

3655/P15		Proposed 3 rd , 4 th and roof plans
3655/P19		Proposed site section AA
3655/P20		Proposed site section BB
3655/P25		Proposed site elevation – Muswell Hill
3655/P26		Proposed elevation - comparisons
3655/P27		Proposed rear elevation – Springfield Avenue
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3655/P29		Proposed side elevation (west)
3655/P100		3D views
3655/P101		3D view - Aerial

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PLANNING DESIGNATIONS:

Road Network: Classified Road

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Agreement

SUMMARY OF REPORT:

It is important to know that there is an extant planning permission for this site that provides for the redevelopment for the site to provide a five storey building facilitating 12 units (HGY/2000/1778). The proposed scheme is an improvement in terms of design, access, and layout, and it provides for Section 106 contributions. This scheme in the main, optimises the potential of the site for high quality housing, which would contribute towards Haringey’s target for new homes. The building although contemporary in style would give the site an appearance that would not detract from the character of the area as a whole. The design, form and choice of materials for the proposed building have been designed sensitively to the character of the surrounding area. The residential developments would be of adequate design standard. The proposal would not harm the living conditions of residents of neighbouring properties. The proposal complies with Lifetime Homes Standards. The scheme would introduce measures to reduce the energy emissions of the proposed buildings.

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1.0 PROPOSED SITE PLAN

30 Muswell Hill, Haringey



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Town and Country Planning Act 1990 (as amended) Plan relating to the Notice Address



2.0 IMAGES



Front of site and remaining front boundary wall



Front of site and the detached villa at no. 32 Muswell Hill



Row of 1960s terraces at 12 – 24 Muswell Hill to the east of the proposed development



