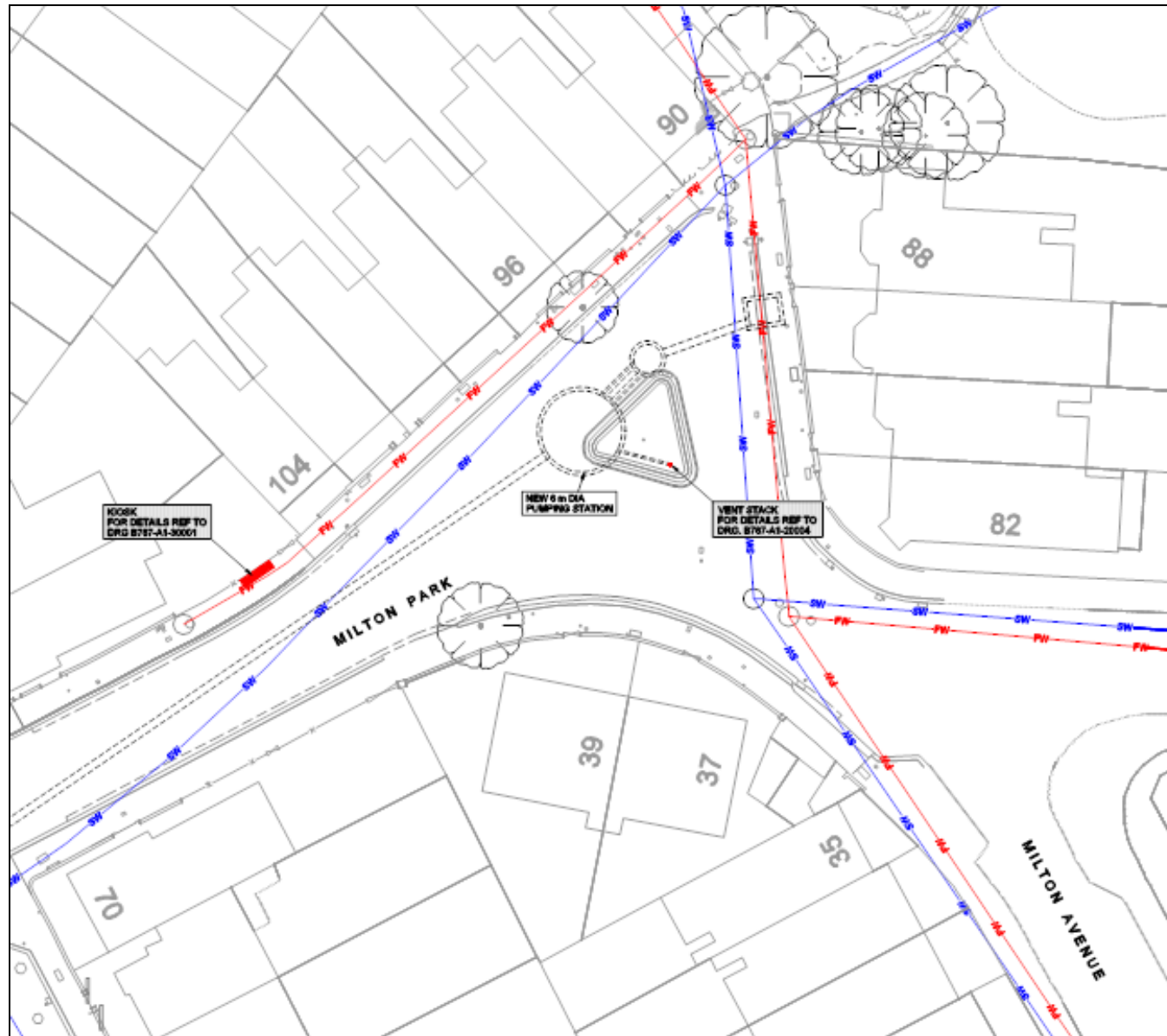


Reference No: HGY/2013/0662	Ward: Highgate
<b>Address:</b> Land adjacent to 72 Langdon Park Road and Public Triangle, Milton Park N6 5PZ	
<b>Proposal:</b> Provision of a GRP (Glass Reinforced Plastic) control kiosk enclosure to protect pumping station control equipment and an associated low level vent with carbon filter	
<b>Existing Use:</b> Thames Water	<b>Proposed Use:</b> Thames Water
<b>Applicant:</b> Mrc/o Agent Thames Water Utilities Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 09/04/2013	<b>Last amended date:</b>
<b>Drawing number of plans:</b> 00600, 20001, 20002, 20004, 20005 and 30001	
<b>Case Officer Contact:</b> Aaron Lau	
<b>PLANNING DESIGNATIONS:</b> Conservation Area, Road Network: B Road	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions	
<b>SUMMARY OF REPORT:</b>	
<p>The proposed GRP control kiosk enclosure, low level carbon filter ventilation stack and associated works is acceptable in principle as it would improve the existing drainage system in the area to reduce all forms of flood risk to the benefit of residents on Langdon Park Road. The compatible size and location of the proposal will preserve the special character and visual importance of the conservation area, and will not negatively impact residential and visual amenity. The ventilation stack has been fitted with the carbon filter to avoid the transmission of airborne pollutants such as smells and odours to nearby properties and pedestrians using the adjacent public highway. The noise emitted from the new development would be within acceptable parameters and below existing ambient background noise levels. Conditions will be imposed to ensure the newly installed equipment will be maintained on a regular basis and predicted noise levels will not be exceeded.</p>	

