

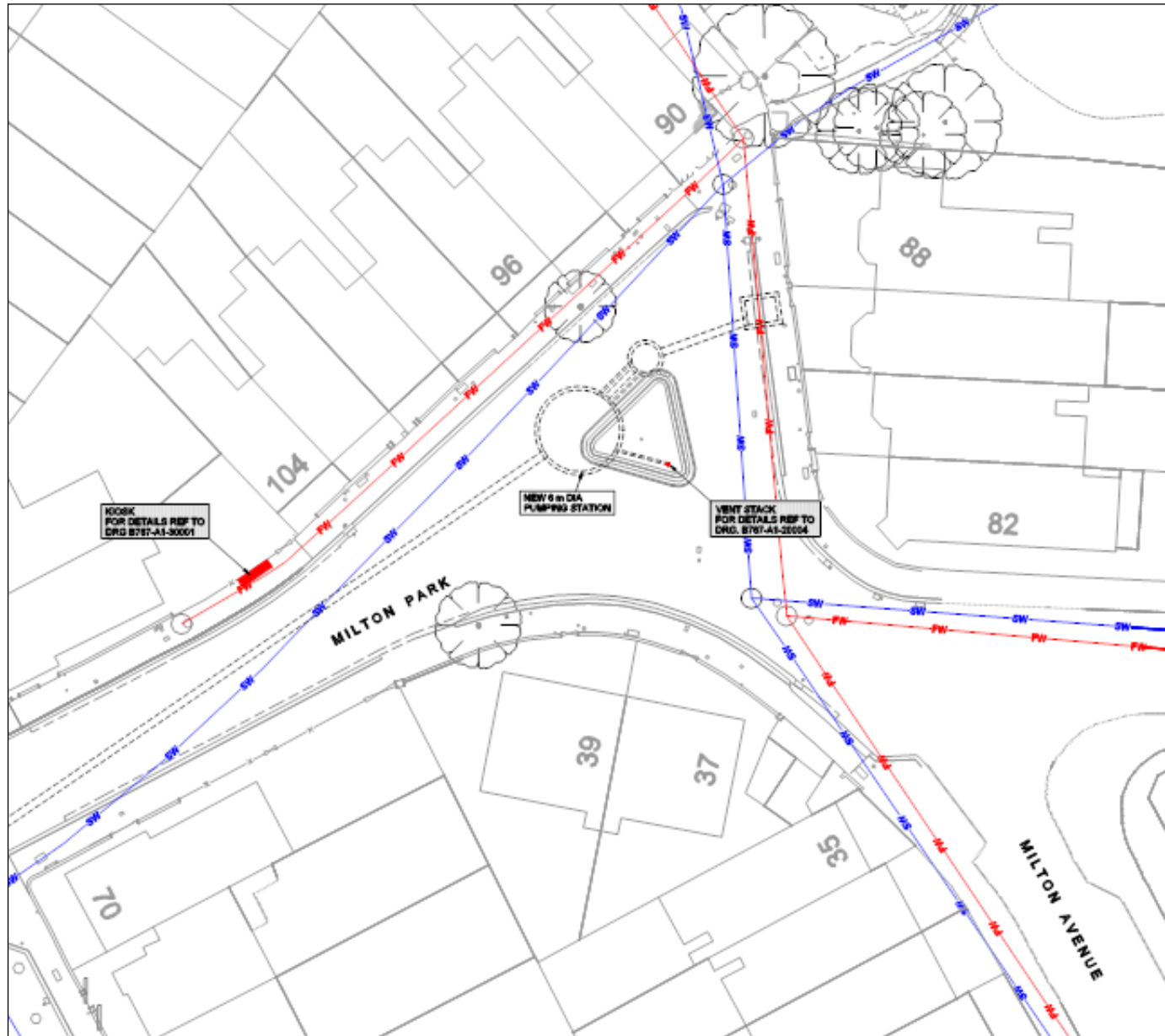
REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2013/0662	Ward: Highgate
Address: Land adjacent to 72 Langdon Park Road and Public Triangle, Milton Park N6 5PZ	
Proposal: Provision of a GRP (glass reinforced plastic) control kiosk enclosure to protect pumping station control equipment, low level vent with carbon filter and associated works.	
Existing Use: Thames Water	Proposed Use: Thames Water
Applicant: c/o Agent Thames Water Utilities Ltd	
Ownership: Private	
Date received: 09/04/2013	Last amended date:
Drawing number of plans: 00600, 20001, 20002, 20004, 20005 and 30001	
Case Officer Contact: Aaron Lau	
PLANNING DESIGNATIONS: Conservation Area, Road Network: B Road	
RECOMMENDATION	
GRANT PERMISSION subject to conditions	
SUMMARY OF REPORT:	
<p>The proposed GRP control kiosk enclosure, low level carbon filter ventilation stack and associated works are acceptable in principle as they 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 includes a carbon filter to avoid the transmission of airborne pollutants such as smells and odours to nearby properties and pedestrians using the adjacent public highway. It is not likely that odour will be emitted from the proposal. 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 and odour levels will not be exceeded.</p>	

