and 22% for 3bed units. This scheme would provide 37% for 1bed, 28% for 2bed and 14% for 3bed units. Although not entirely as recommended in guidelines set out in HSPD, it is considered that the proposed dwelling mix is suited to the particular nature of the scheme, which is relatively small-scale and not particularly suited for family accommodation. Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and the site.

9.4.3 The one-bedroom units' internal floor area range from 37.6m² to 52.1m² which exceeds the Councils standard as set out HSPD. The two-bedroom units' internal floor area would be 70m² and exceeds the Councils standard as set out HSPD. The three-bedroom unit would allow over 100m², which also exceeds the Councils standard as set out HSPD. The room sizes also conform to the standards as set out in 'The London Plan'. Therefore the units' sizes are considered to provide a satisfactory standard of accommodation.

9.4.4 All the units/rooms are considered to have adequate light and ventilation. In addition, the scheme has the provision of a lift facility with two-way opening for wheelchair users to access all levels of the building. Therefore the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).

9.5 Size/bulk/appearance

9.5.1 Policies UD3 'General Principles' & UD4 'Quality Design' of the Haringey Unitary Development Plan require that new buildings are of an acceptable standard of design and are in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents.

- 9.5.2 The scheme consist of a 3-storey extension block with basement level space which would front Brook Road, the ground floor would be raised and it would comprise of 3 x one bed and 1 x three bed self-contained flats. Also the refurbishment of the upper floors of the existing pub building to form 3 x two bed and 1 x one bed flats.
- 9.5.3 The scale and massing of the new extension has been designed to create subordination to the main pub building and to relate in height & scale to nearby buildings. It is contemporary in style; however it has been design to respect the Victorian Pub by incorporating features such as brickwork and the verticality of the fenestration. The scheme introduces a series of recessed planters with lighting to help with pedestrian visibility at night.
- 9.5.4 The external appearance of the pub building will essentially be intact with the only alterations being the addition of a rear dormer window, the replacements of two windows to the rear with small windows to match existing and the side entrance to the residential building, which would be constructed to match the original building. Therefore the proposed scheme is considered to be sensitively designed to fit in well within the existing street & townscape and as such minimise any adverse effect on the surrounding area.
- 9.6 Privacy and overlooking
- 9.6.1 Policy UD3 'General Principles' and Housing Supplementary Planning Documents (adopted October 2008) seek to protect existing residential amenity and avoid loss of light and overlooking issues.
- 9.6.2 The proposed scheme has a north - east orientation. The 3 storey extension block is considered not to compromise the privacy of the immediate properties as it would front Brook Road. To avoid loss of privacy to nearby properties on the southern boundary, obscured glazing is proposed to prevent overlooking. The positioned of the new building to the north, would also minimises shadowing on the rear gardens of adjacent properties. The distance between the new extension block and the rear gardens of properties at Rectory Gardens would exceed 30m, which is within the standard set out in HSPD (adopted October 2008). Therefore it is considered that any adverse impact in relation to loss of privacy and overlooking would be minimised.
- 9.7 Residential Amenity Provision
- 9.7.1 Amenity space has been designed into scheme in the form of communal rear garden space and recessed balconies on the extension block. Also the scheme would provide a secured roof garden space. It considered that the combined amenity provision is sufficient and acceptable, given the availability of public open space in the local area. Therefore on balance the propose amenity space provision is considered to meet guidelines set out in HSPD (adopted October 2008).
- 9.8 Parking and Access
- 9.8.1 Policy M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use. The proposed development is situated within a walking distance of numerous bus links with over ground train station at Crouch Hill and Finsbury Park and Turnpike lane tube stations within close proximity.