View of site from Springfield Avenue



Existing site plan survey



Proposed lower ground floor



Proposed ground floor

30 MUSWELL HILL
PLANNING APPLICATION
AUGUST 2013



Proposed site elevation



GML PROPOSED FRONT ELEVATION
AS VIEWED FROM MUSWELL HILL

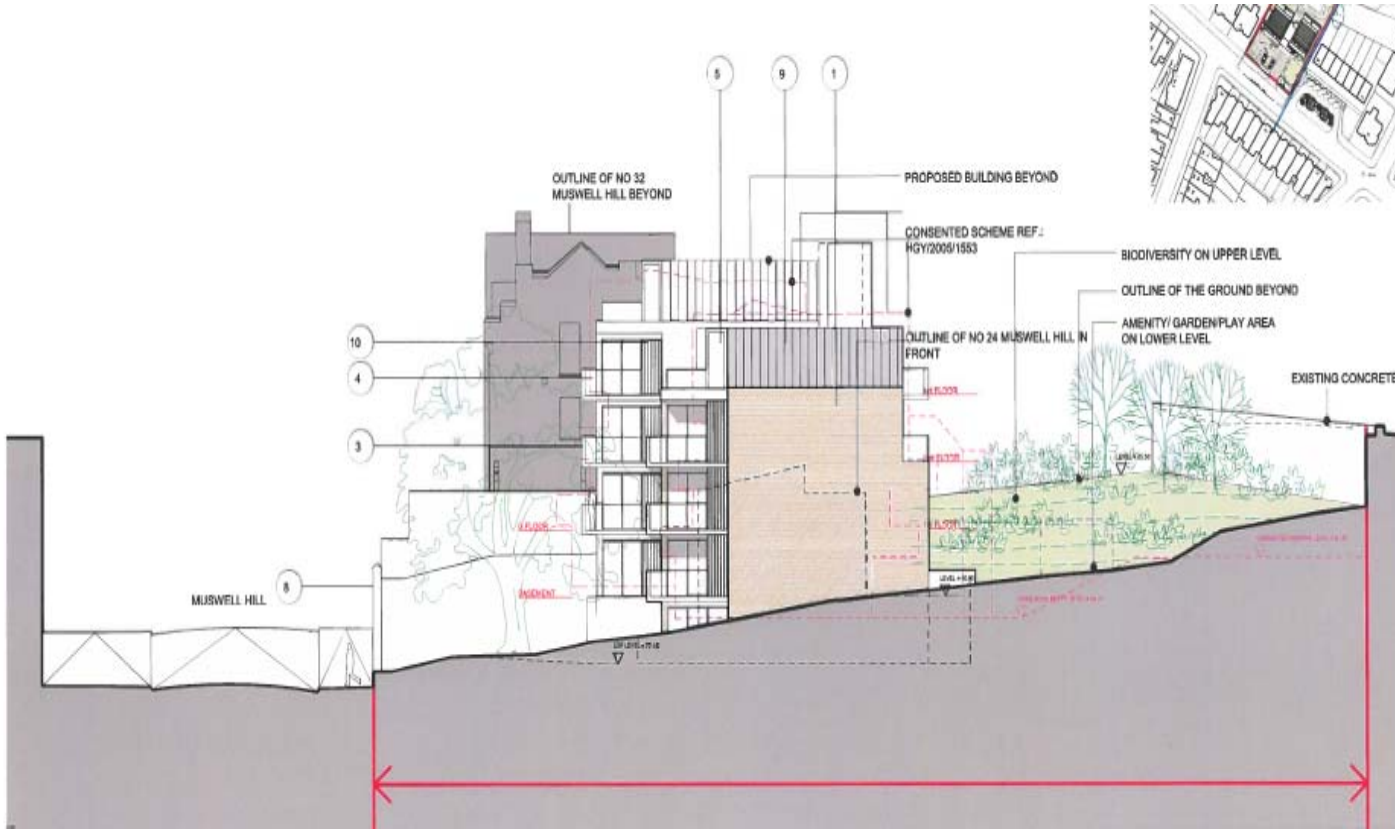


CONSENTED SCHEME REF : HGY/2005/1553 FRONT ELEVATION
AS VIEWED FROM MUSWELL HILL

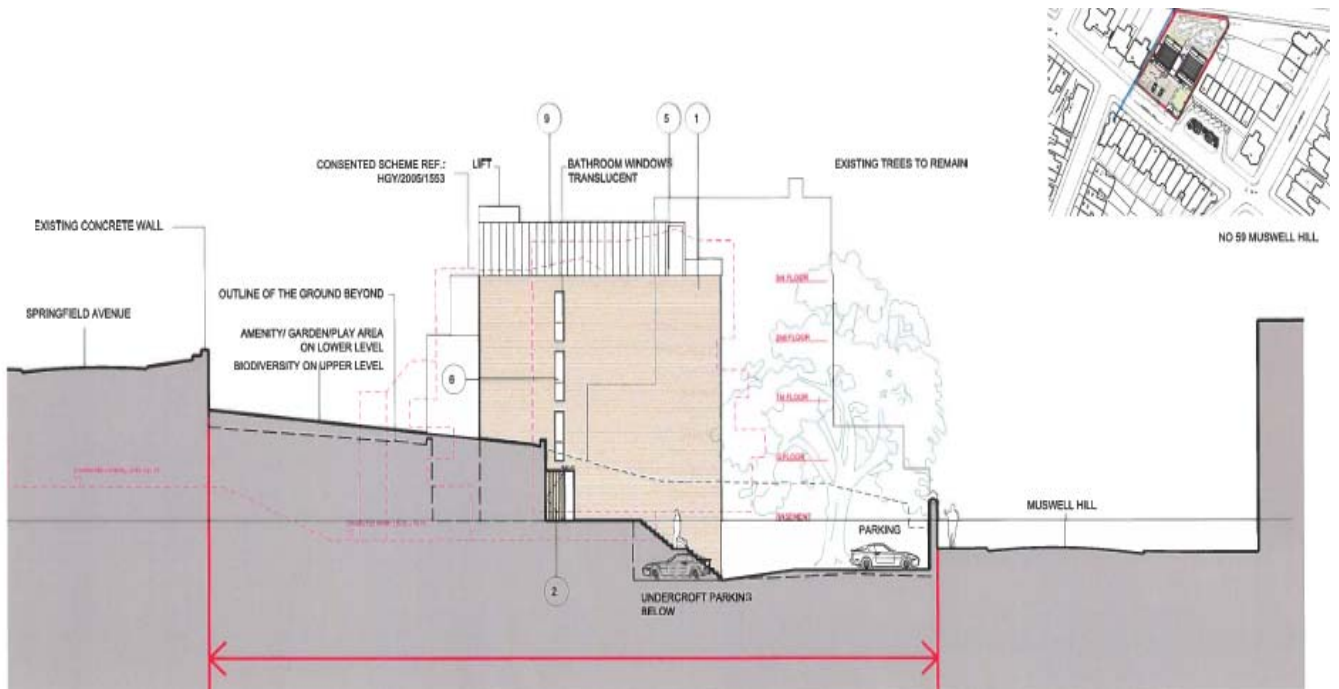
Proposed elevation comparison



Proposed rear extension



Proposed side elevation (east)



Proposed side elevation (west)



1. MUSWELL HILL VIEW FROM TOP



2. MUSWELL HILL VIEW FROM BOTTOM



3. MUSWELL HILL FRONT VIEW



3D Views

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on the north east side of Muswell Hill between the four storey Victorian detached villas at 32-26 Muswell Hill and the row of 1960's two storey terraces at 12-24 Muswell Hill. The site slopes steeply up along the road frontage towards the Muswell Hill town centre and it also slopes up towards the retaining wall at the rear of the site behind which is Springfield Avenue which is a residential street comprising of two storey semi detached villas that look down onto the site. The site sits on a plot originally occupied by two detached houses which now comprises; shrubbery, grass and two Ash trees at the front of the site which are subject to a Tree Preservation Order. The site is partially bounded by the original front boundary wall with piers and hoarding followed by a brick wall of different levels which partially bounds the 1960's row of adjacent terraces which are set well back from the street. Directly opposite the site is a row of 3 storey Edwardian style terraces behind which is Alexandra Gardens.
