

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 8 APRIL 2013**

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

MINUTE NO.	SUBJECT/DECISION
PC07.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllrs Reid and Schmitz for whom Cllrs Jenks and Scott substituted.</p>
PC08.	<p>DECLARATIONS OF INTEREST</p> <p>In respect to item 7, Cllr Jenks identified that he was a ward councillor for Muswell Hill.</p>
PC09.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committee on 28 January and 18 February 2013 be approved as an accurate record and signed by the Chair.
PC10.	<p>PLANNING APPLICATIONS</p>
PC11.	<p>LAND TO THE REAR OF 76 ST JAMES'S LANE N10 3RD</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for land rear of 76 St James's Lane, N10 3RD for the erection of 3 single storey three bedroom houses. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report. It was identified that a previously refused scheme in 2010 had been subject to appeal before the Planning Inspector and had been dismissed.</p> <p>The Committee expressed dissatisfaction over the format of the report, in particular the lack of inclusion of a table setting out in a clear way the objections received in relation to the application and the subsequent officer response. The Planning Officer agreed to incorporate this feature into future Committee reports. The Assistant Director for Planning, Regeneration and Economy summarised for the Committee officer responses to the objections submitted.</p> <p>Cllr Bloch addressed the Committee in objection to the application and raised the following points:</p> <ul style="list-style-type: none"> • The bulk and number of dwellings proposed for the site was unsuitable.

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It was considered that two houses would be more appropriate.

- The design of the houses would be out of keeping with the surrounding area.
- Concerns were expressed on the feasibility of constructing the new houses within the line of the old garages.

A number of objectors addressed the Committee with concerns regarding the application and made the following points:

- The site was unsuitable for the number of dwellings proposed due to its size and constrained and undulating nature. There was general agreement that the site would more appropriately support two houses.
- Concerns were raised on the suitability of the access road to support the development including the risks from the blind corner near the electricity sub-station and access for fire service and refuse vehicles.
- The development would potentially exacerbate traffic problems in the area through an increase in vehicle movements.
- The proposed design of the houses was not inkeeping with the adjoining Conservation Area.
- Disturbance was likely to be caused to residential amenity of the flats bordering the site during the duration of the build.
- The size of the gardens appeared to be small.
- A lack of measurements had been provided on the plans.

The applicant's representative addressed the Committee and raised the following points:

- The current application addressed a number of the concerns raised from the last application and the subsequent appeal.
- Although the gardens were non-standard being located to the front of the houses, they conformed to size standards for the size of house.
- The current site constituted an eyesore.

A motion, which was carried, was put to defer determination of the report due to the lack of clear officer response to objections contained within the report and the absence of measurements on the plans which it was considered hindered Members ability to discharge their duty fully on the basis of all the relevant facts.

RESOLVED

- That the application be deferred to the next Committee meeting in order for the information requested by Members to be included within the report.

PC12.

14-18 LYMINGTON AVENUE N22 6JA

The Chair advised in light of concerns raised by the Committee prior to the meeting regarding the potential overdevelopment of the site, that it had been agreed to defer consideration of the application to allow officers to work towards seeking a revised scheme.

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RESOLVED

- That the application be deferred to a future Committee meeting.

PC13.

LAND REAR OF 27-47 CECILE PARK N8

The Committee considered a report, previously circulated, on the application to grant planning permission for the land rear of 27-47 Cecile Park N8 for the erection of 4x 2 storey four bedroom houses with basement floors and associated landscaping and car parking. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to replace extant permission subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report. The application followed on from a previous scheme approved in 2010 and for which the Committee had approved the extension of the implementation period for the extant permission in January 2013. The current application was for an amended scheme.

A number of local residents addressed the Committee and raised a series of objections in relation to the application:

- The size, height and scale of the new development was of concern in addition to the proximity to neighbouring houses, with the associated risk of loss of privacy and light.
- Basement excavation works had the potential to damage the foundations of nearby houses as well as causing noise and disturbance to neighbours during the building works.
- Concerns were expressed regarding the potential for the development to cause an increase in the potential for future flash flooding and that no precautions were in place to mitigate this risk.
- The plans provided were not accurate in reflecting extensions made to neighbouring houses and the larger footprint of the new houses at first floor level.
- No provisions had been made for landscaping arrangements on site.
- The design was not inkeeping with the Conservation Area.

The applicant's representative, Mr Taylor, addressed the Committee and raised the following points:

- The revised application was not a substantial departure from the currently approved scheme granted by the Committee.
- The spacing between the houses had been increased and the house ridge heights lowered by 1m from the previous plans.
- Any risks regarding basement works exacerbating flooding in the area was sufficiently covered under construction conditions proposed by officers.
- Following a question from the Committee, confirmation was provided that a landscaping plan was being developed for the site including potential improvements to the north flank retaining wall and the access road.