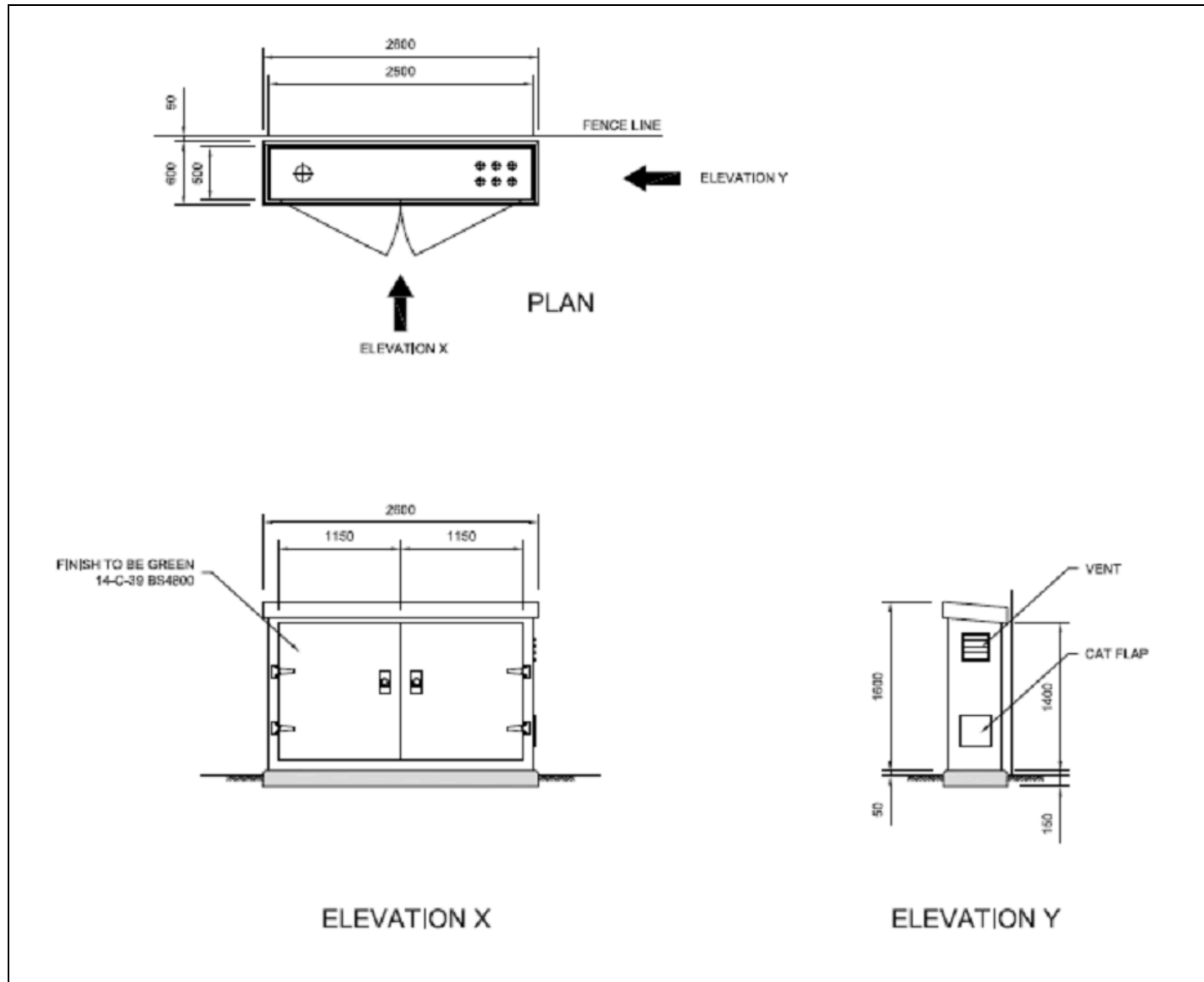
## 1.0 PROPOSED SITE PLAN



## 2.0 DRAWINGS & IMAGES



Site location plan



Proposed kiosk

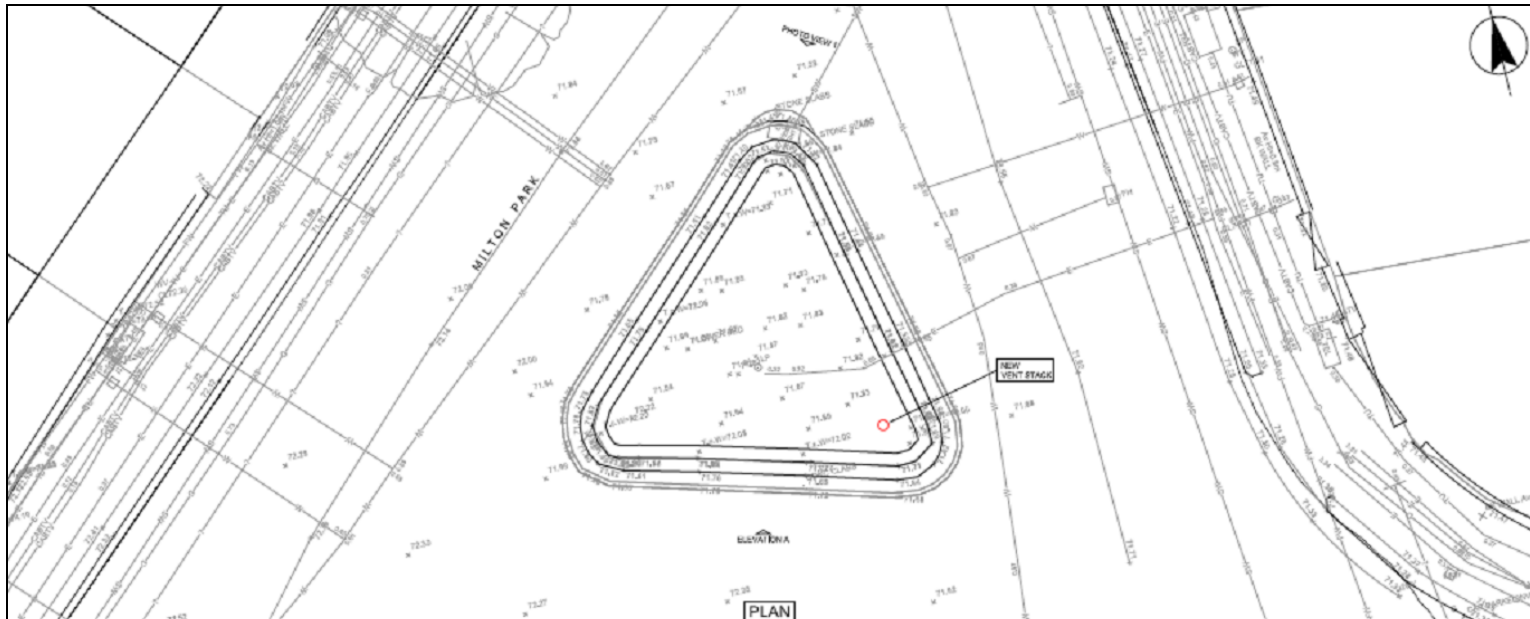


PHOTO NEW 1

Proposed ventilation stack





Existing example of low level vent stack pumping stations



Existing example of low level vent stack pumping stations



Milton Park (view to Langdon Park Road – proposed kiosk location)



Milton Park (proposed kiosk location)



Milton Park Island (proposed ventilation stack location)



Milton Park Island



### 3.0 SITE AND SURROUNDINGS

- 3.1 The application site is an irregular strip of public highway (Milton Park) comprising a triangular traffic island, and is located to the rear of property No. 72 Langdon Park Road and in front of property Nos. 90-104, 37-39 and 82-88 Milton Park. The site is surrounded by two-storey residential terrace properties and falls within the Highgate Conservation area. To the north lies a Metropolitan Open Land (MOL)/Ecological Corridor (Borough Grade II) and Green Chain known as Parkland Walk.

### 4.0 PROPOSAL

- 4.1 The proposal is for the provision of a GRP (Glass Reinforced Plastic) control kiosk enclosure (2600mm in width, 600mm in width and 1600mm above ground level) to protect pumping station control equipment and an associated low level 1 metre vent with carbon filter.