- 3.2 The site is not in a conservation area but it is located in close proximity to three conservation areas; Muswell Hill, Alexandra Palace and Park and Rookfield.

3.3 The application site has a medium public transport accessibility level (PTAL) of 4 and is within walking distance of several bus routes.

4.0 PLANNING HISTORY

4.1 Planning history

HGY/1994/0261	GTD 26-04-94	30 Muswell Hill London	Conversion into three self-contained flats (2 x 2 bed and 1 x 1 bed) involving erection of rear roof extension.
HGY/2000/1778	GTD 26-07-01	30 And Land Adjacent Muswell Hill London	Erection of a four storey residential development comprising 8 X 2 bed three person self-contained flats and 4 X 3 bed, four person maisonettes with sixteen car parking spaces.
HGY/2005/0294	WDN 20-04-05	30 Muswell Hill London	Approval of Details pursuant to conditions 2, 3, 5, 6, 9, 10, 11 (plans, security, landscaping, trees, refuse, visibility splay and car parking) attached to planning reference HGY/2000/1778.
HGY/2005/0612	REF 27-06-05	30 Muswell Hill London	Erection of a 4 storey building comprising 8 x 2 bed and 4 x 3 bed flats with associated parking for 12 cars and landscaping.
HGY/2005/1553	GTD 11-10-05	30 Muswell Hill London	Approval Of Details pursuant to Condition 5 (landscaping & treatment of surrounding areas of the proposed development) attached to planning permission reference HGY/2000/1778.
HGY/1994/0261	GTD 26-04-94	30 Muswell Hill London	Conversion into three self-contained flats (2 x 2 bed and 1 x 1 bed) involving erection of rear roof extension.