The Committee discussed additional conditions to be added should the

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application be approved and agreed for two informatives for the developer to consult with the local neighbours regarding the design of improvements to the access road and also to consult local ward councillors on the naming of the development.

The Chair moved the recommendation of the report including the two additional informatives detailed above and it was

RESOLVED

- That permission be granted to replace extant permission for application HGY/2012/1705 subject to conditions and the two additional informatives covering consultation on improvements to the access road and the naming of the development.

Subject to the following conditions:

IMPLEMENTATION

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

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

2. The development hereby authorised shall be carried out in 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. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority. The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the

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development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

TREE PROTECTION

6. 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.

7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

8. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

CONSTRUCTION

9. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

10. Prior to the commencement of the development hereby permitted an

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

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

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

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

.Reason: In the interests of residential amenity and highway safety

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

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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.

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

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

OTHER

14.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.

15.No dwelling shall be occupied until it has been demonstrated in writing to the Local Planning Authority that the development hereby permitted will meet or exceed Code for Sustainable Homes Level 4.

Reason: To ensure a sustainable construction consistent with Policy 5.2 of the London Plan 2011.

16.Prior to the occupation of the dwellings hereby permitted a priority signage shall be erected indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along

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

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

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<p>PC14.</p>	<p>LAND REAR OF 27-47 CECILE PARK N8</p> <p>The Committee considered a report, previously circulated, on the application to grant Conservation Area Consent for the application to replace extant planning permission for the land rear of 27-47 Cecile Park N8. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Conservation Area Consent subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report.</p> <p>The Chair moved the recommendation of the report and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That Conservation Area Consent to granted for application HGY/2012/1707 subject to conditions:<ol style="list-style-type: none">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.
<p>PC15.</p>	<p>BROOK HOUSE, 881 HIGH ROAD N17 8EY</p> <p>The Committee considered a report, previously circulated, on the application to approve the discharge of condition 4 covering the design of the tower elevations attached to planning permission HGY/2012/2128 approved by the Committee in January. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to discharge condition 4 (design) attached to planning permission HGY/2012/2128. The Planning Officer gave a short presentation highlighting the key aspects of the report which detailed the final proposed design of the tower elevations following scrutiny at a series of Design Panel meetings.</p> <p>Cllr Bevan addressed the Committee, with the permission of the Chair, in his capacity as Design Champion for Haringey to express his support for the high quality of the final design and the significant improvements brought about by the Design Panel process, which he hoped could be extended to other large developments in the future.</p> <p>Confirmation was provided that members of the Committee would have the opportunity to view the proposed materials for the tower once available.</p> <p>The Committee requested that an informative be added asking the developer to seek input from ward Councillors in relation to the naming of the tower.</p> <p>The Chair moved the recommendation of the report including the additional informative around naming, and it was</p>

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RESOLVED

- That discharge of condition 4 (design) attached to planning permission HGY/2012/2128 be approved.

INFORMATIVE: The applicant is requested to consult with local ward Councillors and members of the planning sub-committee regarding the naming of the development.

INFORMATIVE: The applicant is requested to invite local ward Councillors and members of the planning sub-committee to view the material samples once available/submitted as part of the approval of details of condition 3 attached to planning permission HGY/2012/2128.

Section 106: No

PC16.

BROOK HOUSE, 881 HIGH ROAD N17 8EY

The Committee considered a report, previously circulated, on the application to approve the discharge of condition 5 covering the external design and appearance of the school elevations attached to planning permission HGY/2012/2128 approved by the Committee in January. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to discharge condition 5 (external design and appearance of school elevations) attached to planning permission HGY/2012/2128. The Planning Officer gave a short presentation highlighting the key aspects of the report which detailed the final design scheme for the school as supported by the Design Panel.

The Chair moved the recommendation of the report and it was

RESOLVED

- That discharge of condition 5 (external design and appearance of school elevations) attached to planning permission HGY/2012/2128 be approved.

Conditions: No conditions

INFORMATIVE: The applicant is requested to consult with local ward Councillors and members of the planning sub-committee regarding the naming of the development.

INFORMATIVE: The applicant is requested to invite local ward Councillors and members of the planning sub-committee to view the material samples once available/submitted as part of the approval of details of condition 3 attached to planning permission HGY/2012/2128.

Section 106: No

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PC17.