9.8.2 The scheme provides 4 car parking spaces, 4 bicycles spaces and a motorcycle space secured at basement level. The parking space is accessed via Brook Road. Transportation has no objections to the scheme, subject to the conditions that the applicant enters into a S.106 agreement to achieve the following:

- A contribution by way of the same legal agreement, a sum of £6,900 towards improvement to the footway on Brook Road.
- The provision of eight bicycles

9.9 Waste management

9.9.1 The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

9.10 Sustainability

9.10.1 The re-use of under utilised land is regarded as an important sustainable feature of the development which complies with the thrust of both national and London wide guidance. In addition, the scheme provides 4 secure bicycles and a motorcycle parking space.

9.10.2 Further, the proposed development has been designed with sustainable materials and systems including:

- Combination condensing boilers for providing the central heating & hot water supply.
- Landscaped garden with potential to grow small trees.
- Green roof to encourage biodiversity
- Natural ventilation systems
- Double glazed windows to reduced energy consumption
- New walls, ceilings & floors to be insulated to accord with Building Regulations
- Grey water recycling for toilet use
- Low Energy light fittings

9.11 Planning Obligations/S106 Agreement

9.11.1 Under Section 106 of the Town and Country Planning Act, the Community Infrastructure Levy Regulations 2010 (as amended), The NPPF, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, management and Monitoring of Planning Obligations' the Local Planning Authority will seek financial contributions towards the following:

- an education contribution of £ 20, 371

- a contribution of £6, 900 towards footway improvement in the vicinity of the Planning
- an administration cost of £1363. 00 – 5% of total

10.0 CIL APPLICABLE

- 10.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm/the scheme provides one or more residential units. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £5,285.00 (151sqm x 35). This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

11.0 HUMAN RIGHTS

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

12.0 EQUALITIES

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

13.0 CONCLUSION

- 13.1 The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target.

Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan policies: UD3 'General Principles', UD4'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

13.2 The scheme is subject to a legal agreement, the main elements are:

- an education contribution of £ 20, 371
- a contribution of £6, 900 towards footway improvement in the vicinity of the Planning
- an administration cost of £1363. 00

14.0 RECOMMENDATION 1

14.1 GRANT PLANNING PERMISSION subject to:

- conditions as below
- a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended)
- and in accordance with the approved plans as follows:

14.2 PLANS

389/IN/001,002 RevA,003; 389/P/100/5RevA, 389/P/101RevB, 389/P/102RevB, 389/P/103RevA, 389/P/200RevC, 89/P/201RevC, 389/P/204RevA

14.3 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.

MATERIALS

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

LANDSCAPING

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

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

FENCING

5. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

HOURS OF CONSTRUCTION

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

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

7. CONTROL OF CONSTRUCTION DUST:

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

DWELLING MIX

8. That the accommodation hereby approved shall be implemented in accordance with the approved plans in order to provide 1X 3bedroom, 2X 2bedrooms 4X 1bedrooms self contained flats.

Reason: In order to comply with the Council's Conversion Policy Dwelling Mix requirements.

WASTE MANAGEMENT

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

DESIGNING OUT CRIME PRINCIPLES

10. The residential buildings proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

CENTRAL AERIAL SYSTEM

11. 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.

CONTAMINATED LAND

12. 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 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.

GREEN ROOF

13. 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 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.

CYCLE PROVISION

14. That the applicant shall provide secure cycle storage for eight bicycles as part of the above planning consent.

Reason: To encourage the use of sustainable modes of transport.

Informative:

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

demolition or construction works carried out.

Informative

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

Appendix 1: Comments on Observations/ Objections

No.	Stakeholder	Comments	Response
1	Commercial EHO	Have sent a letter setting out conditions to deal with potential contaminants and construction dust.	<ul style="list-style-type: none"> - Noted and attached as Appendix 4 - Conditions are included in the report. (Conditions 7, 12 &13)
2	Waste Management	This application has been given RAG traffic light status of Amber for waste storage and collection arrangements.	<ul style="list-style-type: none"> - Noted and attached as Appendix 3 - Condition has been included in the report for a detailed scheme for the provision of refuse and waste storage to be submitted to ensure adequate provision of waste management and storage. (Condition 9)
3	Transportation	<p>Transportation and highways authority would not object to the scheme subject to a requirement/ condition:</p> <ol style="list-style-type: none"> 1. The provision of a secure cycle storage for eight bicycles 2. That the applicant contribute a sum of £6, 900 by way of S. 106 agreement towards footway improvements . 	<p>Noted and attached as Appendix 2</p> <ul style="list-style-type: none"> -1. Condition included in the report. (Condition 14) - 2. Secured by way of S106.
4.	Local Residents	Two letters of objection have been received from local residents on grounds including:	