4.1.1 Planning permission was granted under planning reference; HGY/2000/1778 in July 2001 for the erection of a four storey residential development comprising 8 X 2 bed three person self-contained flats and 4 X 3 bed, four person maisonettes with sixteen car parking spaces. The planning consent has been

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Officers Report

implemented and this was confirmed by the Council's planning department in the form of a letter from the planning team leader in September 2006 which confirmed that the original house had been demolished and three piled foundations were formed in connection with the construction of the flats after a site visit was carried out in 2006. This evidence also showed the Council's building control department received a building regulations application. In addition, the only pre-commencement condition; condition 5 (landscaping), that was discharged in October 2005.

4.2 Planning enforcement history

NCC/2007/00366 – Site falling into disrepair resulting in collapse of the fence – Remedy – the property is completely vacant. Not a planning issue - case closed – 03/07/07

UNT/2012/00415 – Untidy land – remedy – Case closed no breach - case closed – 17/04/12

UNW/2012/00623 – Site is an eyesore – remedy – Architects advised to inform client to secure site to prevent dumping - case Closed – 18/10/12

UNW/2013/00359 – Complaint about dumping on the site – remedy – The only action currently happening on site are the temporary works in support of maintaining the site pending the commencement of works for the extant consent - case closed – 09/07/13

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

5.1 The applicant/architect identified a number of shortcomings with the extant permission (HGY/2000/1778) that was put on hold; these have been identified below;

- The consented proposal does not have the benefit of any lifts;
- Access to the upper floors is via external staircases, and therefore raises issues of security, noise and privacy;
- The accommodation was not lifetime homes compliant;
- Parking was proposed to the rear which prevented the opportunity to improve the biodiversity of the site;
- The design was very standard;
- The proposal was not subject to any S106 obligations and any similar proposed scheme would incorporate obligations.

5.2 The current scheme outlined below is the result of ongoing discussions that began with pre-application discussions which has led to the current design.

- 5.3 Permission is now sought to redevelop the site to provide a five storey residential block inclusive of the recessed top floor. The block would be contemporary in style and comprise of 12 self-contained flats. The proposed block would form three elements; block A to the west; block B to the east and the stair/lift tower located centrally.
- 5.4 Block A which lies adjacent to the four storey detached Victorian villa at no. 32 comprises of a ground, first, second, third and top floor level. From the proposed site elevation; block A would be 11m wide and range from 12.8m – 13.8m high to the eaves, 15.4m – 16m high to the ridge of the top floor and have a depth ranging from 11m -15m.
- 5.5 Block B which lies adjacent to the two storey terraces at 12-24 Muswell Hill comprises of a lower ground, ground, first, second and third floor level. From the proposed site elevation; block B would be 11m wide and range from; 11.4m – 12.6m high to the eaves, 14m – 15m high to the ridge of the top floor and have a depth ranging from 11m – 14m.
- 5.6 Both blocks would be separated by a 4m wide deeply recessed stair/lift tower with views towards the rear garden. The tower would have a height of 16m and depth ranging from 7.6m – 9m.
- 5.7 From the front block A would be set further forward of block B by 4m and from the rear block B would be set further forward of block A by 4m. The blocks would have a projecting bay with vertical head to ceiling height windows alongside recessed balconies with balustrades accessed via French doors running from lower to upper floor level. The recessed top floor would comprise of a mansard style pitch roof with balustrade. From the Muswell Hill frontage the top floor of block A would be set back by 2m and block B would be set back by 2.6m.
- 5.8 From the rear, the lower floor of block A would have french doors leading to a patio area on ground floor level and block B would have french doors leading into a patio area created by a lightwell at lower ground floor level. Recessed balconies with balustrades are proposed on first to third floor level accessed via french doors alongside vertical floor to ceiling height windows. The top floor of block A would be set back from the rear by 2m and Block B would be set back by 4.4m.
- 5.9 From the side elevation where both blocks slope up from front to rear, the recessed balconies would run from the eastern corner. The side elevation (west) of block A would comprise of narrow vertical bathroom windows running from lower to upper floor level alongside the main entrance to flat A1 on ground floor level.
- 5.10 The proposed building would be constructed using facing bricks with a zinc sheet roof, grey metal double glazed windows, metal cladding with flush joints, vertical metal fin balustrades, structural glass balustrades, timber door and vertical metal louvres.