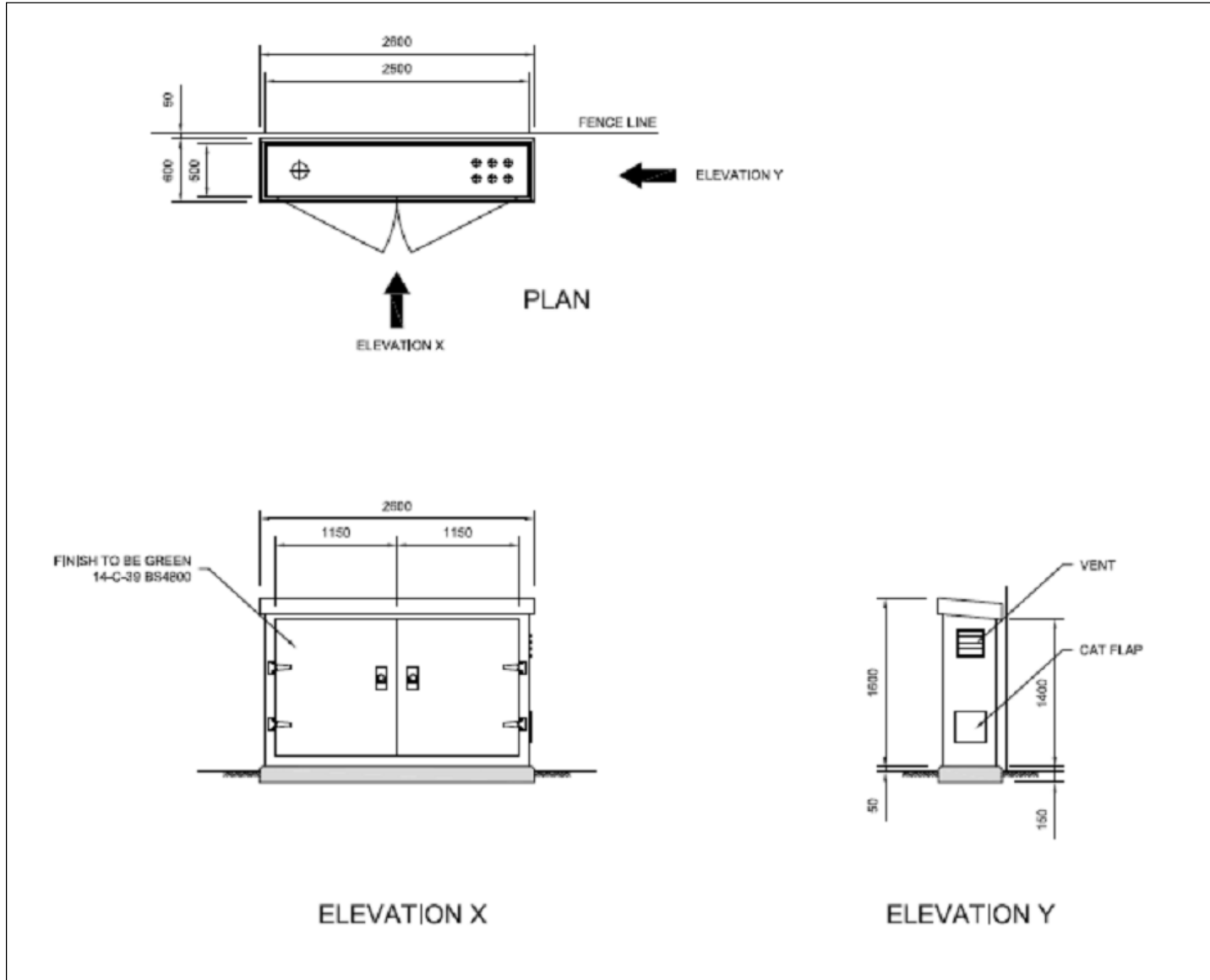
1.0 PROPOSED SITE PLAN



2.0 DRAWINGS & IMAGES



Site location plan



Proposed kiosk

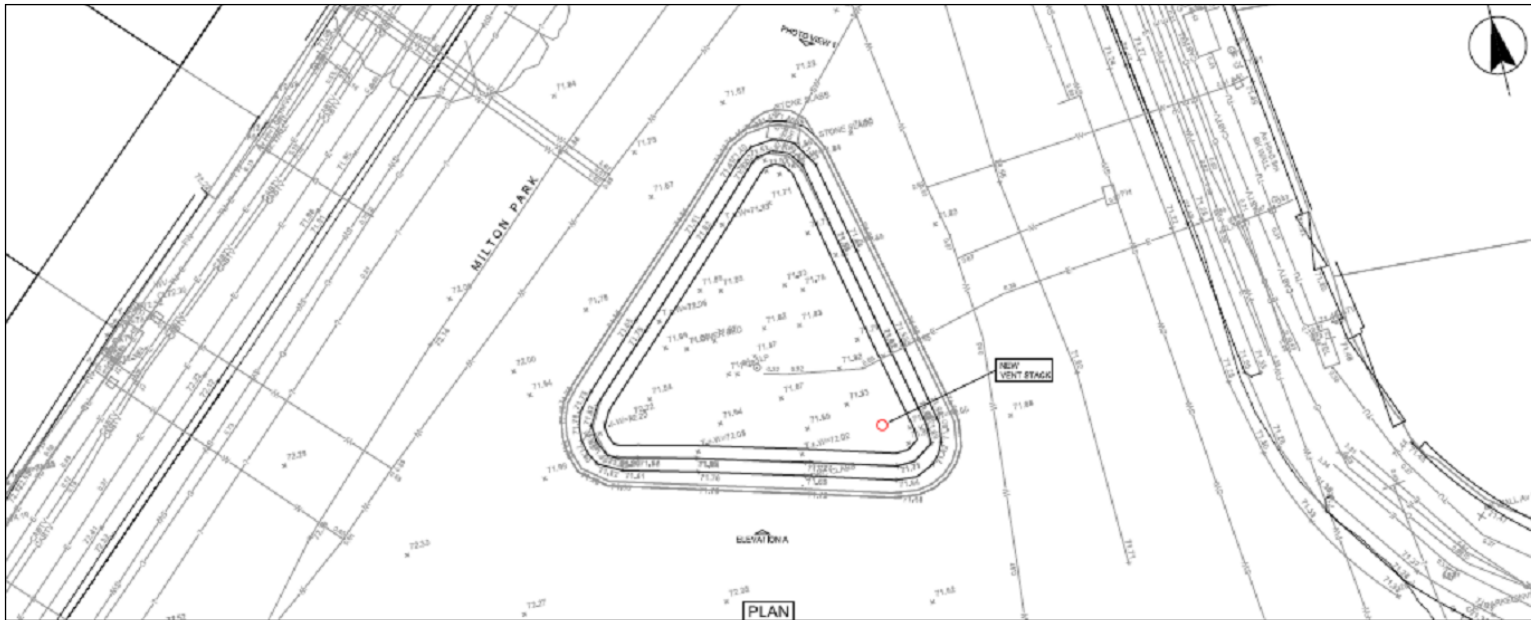
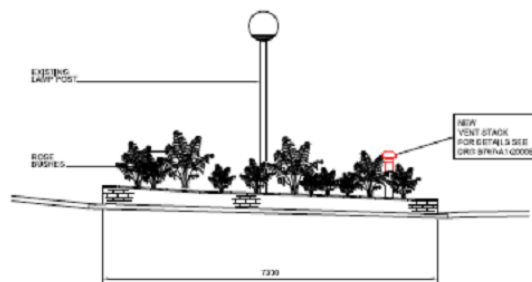


PHOTO VIEW 1



ELEVATION A

Proposed ventilation stack



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



2 - Milton Park (proposed kiosk location)



3 - Milton Park Island (proposed ventilation stack location)



4 - Milton Park Island



5 - Existing example of low level vent stack pumping stations



6 - Existing example of low level vent stack pumping stations



7 - Photographic impression of the kiosk in situ in Milton Park 1



8 - Photographic impression of the kiosk in situ in Milton Park 2

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 72 Langdon Park Road and in front of 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 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 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 82 and 84 Milton Park (east), 16.9 metres from 96 Milton Park (north) and 18.2 metres from the properties at 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 i.e. the kiosk and ventilation stack. That said the potential impact of the noise and vibration of the pumps has been assessed.