- 4.2 The kiosk proposed will be sited on the public highway and against the side property boundary of No. 72 Langdon Park Road. The ventilation stack will be located in the south-eastern corner of Milton Island. Both the kiosk and ventilation stack will be painted black. The vent stack will be located approximately 16.5 metres from the properties at Nos. 82 and 84 Milton Park (east), 16.9 metres from the property at No. 96 Milton Park (north) and 18.2 metres from the properties at Nos. 37 and 39 Milton Park (south). Other options were considered for the positioning of the ventilation stack and kiosk but the preferred option as described was chosen as the other alternatives were deemed harmful to the visual character of the conservation area and adjacent Parkland Walk.
- 4.3 The proposed development forms part of wider underground works and is required to mitigate internal and external flooding caused by storm events to a number of properties on Langdon Park Road. It should be noted that the underground works including the pumping station and storage tank, to be carried out by the applicant (statutory undertaker) will be in accordance with Part 16 Class A (a) of the Town and Country Planning (General Permitted Development) Order 1995. As such only the external works require planning permission.

### 5.0 PLANNING HISTORY

#### 5.1 Planning Application History

2012/2114 - Provision of a GRP control kiosk enclosure to protect pumping station control equipment and associated low level vent. This permission granted on 21 January 2013 was rescinded as local residents felt that they had not been sufficient consultation and that insufficient evidence demonstrating the effectiveness of the proposal had been provided.