- 5.11 The layout of the residential block would comprise of a bike store for 24 bicycles and the lower floors of flat B1 and B2 at lower ground floor level. The ground floor would comprise of the lower floors of flats A1, A2, B3 and B4 and the upper floors of B1 and B2. The first floor would comprise of the upper floors of flats A1, A2, B3 and B4 and the lower floors of flats A3 and A4. The second floor would comprise of the upper floors of flats A3 and A4 and flat B5. The third floor would comprise of flats A5 and B6 and the top floor would comprise of flat A6. All the duplexes and flats would have extensive balconies and terraces, with patios for the lower ground floor flats. The proposal would provide solar photovoltaic panels at top floor level and roof level.
- 5.12 Access to the flats would be from the Muswell Hill frontage at lower ground floor level with a stairwell and lift at the central core to gain access to the upper floors. Flat A1 would have its own separate access via a set of steps from the side of the building (proposed side elevation west).
- 5.13 The front brick and flint boundary wall would be repaired to the north that continues beyond 32 and 34 Muswell Hill and the wall would be reinstated to the southern section of the boundary. The front boundary wall would have a 4.8m wide vehicle and pedestrian entrance.
- 5.14 The refuse/recycling storage area to the front of the building would also have a brick and flint wall to match the front boundary wall.
- 5.15 The front of the building would comprise of six car parking spaces at ground floor level and four undercroft parking spaces proposed at lower ground floor level. Parking bay no. 5 would be designated for a disabled user.
- 5.16 In terms of soft and hard landscaping to the front of the building; 130 sq. m. of green space is proposed, alongside shrub and tree planting along the sites boundary. The car park would comprise of block paving including contrasting block paving to indicate the pedestrian route. The undercroft car park would have a concrete surface. The rear of the building would comprise of a lower communal garden that would provide a play space, with shrub/tree planting, level resin bound gravel surface with seating and tables, level lawn area and stepped access linking the communal garden areas. The upper communal garden would comprise of a gravel surface area, step access to the morning sun trap and lower communal area, plants/shrub/tree planting and boulders. The proposed landscaping would also include a morning and afternoon sun trap and pergola.

6.0 RELEVANT PLANNING POLICY

- 6.1 The planning application is assessed against relevant national, regional and local planning policy, including relevant policies within the:

National Planning Policy Framework
The London Plan 2011

Haringey Local Plan: Strategic Policies
Haringey Unitary Development Plan (2006) (Saved remnant policies)
Haringey Supplementary Planning Guidance and Documents

For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

6.1.1 National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

6.1.2 Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 3.5 Quality and design of housing developments
Policy 3.3 Increasing Housing Supply
Policy 3.4 Optimising Housing Potential
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable Energy
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 6.13 Parking
Policy 5.17 Waste Capacity

6.1.3 Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP0 The presumption in favour of sustainable development
SP2 Housing
SP4 Working towards a Low Carbon Haringey
SP7 Transport
SP11 Design
SP17 Delivering and Monitoring the Local Plan

Haringey Unitary Development Plan (Adopted 2006)

39 remnant saved UDP policies;

UD3 General Principles
UD7 Waste Storage
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

7.0 CONSULTATION

7.1 The Council has undertaken consultation. A summary list of consultees is provided below

7.2 Internal Consultees

- Haringey Environmental Health – Housing Renewal
- Haringey Environmental Health – Commercial Environmental Health
- Haringey Waste Management/Cleansing
- Haringey Building Control
- Haringey Transportation Team
- Haringey Arboriculturalist
- Haringey Housing Design and Projects
- Haringey Economic Regeneration

7.3 External Consultees

- Ward Councillors
- Muswell Hill & Fortis Green Association
- Thames Water
- Andrew Snape – Crime Prevention Officer
- Thames Water
- London Fire Brigade (Edmonton)

7.4 Local Residents

- 203 residents and businesses.