**(LAND TO REAR OF 2-16 LAURADALE ROAD) 85 WOODSIDE AVENUE
N10 3HF**

The Committee considered a report, previously circulated, on the application to grant planning permission for land rear of 2-16 Lauradale Road, 85 Woodside Avenue, for the change of use from light industrial, the demolition of existing buildings and the erection of 2 houses. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report. The Committee were advised of an amendment to the report in that the footprint for the new houses would broadly be inline with the current buildings (315m² proposed compared to 318m² currently) and not significantly smaller as stated in the report in error.

Cllr Davies addressed the Committee in objection to the application and raised the following points:

- The restricted nature of the access route to the site which was only 4.8m wide at its narrowest.
- The scheme constituted overdevelopment of the site, with a floorspace 2 and a half times the size of the existing buildings.
- A full hydrology report needed to be undertaken for the site
- The Significant Local Open Land (SLOL) designation for the site should not be ignored.

Cllr Newton also addressed the Committee and advised that the site provided a key access route to Lauradale Road and Tetherdown school. The school had recently doubled in size, leading to concerns should the development be approved, on the safety of pedestrians, particularly children, continuing to use the pathway.

Two objectors addressed the Committee and put forward their views on the application:

- The scheme constituted overdevelopment of the site
- The second house would be located too close to neighbouring houses and be dominant in height.
- The basement construction works and potential associated hydrological problems were of concern, particularly as a comprehensive hydrological report had not been undertaken.
- The loss of SLOL designated land would impact adversely on the local community.
- The safety of school children using the pathway running through the site to access Tetherdown School was a serious concern and one which was said to be echoed by both school governors and parents alike.

The applicant's representative addressed the Committee and raised the following points:

- The site was already developed despite the SLOL designation although the existing buildings had no architectural merit and the site

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was widely considered to be an eyesore. The design of the proposed scheme would add to the area.

- Efforts had been made with the current application to take into account the previous applications and objections received such as moving the distance of the houses from the retaining wall following comments from neighbours.
- The current landuse as a builder's depot also posed a risk to pedestrians using the pathway through the site, with the proposed scheme therefore constituting a lower risk in comparison through fewer vehicle movements.

The Committee discussed additional conditions to be added should the application be approved and agreed to add a condition requiring the road to be marked for shared use.

The Chair moved the recommendation of the report subject to the additional condition above and it was

RESOLVED

- That permission be granted for application HGY/2012/1425 subject to conditions.

IMPLEMENTATION

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

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 33-000, 33-000-A, 33-100-A, 33-001-B, 33-002-B 33-003, 33-004-A, 33-201-A, 33-301-A, 33-302-A, 33-303-A

Reason: To avoid doubt and in the interests of good planning.

PRE-COMMENCEMENT CONDITIONS

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. The development shall be implemented in accordance with the approved samples.

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

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Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the local planning authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

Boundary Treatment

5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

Construction Management Plan

6. 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 materials used in constructing the development;
- iv) Measures to ensure the stability of adjoining properties,
- v) Vehicle and machinery specifications

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

Hydrology Assessment

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

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

Contractor Company

8. 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 the interests of residential amenity.

9. Waste Storage

No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

Construction Management Strategy

10. The applicant shall submit a construction management strategy which is to be approved by the Transport Planning Team and is to show the routing of traffic around the immediate road network and ensure that freight and waste deliveries are timed to avoid the peak traffic hours and pupil arrival/departure times between 08:30am-09:15am and 02:45pm-03:30pm. Additionally, a Steward is required to oversee vehicles over 10tonnes entering and leaving the site.

Reason: To minimise vehicular conflict and the disruption to pedestrian and vehicular traffic on the adjoining roads at this location and in the interest of highway safety.

11. 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 in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme 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 effects of the construction upon air quality is minimised

Sustainable construction

12. The development shall not be occupied until the development has been demonstrated to meet Code for Sustainable Homes Level 4.

Reason: To promote sustainable construction in accordance with Chapter 5 of the London Plan.

Levels

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

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

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levels on the site.

GPDO – No Permitted Development

14. Notwithstanding the provisions of Article 3 of the Town & Country Planning General Permitted Development Order 1995 as amended by the (No.2) (England) Order 2008 or any Order revoking or re-enacting that Order, no development within Part 1 (Classes A-H) [AND Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies UD3 'General Principles' of the Haringey Unitary Development Plan and Local Plan Policy SP11 and Policy 7.4 'Local Character' of the London Plan.

Protection of Trees

15. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

16. The residential units hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Surface Water Drainage

17. The applicant shall ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE – Commercial Environmental health

Prior to demolition 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 – Naming

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

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	<p>INFORMATIVE - Waste The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site in order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance.</p>
PC18.	<p>DATE OF NEXT MEETING</p> <p>The next meeting was scheduled for 13 May.</p>

COUNCILLOR ALI DEMIRCI

Chair