#### 5.2 Planning Enforcement History

None

## 6. RELEVANT PLANNING POLICY

### 6.1 National Planning Policy Framework, March 2012

- Chapter 7 Requiring good design;
- Chapter 8 Promoting healthy communities;
- Chapter 10 Meeting the challenge of climate change, flooding and coastal change;
- Chapter 11 Conserving and enhancing the natural environment; and
- Chapter 12 Conserving and enhancing the historic environment

### 6.2 London Plan, July 2011

- Policy 5.12 Flood risk management;
- Policy 5.13 Sustainable drainage;
- Policy 5.14 Water quality and wastewater infrastructure;
- Policy 7.4 Local character;
- Policy 7.5 Public realm;
- Policy 7.6 Architecture;
- Policy 7.8 Heritage assets and archaeology;
- Policy 7.14 Improving air quality;
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.17 Metropolitan open land;
- Policy 7.18 Protecting local open space and addressing local deficiency; and
- Policy 7.19 Biodiversity and access to nature

### 6.3 Local Plan, March 2013

- Policy SP0 Presumption in favour of sustainable development;
- Policy SP5 Waste management and flooding;
- Policy SP11 Design;
- Policy SP12 Conservation; and
- Policy SP13 Open space and biodiversity

### 6.4 Unitary Development Plan (post Local Plan Adoption, March 2013)

- Policy UD3 General principles;
- Policy ENV5 Works affecting watercourses;
- Policy ENV6 Noise pollution;
- Policy EN7 Air, water and light pollution;
- Policy OS5 Development adjacent to open spaces; and
- Policy CSV5 Development in conservation areas

### 6.5 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance; and
- SPG 2 Conservation & Archaeology

Draft Conservation Area No. 1 Highgate Conservation Area Character Appraisal,  
November 2012

## 7.0 CONSULTATION

Internal	External
Ward Councillors Transportation Waste Management Environmental Health Design & Conservation	<u>Amenity Groups</u> Highgate Neighbourhood Forum Highgate CAAC The Highgate Society Friends of The Parkland Walk Miltons Residents Association  Environment Agency  <u>Local Residents</u> 1, 3, 5, 7, 9, 11, 13, 15, 17, 17A, 18, 19, 21, 22, 23, 23, 24-36, 37-52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74 Langdon Park Road 1-48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104 Milton Park 1-32 Milton Road 1-12 Wembury Road 1-11 Wembury Mews 1, 3, 5, 7, 11, 13, 15, 17, 19, 23, 27, 29, 31, 33, 35, 37, 39, 41, 45, 47, 49, 51 Hornsey Lane Gardens 1- 39 Milton Avenue 1-38, 40 Orchard Road 1-48 Northwood Road 1,3, 5, 7, 9, 13, 15, 17, 19, 21, 23, 25, 27, 33, 35, 37, 39, 41A/B Hornsey Lane Gardens 1-37, 63 Holmesdale Road

## 8.0 RESPONSES

8.1 Environment Agency – No comments.

8.2 Transportation – No objection:

*The residual footway width at the point where the kiosk would be located is 1.8metres. This is in excess of the absolute minimum footway width of 1.5metres and therefore it is not considered that the kiosk would cause any significant obstruction to the free flow of pedestrian movements including those associated with wheelchair users and parents with pushchairs in this location.*

*Furthermore, the applicant has liaised with the Councils Traffic Management section to secure the necessary highway safety requirements for the proposed works. Therefore, there are no objections from a highway and transportation view.*

### 8.3 Environmental Health – No objection:

*If the carbon filter/cap were vandalised and removed then there would be a risk of odour but it is unlikely to be harmful.*

*Just because something smells bad does not mean it is harmful, e.g. rotten eggs. Some harmful and/or deadly chemicals can have a mild or sweet odour like benzene, or no odour at all like carbon monoxide.*

*An example is Hydrogen sulphide (H<sub>2</sub>S) which smells like rotten eggs.*

*The level at which you can begin to smell H<sub>2</sub>S is approximately 1 microgram per cubic meter. There is no health risk associated with exposure to H<sub>2</sub>S at this concentration. The level that is considered to be harmful to public health and the environment for H<sub>2</sub>S is 50 micrograms per cubic meter. You can begin to smell H<sub>2</sub>S at levels below what is considered harmful to public health.*

*Getting sick from chemical odours will depend on what you are exposed to, how much you are exposed to, how long you are exposed, how often you are exposed and your individual sensitivity to the odour.*

*The influence of odours on the health and comfort (as opposed to public health) of individuals is difficult to evaluate. Odour sensitivity and response to odours differs from person to person. For some people who are more sensitive to odours, simply smelling a small amount of a foul odour can cause headaches and nausea. Sensitive populations include young children, pregnant women, the elderly and people with chronic health problems.*

*Often it is hard to draw a distinct line between a nuisance odour problem and a public health problem when members of a community are at risk of feeling sick. Unpleasant odours have often been recognised as “warning signs” of potential risks to human health rather than direct triggers of health effects. However odours from environmental sources might cause health symptoms depending on the individual and the specific environmental factors.*

*In this case if the carbon filter/cap were vandalised and removed then steps should be put in place to ensure it is replaced as soon as practicable. Residents should have a hotline to the company responsible so that immediate steps can be put in place, e.g. within 3 days, to renew the carbon filter/cap.*

### 8.4 Waste Management – No comments to date.

### 8.5 Urban Design & Conservation - No objection

*The position of the kiosk on the pavement would not be considered overly intrusive and as such would be considered acceptable from a conservation point of view.*

*The location of the vent within the traffic island, whilst not ideal, is considered obscure and would not have an impact on the character and appearance of the area. The scheme is, therefore, acceptable.*



### Friends of the Parkland Walk

- 8.6 a) *1 metre high vent proposal on Milton Park island* - The Parkland Walk would not be affected by this proposed scheme, and the Friends have no observations to make on it as such.
- b) *6 metre high vent proposal on Parkland Walk* - The Friends of The Parkland are strongly opposed to any plan to construct a sewer vent on the Walk. It would be damaging and obtrusive. If such a vent emitted gas and odours these would be near the entrance steps and be at the height of people using the main path.