7.5 A summary of the responses received are as follows;

LBH – Commercial Environmental Health comments;

- The lead officer recommends the following conditions;
 - Control of construction dust
 - Combustion and energy plant

LBH – Building Control comments;

- This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to this office.

LBH – Waste Management comments;

- Application details storage area for waste containers. One of which should be for recycling. Sufficient bin allocation should be allowed to ensure no side waste or spillage occurs between waste collection days.

LBH – Transportations comments:

- Ten on-site parking spaces is in line with the parking standards outlined in the Haringey Council adopted UDP (saved policies 2013);
- The site does not fall within an area that has been identified within the Haringey Council UDP as suffering from high on-street parking pressure;
- 20% of the parking provision will have charging points for electric vehicles with a further 20% passive provision in line with standards set out within the London Plan;
- The proposal includes the provision of a secure storage facility capable of catering for up to 24 bicycles which complies with standards set out within The London Plan (2011);
- The highway and transportation authority therefore seek contributions from the developer in order to provide improvements within the immediate vicinity of the sites frontage onto Muswell Hill;
- A dedicated refuse store is located to the rear of the public footway, which will aid on-street collection and therefore minimise disruption to traffic on Muswell Hill;
- An area of hard standing has been provided at the front of the plot to allow servicing and domestic deliveries to take place on-site; and
- The proposed development is unlikely to have any significant adverse impact on the surrounding highway network or car parking demand at this location.

LBH – Arboriculturalist

- The Council's tree officer visited the site to inspect the trees and has no objection subject to condition. T1 appears to be in a declining condition with a major structural defect (included union). The tree officer has no objection to T1 being removed. It is proposed to plant 3 new trees at the front of the site, which would mitigate the loss of T1 and provide an increase in tree cover. T2 is being retained with minor pruning to facilitate the new structure;
- The Arboricultural Impact Assessment (AIA) provides a specification for tree protection and other measures to ensure T2 can be safely retained.

Thames Water

- With regards to sewerage infrastructure Thames Water have no objection;
- Thames water advise that with regards to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or a suitable sewer;
- Thames water would advise that with regards to water infrastructure they have no objection.

London Fire Brigade

No comments received as of yet. Any comments will be reported to members.

Muswell Hill & Fortis Green Association

- The roofline of the middle block needs to be redesigned;
- The proposed balconies are inconsistent with the prevailing architecture in the vicinity;
- If planning permission is granted the main facing material for the frontage and side should be in a type consistent in colour and texture to those predominantly used in Muswell Hill;
- The number of car parking spaces is not sufficient and will increase parking pressure in the adjoining roads;
- Vehicles turning right into the development from Muswell Hill will add to congestion in Muswell Hill.

Andrew Snape – Crime Prevention Officer

- The new homes would benefit from the Secured by Design standards, particularly for door and window standards;
- There should be gating near the front of the property to prevent intruders gaining access.

Affordable Housing Group

- The design of the proposal is fine;
- Each flat should have its own parking;
- This application is a good opportunity to receive a cash payment in lieu of affordable;
- The Council rejected St Luke's Hospital and 150 Fortis Green on the grounds of lack of affordable;
- The new application is a good opportunity to get a substantial cash payment to assist the Councils affordable housing needs.