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 there had not been sufficient consultation and that inadequate technical information had been supplied.

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 Haringey Transportation – No objection:

The residual footway width at the point where the kiosk would be located is 1.8 metres. This is in excess of the absolute minimum footway width of 1.5 metres 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 Council's 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 Haringey Environmental Health

a) Council's Environmental Health Officer – 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 (H₂S) which smells like rotten eggs.

The level at which you can begin to smell H₂S is approximately 1 microgram per cubic meter. There is no health risk associated with exposure to H₂S at this concentration. The level that is considered to be harmful to public health and the environment for H₂S is 50 micrograms per cubic meter. You can begin to smell H₂S 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.

b) An external Environmental Health Consultant (Sanctum) was brought in to independently review the technical reports, including those on odour and noise. Their response is detailed in Appendix 2.

8.4 Haringey Waste Management – No comments to date.

8.5 Haringey 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 – 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 sewerage pumping station 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

8.7.1 A detailed Council's response to the concerns raised by local residents is set out in Appendix 1.

8.7.2 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 – 56 Langdon Park Road, 58A & B Langdon Park Road and 2 number 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 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. There is an identified 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 consideration of all other material planning considerations.

9.2.3 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.

9.2.4 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 which demonstrates that 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 its 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, Officers are of the view 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 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 the site's conservation setting. The existing flowerbed will be reconstructed as outlined in the landscape proposal which would enhance the visual importance of this feature. Having regard to the NPPF and to saved UDP Policy CSV5, London Plan Policy 7.8 and Local Plan Policy SP12 overall in townscape and streetscene terms the ventilation stack and kiosk enclosure are 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 so as 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 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 detectable 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 will not cause 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 to the 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 operation. 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 Local residents have pointed out that the new sewerage pumping system will be installed approximately 6.7 metres away from the nearest habitable room which is contrary to the 15 metre offset recommendation within the Sewers for Adoption (SFA) document. SFA provides detailed guidance including pumping stations for subsequent adoption by water companies in England and Wales under Section 104 of the Water Industry Act. It should be noted that the 15 metres offset is a recommendation to avoid noise, ventilation and vibration associated with the operation of a pumping station to nearby properties, and there are instances where it is impractical to meet the minimum standard. The Council recognises the non-compliance, but the imposition of conditions requiring the SPS to be installed on anti-vibration mountings and that it shall not exceed the maximum vibration recommendation as laid out within BS 6472 (2008), would ensure the living

conditions currently enjoyed by occupiers of nearby properties would not be seriously impacted by the design and siting of the SPS.

- 9.5.8 The Council's independent assessment of the odour report acknowledges that a tall stack is the most effective option for odour control. In this instance a tall stack is not appropriate because of the impact such a stack would have on the conservation area. As such the applicant proposes to use a 1m stack with odour control provided by carbon filters. The design life of such filters are stated by the manufacturer to be 6-12 months. As such a condition is included such that the filter will be maintained every 6 months.
- 9.5.9 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/m³. The odour threshold widely used in the UK for the 98th percentile of hourly concentrations in a year not to exceed 1.5 ouE/m³. This is the level at which complaints are very unlikely. The Odour Report by AECOM predicts the 98th percentile odour concentration to be 0.2 ouE/m³ near the low level vent stack with carbon filter and a maximum 1-hour odour concentration was predicted to be 0.9 ouE/m³, which is below the odour detection threshold. Although the concentrations could be slightly higher closer to the vent than at the receptor 5m from the vent, it would still be undetectable to the public. As such, it is highly unlikely that any malicious odours could be detected in the vicinity of the low level vent stack from the adjoining properties or parking spaces.
- 9.5.10 The design of the mushroom head fitted on top of the vent stack is tamper proof, but in the event of it being vandalised and removed, the odour emission could be detectable but would not be considered harmful to human health. The Council's Environmental Health Officer has confirmed this position. Should the mushroom head to removed or vandalised and malodorous emissions be detected, then the public can report the incident by phoning the emergency contact number provided by the applicant.
- 9.5.11 Residents have further raised concerns over the potential failure of the new sewerage pumping system (SPS). A secondary pumping and over flow mechanism have been designed within the SPS. The secondary pumping and over flow mechanism will be in operation should the main pump fail. Information transmitted to the adjacent kiosk would notify Thames Water of any pump failure. Should both pumps fail and the wet well fill to capacity, then the surplus effluent will then simply overflow into the adjacent piped system. It is unlikely that the local residents will be aware of the above scenario. It is Officer opinion that the information submitted coupled with the back-up system means that the SPS is likely to have a low failure rate. Although local residents have set out that dry chemical scrubbing should be proposed and the Council's independent assessor has set out that the Council may wish to consider conditioning the installation of a mixer unit as an alternative officers are of the view that this is not necessary given the secondary pumping system that is in place.