It should be noted that this application is for the 1 metre high vent proposal on Milton Park island.

### Local Residents

- 8.7 Letters of objection have been received from the residents of the following properties – Nos. 37 Milton Avenue, 54 Milton Park, 70 Milton Park, 84 Milton Park, 92 & 92B Milton Park, Flats 2-4 & Ground Floor Flat 94 Milton Park, 94 Milton Park, 98, Milton Park, 100 Milton Park, 39 & 39A Milton Avenue, 70A Langdon Park Road, 72, 72B & 72D Langdon Park Road, 19 Loweswater Road (Cheltenham) and other unknown addresses, and are summarised as follows:

- Proposed vent is not sufficiently far from the nearest residence (industry standard is 15 metres);
- Insufficient consideration to failure of the pumping system;
- Size and scale of the kiosk;
- Negative impact on conservation area;
- Public health risk and odour pollution;
- Failure to consider other alternatives (expand Northwood Road sewer);
- Kiosk will interfere with pedestrian traffic;
- Construction works will cause parking problems for local residents;
- Increase flooding to properties;
- Decrease property value

The issue raised regarding how the proposal would affect property prices is not a material planning consideration. The failure to consider alternative sites (sequential test) is not applicable as the proposal at this location will be considered on its planning merits. But all the matters noted above are relevant in the assessment of this application. These are considered in the following report.

- 8.8 Letters of support have been received from the residents of the following properties – Nos. 56 Langdon Park Road, 58A & B Langdon Park Road and other unknown addresses.

## **9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

- 9.1 The main issues in respect of this application are considered to be:

- the principle of a GRP control kiosk enclosure and an associated low level carbon filter vent on this site;
- impact on adjacent MOL/ Ecological Corridor/Green Chain;
- impact on the conservation area/streetscene;
- impact on residential amenity; and
- transport and parking

## 9.2 Principle of development

- 9.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 9.2.2 It is noted that the Council accepted the principle of the kiosk enclosure and low level carbon filter vent under the previous planning application ref. 2012/2114. However the applicant has provided additional information to overcome the specific concerns raised by local residents to the previous application.
- 9.2.3 One of the key principles within Local Plan Policy SP5 is to improve existing drainage systems to reduce all forms of flood risk posed to the community. The applicant states that there is a need to install the proposed development at this site to alleviate internal and external flooding caused by storm events to a number of properties on Langdon Park Road. The principle of the scheme is therefore supported by the Council subject to all other material planning considerations are to be met.
- 9.2.4 There is no evidence that the proposed development would increase the risk of flooding as raised by local residents. Conversely, the proposal would reduce flood risk currently experienced by a number of properties on Langdon Park Road to the benefit of residents of these affected units. The letters of support received by the Council affirms this view.
- 9.2.5 The potential future failure of the new pumping system is not a material consideration but rather a management and maintenance issue. However, the applicant has produced documentation to justify the operational use of a typical system has a low probability of failure.

## 9.3 Impact on adjacent MOL/ Ecological Corridor/Green Chain

- 9.3.1 The application site adjoins a protected metropolitan open space (Parkland Walk) which lies to the north. Saved UDP Policy OS5 states that development in close proximity to open land will only be permitted if it protects or enhances the value and visual character of the open land, where Local Plan Policy SP13 requires all new development to manage their impact in areas adjacent to open space. The design and siting of the new development is therefore required to be carefully and sensitively designed in its context.
- 9.3.2 Parkland Walk also falls within an ecological corridor and green chain. Local Plan Policy SP13 stipulates that all new development proposals should protect and

improve sites of biodiversity and nature conservation by including green/brown roofs, bird and bat nesting/roosting opportunities and protecting existing and planting new trees. The aspirations of this policy support London Plan Policy 7.19 which goes on to say those proposals should make a positive contribution to the protection, enhancement, creation and management of biodiversity.

- 9.3.3 In view of the policy context, it is Officer opinion that the proposed kiosk and ventilation stack, by reason of its location and size, would have a negligible impact upon Parkland Walk.

#### 9.4 Impact on the conservation area/streetscene

- 9.4.1 The application site falls within Highgate Conservation area. Saved UDP Policy CSV5, London Plan Policy 7.8 and Local Plan Policy SP12 alongside with Chapter 12 of the NPPF require development proposals to maintain and enhance the character and visual amenity of conservation areas.