Local residents (five letters of objection received)

- The parking spaces proposed are insufficient and would increase the parking pressure in the area ;
- There are concerns that the proposed height level of the afternoon suntrap could result in possible overlooking to the properties on Grosvenor Gardens;
- 12 flats seems excessive for the site;
- There is no allocation for parking for visitors;
- There are concerns with the overall height of the building;
- The bricks used for the proposed building should be in keeping with those predominantly used on the surrounding buildings

- The quantity of flats would result in safety issues with cars and delivery vehicles turning into the site;
- There are concerns with the added demand on Muswell Hill Primary School and local NHS facilities;
- The design is unsympathetic to the local area;
- The proposal would create an unwelcome break to the Edwardian architecture that is so dominant in Muswell Hill;
- The design is of no architectural merit;
- There are concerns as to whether the historic WW2 ARP post whose solid exterior fabric has survived remarkably intact will be retained and whether it is due to remain in situ or to be moved to an alternative Haringey site

8.0 PRE-APPLICATION CONSULTATION.

8.1 A pre-application meeting was held in August 2012. This proposal was put together as a re-design of the consented scheme under planning reference; HGY/2000/1778; with the same number of units but a different layout and design principle.

8.2 The scheme was presented to the Design Review Panel in December 2012. The proposals were welcomed as an improvement on the approved scheme, especially for its landscaping and moving parking to the front. The flat layouts, access and means of site enclosure needed further consideration. And the design needed further development.

8.3 Following the presentation to the Design Review Panel, a number of design options were produced for the Council's design officer to review and provide feedback on which has led to the current design.

8.4 Prior to the submission of the planning application a public consultation was set up to present the proposals. All local councillors were contacted and before the main consultation; community groups and other key stakeholders within the area were identified and contacted. The groups and individuals contacted included the following;

- The Muswell Hill and Fortis Green Association
- The Chine and Cascades Residents Association
- Alexandra Residents Association
- Haringey Federation of Residents Association
- Warner Estate Residents Association
- Muswell Hill Conservation Area Advisory Committee
- Park Avenue South Neighbourhood Watch

200 leaflets were distributed to local residents, list of stakeholders and the local ward councillors.

8.5 A public exhibition took place at the Royal British Legion, Muswell Hill Road in July 2013 with the proposed scheme available and members of the

development team were available to answer any questions. A leaflet to take away was also available at the exhibition. Several response mechanisms for the local community and stakeholders to give their feedback have been in place, including quantitative and qualitative response mechanisms and feedback to participants and the wider community.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Taking account of the development plan, comments received during the processing of this application and other material considerations, the main issues in this case are:

- 9.1 The presumption in favour of sustainable development
- 9.2 Principle of development
- 9.3 Design, height, bulk and scale
- 9.4 Density
- 9.5 Impact of proposal on living conditions of surrounding residents
- 9.6 Standard of accommodation
- 9.7 Dwelling mix
- 9.8 Affordable Housing
- 9.9 Transport considerations/access
- 9.10 Landscaping
- 9.11 Trees
- 9.12 Waste management
- 9.13 Energy and sustainability
- 9.14 Mayoral Community Infrastructure Levy
- 9.15 Planning Obligations – Section 106 Legal Agreement and head of terms

9.1 The presumption in favour of sustainable development

9.1.1 Haringey Local Plan Policy SP0 states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey. Planning applications that accord will be approved without delay, unless material considerations indicate otherwise.

Where development proposals accord with the development plan, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or*

- *Specific policies in the NPPF indicate that development should be restricted.*

9.1.2 This proposal can be considered as an example of sustainable development in that it seeks to optimise the potential of the site and provide high quality housing that would be sustainable. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration subject to consideration of the issues set out below.

9.2. Principle of Development

9.2.1 The principle of residential on the site is considered appropriate because the plot was originally occupied by two detached houses. Furthermore, planning consent was granted in 2001 for 12 flats under planning reference; HGY/2000/1778. The proposal is also supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing and the Council's new and raised target of meeting or exceeding 820 homes a year. It is also supported by Haringey Local Plan Policy SP2 'Housing. In addition, the site is surrounded by residential uses and is within a broader residential context.