9.6 Transport and parking

- 9.6.1 The site falls within a controlled parking zone (CPZ) and is 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 it will prepare a construction management plan in connection with the permitted development works for the storage tank 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 the absolute minimum footway width of 1.5metres, 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 are acceptable in principle as they 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 a 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 and odour 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 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 avoid doubt and in the interests of good planning.

3. The GRP control kiosk enclosure and low level ventilation stack forming part of the development hereby approved shall be painted black and retained thereafter in perpetuity.

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 consistent with Policies 7.5 and 7.8 of the London Plan 2011 and Policies SP11 and SP12 of the Haringey Local Plan: Strategic Policies 2013.

4. Where noise emitted from any mechanical plant or machinery within the development hereby approved, 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 and in accordance with Policy 7.15 of the London Plan 2011 and Policies UD3 and ENV6 and ENV7 of Unitary Development Plan (post Local Plan Adoption 2013)

5. The 'GRP control kiosk enclosure and Sewerage Pumping System (SPS)' 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 and in accordance with Policy 7.15 of the London Plan 2011 and Policies UD3 and ENV6 and ENV7 of Unitary Development Plan (post Local Plan Adoption 2013)

6. The GRP hereby permitted shall not, 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 GRP noise level should be expressed as LAeqTm, and shall be representative of the GRP operating at its maximum.

Reason: To ensure that the development is designed to prevent structural transmission of noise or vibration and in accordance with Policy 7.15 of the London Plan 2011 and Policies UD3 and ENV6 and ENV7 of Unitary Development Plan (post Local Plan Adoption 2013)

7. The SPS pumps hereby permitted shall be installed on 'Anti-Vibration mountings'

Reason: To ensure that the development is designed to prevent structural transmission of noise or vibration and in accordance with Policy 7.15 of the London Plan 2011 and Policies UD3 and ENV6 and ENV7 of Unitary Development Plan (post Local Plan Adoption 2013)

8. The carbon filter of the low level ventilation stack hereby approved shall be inspected one month after commissioning, and thereafter inspected and maintained every six months.

Reason: In order to protect the amenities of nearby residential occupiers and in accordance with Policy 7.15 of the London Plan 2011 and Policies UD3 and ENV6 and ENV7 of Unitary Development Plan (post Local Plan Adoption 2013).

9. The applicant is required to provide the Local Planning Authority with written confirmation of the outcome of each six-monthly inspection and maintenance assessment.

Reason: In order to protect the amenities of nearby residential occupiers and in accordance with Policy 7.15 of the London Plan 2011 and Policies UD3 and ENV6 and ENV7 of Unitary Development Plan (post Local Plan Adoption 2013).

10. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include (planting plans, written specifications - including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and implementation programme and thereafter retained in perpetuity.

Reason: In order to provide a suitable setting for the proposed development in the interest of visual amenity and the appearance of the conservation area consistent with Policies 7.5 and 7.8 of the London Plan 2011 and Policies SP11 and SP12 of the Haringey Local Plan: Strategic Policies 2013.

Informatives:

A. The applicant is required to provide the Local Planning Authority and local residents with an emergency contact number, for reporting malodorous emissions, giving rise to complaints of nuisance.

B. In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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 Appendix 2 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 is 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 sewerage pumping station 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/m³ 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/m³ 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/m³ 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 “<i>considered extremely unlikely to occur and in reality are non-existent</i>”.</p>
6	Local Residents	<p>Insufficient consideration to failure of the pumping system.</p>	<p>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</p>

No.	Stakeholder	Comments	Response
			Sewer.
7	Local Residents	<p>Size and scale of the kiosk.</p> <p>Negative impact on conservation area.</p> <p>Impact on visual amenity.</p>	<p>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.</p> <p>These pieces of street furniture will not adversely affect the character and appearance of the conservation area.</p>
8	Local Residents	Failure to consider other alternatives (expand Northwood Road sewer).	<p>The planning application is only looking at the elements of the proposal that require planning permission. The Planning system cannot dictate what is the preferred option but rather only assesses the elements that require planning consent.</p> <p>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:</p> <ol style="list-style-type: none"> 1. Sewage Pumping Station and shaft storage with connecting sewers in Milton Park <p>Comment: This is the option proposed.</p> <ol style="list-style-type: none"> 2. Flooding local improvement projects (FLIPS) with shaft storage Milton Park/Langdon Park Rd junction <p>Comment: This option presents the following issues:</p> <ul style="list-style-type: none"> - Third party issues – disruption to customers, requirement for legal agreements for multi-tenancy properties.