- 9.4.2 Draft Conservation Area No. 1 Highgate Conservation Area Character Appraisal recognises the importance of the application site (Milton Estate) as it forms a secluded enclosure of houses around a raised flowerbed, with an entrance to the Parkland Walk. The appraisal also describes The Parkland Walk as a valuable nature conservation area where the trees soften the urban street scene.

- 9.4.3 Officers consider the proposed development to be relatively modest in size and appearance which would be in keeping with other similar street furniture. The low level ventilation stack will measure 1 metre high and will be discreetly positioned in the raised flowerbed of Milton Park Island. The GRP control kiosk enclosure will measure 2600mm in width, 600mm in width and 1600mm in height (at its tallest point). The kiosk will be located against the backedge of the pavement next to the side boundary fence of 72 Langdon Park Road, maintaining the natural vista towards Parkland Walk when viewed from the south. Whilst the kiosk would be larger in comparison to other pavement telecommunications boxes that can be found in the street, the kiosk when viewed in the wider context within Milton Park and parked cars, would not appear unduly prominent and intrusive in townscape terms.

- 9.4.4 Both the ventilation stack and kiosk enclosure will be painted in black so that they will be sensitive to its conservation setting. The existing flowerbed will be reconstructed as outlined in the landspace proposal which would enhance the visual importance of this feature. Having regard to NPPF and to saved UDP Policy CSV5, London Plan Policy 7.8 and Local Plan Policy SP12. Overall in townscape and streetscene terms these two features are considered to be acceptable and therefore the character and appearance of the conservation area will be preserved. As such the proposal is considered to be in accordance with the NPPF and to saved UDP Policy CSV5, London Plan Policy 7.8 and Local Plan Policy SP12.

- 9.4.5 A planning condition will be attached requiring submission of a detailed scheme for landscaping the traffic island to conceal the low ventilation stack and enhance the appearance of the conservation area.

## 9.5 Impact on residential amenity

### *Visual Amenity*

- 9.5.1 The new ventilation stack situated in the south-east corner of Milton Park Island is modest in size, and has been appropriately located away from nearby residential properties to not incur any significant loss of amenity in terms of daylight/sunlight and outlook to occupiers of those units.
- 9.5.2 In terms of the kiosk, it will be positioned against the rear garden and side property boundary of No. 72 Langdon Park Road. The proposed height (1600mm) of the kiosk will be lower than the existing side boundary fence of 72 Langdon Park Road. This being the case the new kiosk will not create any adverse amenity effects to occupants of 72 Langdon Park Road. No other properties, including No. 104 Milton Park in the vicinity will be negatively impacted by the kiosk development.

### *Noise and odour*

- 9.5.3 Saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including MOL/ecologically sites and homes. These policies align with London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.
- 9.5.4 The kiosk will be equipped with a Motor Control Centre (MCC) with panels for the pumps and there will be no air conditioning or forced ventilation (fans). As such there will be no noise emanating from the kiosk.
- 9.5.5 The application site and its environs have a low level of ambient background noise due to the low number of pedestrian and vehicle movements during the day. The applicant has submitted a noise and odour report to demonstrate that the operational use of the pumping station will not exceed existing ambient levels, in particular at night, and hence not causing any new material noise and disturbance impacts upon surrounding properties. The Council has independently assessed the noise and odour assessment reports.
- 9.5.6 The noise survey to measure the background noise level was undertaken outside 96 Milton Park and between the hours of 01:53 and 02:08. The lowest background noise level measured was 31 dB. The new underground pumping station will be sited adjacent Milton Park Island and away from the residential properties. The predicted noise level is 21 dB including the tone of the pump. This is 10dB below the surveyed background noise level (31 dB) when the pump is in operational. As such, the proposed pumping station would be within acceptable noise parameters



and thus unlikely to cause any significant noise complaints from nearby properties. The imposition of a condition to restrict the noise levels would ensure compliance.

- 9.5.7 In terms of smells and odour, the low level vent stack will be fitted with a carbon filter which would be regularly changed under the annual maintenance plan. This will be secured by condition. The benchmark value for odour units for most offensive odours within the Environment Agency's H4 Odour Management guidance (EA, 2011) is 1.5 ouE/m<sup>3</sup>. The odour assessment predicts that the odour emissions from the low level vent stack with carbon filter will be well within the 1.5 ouE/m<sup>3</sup> threshold. To that end, no odour is predicted.
- 9.5.8 The design of the mushroom head fitted on top of the vent stack is tamper proof, but in the event of being vandalised and removed, the odour emission would be detectable but not considered harmful to human health. The Council's Environmental Health Officer has confirmed this position.

## 9.6 Transport and parking

- 9.6.1 The site falls within a Controlled Parking Zone and thereby subject to on-street parking controls. Milton Park Island provides 2 on-street parking spaces. Local residents have expressed concerns that the construction of the proposed development will cause parking problems in the area. The Council recognises that whilst there will be a degree of disruption to local parking conditions and loss of the existing 2 parking spaces during construction, the applicant has confirmed that a construction management plan will be prepared under Permitted Development and in accordance with Thames Water procedures.
- 9.6.2 The construction management plan will detail access arrangements for vehicles during the construction period, including appropriate turning arrangements and delivery routes. A project manager will be on-site during construction hours. With this in mind, the construction management plan would minimise parking impacts within the surrounding highway network during construction and overcome the concerns raised by local residents.
- 9.6.3 The kiosk will be located on the back edge of the public highway on Milton Road and against the side property boundary of No. 72 Langdon Park Road. The footfall owing to the residential setting and along this part of the street is relatively low. Objectors have cited that the physical size and position of the kiosk would represent a physical obstacle to pedestrians using this part of Milton Road. The Council does not consider that the kiosk would interfere with the safe and free flow of pedestrian traffic as the residual footpath width (approximately 1.8 metres at the narrowest point) following the installation of the kiosk would exceed absolute minimum footway width of 1.5 metres, and therefore be wide enough for ease of passage for pedestrians in both directions.