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - Noise – relating to the pub use - Anti-social behaviour relating to the pub use - Overcrowding - Overlooking - Increase parking issues 	<p>The proposal retains the existing pub use at ground floor level, issues relating to noise should be reported to the Council’s Environmental Health Noise Team.</p> <p>Problems with anti-social behaviour relating to the pub use should be reported to the police.</p> <p>The site has previous approval for an identical scheme and is a relatively small-scale development, which is considered suitable for the site and the immediate surrounding area. It is not considered that the proposal would result in overcrowding to undermine the amenity of the existing occupiers in the locality.</p> <p>The proposed scheme has a north-east orientation. The 3 storey extension block is considered not to compromise the privacy of the immediate properties as it would front Brook Road. To avoid loss of privacy to nearby properties on the southern boundary, obscured glazing is proposed to prevent overlooking. The existing pub building will not be altered in height. The main alteration to the existing pub building involves the addition of a rear dormer window and the replacement of two existing windows to the rear with small windows to match existing. Therefore the pub building will not be higher than existing and there will be no new west –facing windows.</p> <p>The scheme provides 4 car parking spaces. The Council’s Transportation Group has no objections to the scheme and considers that the ‘proposal is unlikely to result in any significant increase in traffic generation or increase in parking demand.’</p>

APPENDIX 2

PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL POLICY

National Planning Policy Statements and Framework

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.11 Green roofs and development site environs
- Policy 6.1 Integrating transport & development
- Policy 6.3 Assessing transport capacity
- Policy 6.13 Parking
- Policy 7.2 Creating an inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.8 Heritage Assets and Archaeology

The Mayor's Transport Strategy (May 2010)

The Mayor's Land for Transport Functions SPG (March 2007)

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

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Ambient Noise Strategy (2004)

The Mayor's Energy Strategy (2004)

The Mayor's Draft Industrial Capacity SPG (2003)

The Mayor's Air Quality Strategy: Cleaning London's Air (2002)

The Mayor's Biodiversity Strategy: Connecting with London's Nature (2002)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation SPG

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

The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment

- G2 Development and Urban Design
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M10 Parking for Development

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)
- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG8f Land Contamination (Draft 2006)
- SPG 8g Ecological Impact Assessment (Draft 2006)
- SPG 8h Environmental Impact Assessment (Draft 2006)
- SPG 8i Air Quality (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Planning Obligations (Adopted 2006)
- SPG10d Planning Obligations and Open Space (Draft 2006)
- SPG10e Improvements Public Transport Infrastructure & Services (Draft 2006)
- SPD Housing

Planning Obligation Code of Practice No 1: Employment and Training (Adopted 2006)

Local Development Framework Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011. EiP July 2011)

- SP1 Managing Growth
- SP2 Housing
- SP4 Working towards a Low Carbon Haringey
- SP6 Waste and Recycling
- SP7 Transport
- SP9 Imp Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion

- SP11 Design
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP13 Sustainable Design and Construction
- DMP20 General Principles
- DMP21 Quality Design
- DMP22 Waste Storage

Draft Sustainable Design and Construction SPD (October 2010)

Haringey's 2nd Local Implementation Plan (Transport Strategy) 2011 – 2031

OTHER DOCUMENTS

CABE Design and Access Statements

Diversity and Equality in Planning: A Good Practice Guide (ODPM)

Planning and Access for disabled people: A Good Practice Guide (ODPM)

Demolition Protocol Developed by London Remade

Secured by Design