No.	Stakeholder	Comments	Response
			<ul style="list-style-type: none"> - 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. - Existing services in road junction <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.</p> <p>This option presents the following issues:</p> <ul style="list-style-type: none"> - Extensive temporary works required for flow diversion during construction. - Many constructability issues, narrow road, permit parking, property basements and lateral connections. - 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. - Construction would involve greater number of lorry movements. <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</p>

No.	Stakeholder	Comments	Response
			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.
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 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</p>

No.	Stakeholder	Comments	Response
			London Borough of Haringey. Optimise will keep one lane open and maintain traffic flow through Milton Park.
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, affects 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 drive to the control area and the control box & 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 "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</p>

No.	Stakeholder	Comments	Response
			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."

Appendix 2 – Sanctum responses

Sanctum's summarised response to the applicant's Noise and Odour Assessments (Aecom Environment Consultants), dated 13 May 2013

The Applicant's Noise Assessment indicates that based on predicted noise levels, the proposed development is unlikely to result in complaints of noise nuisance. This is dependent on the assumption that a carbon filter and mushroom head cover fitted to the low level vent provide 10dB of noise attenuation.

The Applicant has not demonstrated that a high level vent, with an unrestricted opening will provide adequate noise protection. If a high level vent is the preferred method for odour dispersion, a further noise assessment, is recommended.

The most effective option for controlling odour from the sewage pumping station would be to locate a high level vent at Parkland Walk. The next most suitable option would be a high level vent on the Milton Park traffic island. The final option would be for a low level vent provided with carbon filtration, on the Milton Park traffic island.

To ensure that the predicted noise and odour levels detailed in the Applicant's Noise and Odour Assessments are achieved, precautionary planning controls in the form of conditions, agreements, or undertakings are recommended for this development, to protect the amenity of local residents.

Sanctum's follow up response to the Applicant's Noise and Odour Assessments, dated 24 June 2013.

As there have been numerous local objections concerning odour nuisance and detriment to amenity, it is recommended that the LPA consider attaching the following conditions if the application is granted planning permission

1 – The carbon filter of the low level ventilation stack hereby approved shall be inspected one month after commissioning, and thereafter inspected and maintained annually to the satisfaction of the LPA.

2 – The applicant is required to provide the LPA with written confirmation of the outcome of each annual inspection and maintenance assessment.

3 – The applicant is required to provide the LPA and local residents with an emergency contact number, for reporting malodorous emissions, giving rise to complaints of nuisance. On receipt of a complaint of odour nuisance, the applicant shall inspect the installation and carry out necessary remedial works or modifications necessary, to reduce any odorous emissions and or complaints of odour nuisance, to the satisfaction of the LPA.

Sanctum's response to the receipt of further information (Infrastruct Report-acting for local residents and Optimise response-acting for Thames Water to Infrastruct Report OSIL tube vent specifications, and additional representations, dated 16 August 2013:

The Applicant has demonstrated that based on predicted noise levels, the proposed development is unlikely to cause complaints of noise nuisance from local residents.

As the proposed SPS is located closer to residents than the proposed minimum distance for a SPS. A suitable planning condition is required to protect residents from vibration.

In order to mitigate potential impact from vibration, an additional planning condition, should be incorporated, requiring the SPS pumps to be installed on 'Anti-Vibration mountings'

The LPA has proposed a planning condition to safeguard the amenity of residents from possible vibration from the GRP unit. The LPA may wish to consider adding a noise condition in respect of the GRP.

The design life of the proposed carbon filtration is stated as 6-12 months, in the OSIL tube vent kit performance. As the SPS is in close proximity to local residents and in accordance with the precautionary principle of pollution control, the proposed conditions for inspecting and maintaining the filtration and reporting to the LPA, should be revised; to increase the frequency to every six months.

The provision of an emergency contact number to report malodorous emissions is suggested.

The imposition of a condition requiring the installation of a mixer unit as an alternative to chemical scrubbing, as suggested by Infrastruct, is suggested as a precautionary measure