## 10.0 HUMAN RIGHTS

- 10.1 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.

## **11.0 EQUALITIES**

- 11.1 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.

## **12.0 CONCLUSION**

- 12.1 The proposed GRP control kiosk enclosure, low level carbon filter ventilation stack and associated works is acceptable in principle as it would improve the existing drainage system in the area to reduce all forms of flood risk to the benefit of residents on Langdon Park Road. The compatible size and location of the proposal will preserve the special character and visual importance of the conservation area, and will not negatively impact residential and visual amenity. The ventilation stack has been fitted with the carbon filter to avoid the transmission of airborne pollutants such as smells and odours to nearby properties and pedestrians using the adjacent public highway. The noise emitted from the new development would be within acceptable parameters and below existing ambient background noise levels. Conditions will be imposed to ensure the newly installed equipment will be maintained on a regular basis and predicted noise levels will not be exceeded.

## **13.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 00600, 20001, 20002, 20004, 20005 and 30001

Subject to the following condition(s)

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The GRP control kiosk enclosure hereby approved shall be painted in black and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the conservation area.

3. Where noise emitted from any mechanical plant or machinery within the development hereby approved will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the Local Planning Authority. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Reason: In order to protect the amenities of nearby residential occupiers.

4. The 'GRP control kiosk enclosure' hereby approved shall not transmit vibration to adjoining or other premises or structures that would cause a vibration dose value of greater than 0.4 m/s (1.75) 16 hour day-time nor 0.23 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential property.

Reason: To ensure that the development is designed to prevent structural transmission of noise or vibration

5. The carbon filter of the low level ventilation stack hereby approved shall be inspected and maintained annually to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers.

6. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and

species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order 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.



## Appendix 1 – Consultation response

No.	Stakeholder	Comments	Response
1	Transportation	Raise no objections and in particular note that the residual footway width at the point where the kiosk would be located is 1.8metres. This is in excess of the absolute minimum footway width of 1.5metres and therefore it is not considered that the kiosk would cause any significant obstruction to the free flow of pedestrian movements.	Noted
2	Environmental Health	Raise no objection. They outline that they have no specific expertise in relation to odour.	An independent review of the noise and odour reports were carried out by Sanctum and their findings are noted in the Officers report.
3.	Conservation Officer	Raised no objection to the proposal. They stated that the position of the kiosk on the pavement would not be considered overly intrusive and although the location of the vent within the traffic island not ideal, it is considered obscure and would not have an impact on the character and appearance of the area.	Noted
4.	Friends of Parkland Walk	a) 1 metre high vent proposal on Milton Park island - The Parkland Walk would not be affected by this proposed scheme, and the Friends have no observations to make on it as such.	The objection by the Friends group to siting a 6 metre high vent on Parkland Walk is noted and is justified given the MOL and ecological designation of the Walk.

No.	Stakeholder	Comments	Response
		<p>b) 6 metre high vent proposal on Parkland Walk - The Friends of The Parkland are strongly opposed to any plan to construct a sewer vent on the Walk. It would be damaging and obtrusive. If such a vent emitted gas and odours these would be near the entrance steps and be at the height of people using the main path.</p>	
5	Local Residents	<p>Proposed vent is not sufficiently far from the nearest residence (industry standard is 15 metres).</p> <p>Public health risk and odour pollution.</p>	<p>A full odour assessment of the proposed ventilation stack has been carried out. The report detailed that the odour emissions from the proposed low level ventilation stack (with carbon filter) are expected to be well within the 1.5 ouE/m<sup>3</sup> threshold for the normal dry weather scenario.</p> <p>At the adjacent residential properties, odour concentrations are predicted to be at most 0.2 ouE/m<sup>3</sup> for the 98th percentile. This impact can be considered as negligible as odour would be below the odour detection threshold. During heavy storm events, odour emissions from the Low Level Vent will be below the 1.5 ouE/m<sup>3</sup> threshold set by the Environment Agency.</p> <p>The report concluded concentrations predicted for the low level vent are well within the criteria set to protect health so any health effects are “considered extremely unlikely to occur and in reality are non-existent”.</p>

No.	Stakeholder	Comments	Response
6	Local Residents	Insufficient consideration to failure of the pumping system.	The applicant has advised that there is a second back-up pump within the system if the first pump fails. If both of the pumps fail then run off will spill within the existing Milton Park Combined Sewer.
7	Local Residents	Size and scale of the kiosk.  Negative impact on conservation area.  Impact on visual amenity.	Officers considered that the proposed structures (pipe and kiosk) are carefully sited and will not be highly visible features within the streetscene. The kiosk will be sited next to a boundary fence and painted black and as such will not be a prominent. The vent pipe equally because of its siting within the flower bed will not be highly visible.  These pieces of street furniture will not adversely affect the character and appearance of the conservation area.
8	Local Residents	Failure to consider other alternatives (expand Northwood Road sewer).	The planning application is only looking at the elements of the proposal that require planning permission. The Planning system cannot dictate what it the preferred option but rather only asses the elements that require planning consent.  Optimise have however prepared an options report which shows that four options were identified and considered all of which included some form of storage. These were:  1. Sewage Pumping Station and shaft storage with connecting sewers in Milton Park  Comment: This is the option proposed.  2. FLIPS with shaft storage Milton Park/Langdon Park Rd junction

No.	Stakeholder	Comments	Response
			<p>Comment: This option present the following issues:</p> <ul style="list-style-type: none"> <li>- Third party issues – disruption to customers, requirement for legal agreements for multi-tenancy properties.</li> <li>- SPS and storage at junction of Langdon Park Road and Milton Park difficult to construct due to more constrained location. Significant traffic management issues requiring closing of adjacent roads during construction and creating hazard for future maintenance teams.</li> <li>- Existing services in road junction</li> </ul> <p>3. On line storage along Northwood Road.</p> <p>Comment: This option is to provide additional storage in the network by increasing the diameter of the existing sewer at the lower end of Northwood Road from 375mm to 2.1m diameter. This option present the following issues:</p> <p>This option present the following issues:</p> <ul style="list-style-type: none"> <li>- Extensive temporary works required for flow diversion during construction.</li> <li>- Many constructability issues, narrow road, permit parking, property basements and lateral connections.</li> <li>- Existing services in road junction. Northwood Road is also a main route through the area and is traffic sensitive. Planning consent required for permanent vent pipe.</li> <li>- Construction would involve greater number of lorry movements.</li> </ul>



No.	Stakeholder	Comments	Response
			<p>4. Connecting sewers and increasing spills from existing Milton Park Combined Sewer</p> <p>Comment: Environment Agency policy is not to grant consents for unconsented CSOs. Lengthy negotiations would be required with little chance for success which would significantly delay the project and increase the risk of further property flooding. This Option would also increase spills from foul water to surface water system causing increased pollution and environmental detriment to receiving watercourse. If a Discharge Consent was granted then a mechanical screen would be fitted to the CSO requiring planning consent for a control kiosk.</p>
9	Local Residents	Kiosk will interfere with pedestrian movement.	The residual footway width (1.8 metres) would exceed the minimum 1.5 metre recommendation to ensure safe and uninterrupted pedestrian flow.
10	Local Residents	Impact of noise.	A noise report has also been commissioned to confirm that there would be no impact upon residents caused by noise emitted from the pumping station.
11	Local Residents	Construction works will cause parking problems for local residents.	<p>It is accepted that the construction of the subterranean tank will cause disruption to local residents. This aspect does not require planning permission as this element of the proposal will be carried out under Permitted Development and therefore do not form part of this application.</p> <p>Parking spaces surrounding the rose bed will be removed during the construction phase. Cars typically parked in these places can be parked in the wider permitted parking zone in adjoining streets. A parking space for an existing disabled user</p>

No.	Stakeholder	Comments	Response
			<p>will be provided.</p> <p>In line with both Optimise and Thames Water construction procedures a construction management plan will be prepared for the construction period. Letters will be sent by Optimise/ Thames Water in respect of the construction advising them of the commencement date, duration of the works and the necessary contact details for the site manger.</p> <p>Traffic management has been discussed and agreed with the London Borough of Haringey. Optimise will keep one lane open and maintain traffic flow through Milton Park.</p>
11	Local Residents	Increase flooding to properties.	The proposal is required as an essential part of the sewer upgrading works to protect properties from flooding.
12.	Local Residents	Decrease property value.	<p>This is not a material consideration, notwithstanding this point there is no reason why this form of infrastructure, which is commonly found in urban areas, affect property values. There are no public health risk and odour pollution issues in respect of the proposal.</p> <p>The applicant has provided the contact details for local residents in respect of two examples where Openreach have installed similar infrastructure. The Council's Environmental Health Officer has contacted these residents and gained the following information.</p> <p>St Mary Bourne, near Andover.  "The work was carried out in early Spring 2012 and there have been no problems since then. There is a gate for access on their</p>

No.	Stakeholder	Comments	Response
			<p>drive to the control area and the control box &amp; outlet is in a hedgerow near the boundary very close to their property. They have not experienced any odour or noise. The tanks are on their land and are deep enough so that when the pumps start no noise is heard. The filters are changed regularly. They have a good relationship with the Water Authority. The previous problems with groundwater flooding have been resolved. “</p> <p>Sunte Close, Haywoods Heath</p> <p>“The work was carried out in March 2011 very close to their boundary (about 3 metres from their bedroom window) No odour has been experienced but they do hear the pumps kick in when there is excessive rain which was described as only occasional. If it happens in the night they might notice it but it doesn’t stop them sleeping. Indications were that this installation is not as deep as the St Mary Bourne installation.”</p>