9.2.2 Local residents have raised concerns that the amount of units would be excessive for the site, however it is considered that the amount of units would meet the requirements set out in the above policies. Furthermore, the extant planning permission for the site would provide 12 flats and as such the number of flats proposed for the current scheme the subject of this application (12 flats) is acceptable as this principle has already been established by virtue of the extant planning permission (HGY/2000/1778).

9.3 Design, height, bulk and scale

9.3.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.

9.3.2 Surrounding residential development is characterised by 3/4 storey Victorian/Edwardian houses with front-to-back pitched roofs, projecting bays and a mixture of brick and render on the exterior and more recently built 1960s row of adjacent 2 storey terraces with flat roofs.

9.3.3 It is considered that although the proposed scheme would be contemporary in style, the proposed blocks that would be separated by the deeply recessed stair/lift tower are of a similar scale to the adjacent Victorian villas. The separating distance between the flank wall of the adjoining properties and new block is considered appropriate and the modern pitch roof and projecting bay would pick up elements of the traditional style. The block responds well to the hill as prominent corner features are proposed and it would step down to reflect the existing pattern of development on this part of the hill. The scheme

would also restore and recreate the front boundary wall that would provide a suitable setting for the street frontage.

- 9.3.4 It is considered that the proposed development would sit comfortably in relation to its neighbouring buildings and even though it would appear very prominent on the hill it should be seen as a stand alone building and not be seen as sitting in the same context as the adjacent Victorian villas, as it sits further back from the street frontage and forms a transition between the Victorian villas and the 1960s row of terraces. Furthermore, it is important that due consideration is afforded to the fact that the scale, height, bulk and siting of the proposed development follows, in the main, the siting and dimensions of the building which benefits from planning permission (2000/1778).
- 9.3.5 Local residents have raised concerns over the scale, design and materials of the development; however it is considered that the proposal meets the requirements set out in the above policies. Furthermore, the final details of material would be secured by a condition to ensure that the material proposed would be sensitive to the character and appearance of the surrounding area.
- 9.3.6 Overall the design, massing, form and choice of materials of the proposed development have been designed sensitively taking account of the character of the surrounding area. This proposed scheme is considered to conform, in the main, with the scheme which benefits from planning permission with regards to the siting and dimensions of the development (HGY/2000/1778). Furthermore, the design and visual appearance of the proposed development is considered to be a significant improvement to the building which could be developed under extant planning permission reference; HGY/2000/1778.

9.4 Density

- 9.4.1 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.
- 9.4.2 Table 3.2 of the London Plan sets out the acceptable ranges for density according to the public transport accessibility (PTAL) of a site. The site is considered to be in the 'urban' context and has a PTAL of 4, thus development should be within the density range of 200 to 700 habitable room per hectare (hr/ha). The proposed development has a density of 260 hr/ha, which is consistent with the London Plan Density Matrix for urban locations with a PTAL of 4.

9.5 Impact of proposal on living conditions of surrounding residents

- 9.5.1 London Policy 7.6 says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved UDP Policy UD3.

- 9.5.2 The development would not have an adverse impact on daylight/sunlight and overlooking to nearby residential properties in particular the residents on Springfield Avenue which back onto the site, in that the distance of 23m from the rear of the building to the rear boundary is sufficient to avoid overlooking, loss of privacy and loss of daylight/sunlight. Furthermore, the proposed building would be set at a significantly lower level when viewed from Springfield Avenue and only two levels of the building would be visible alongside ample vegetation screening which forms part of the proposal.
- 9.5.3 In terms of overlooking residents from Grosvenor Gardens, the development would be more than 40m away from their properties, which is considered sufficient to safeguard amenity and the afternoon sun trap proposed would be screened by a wall over 3m in height. The property at No. 24 Muswell Hill which is to the east of the proposed development (block B) has no side facing windows which can be overlooked by the proposed corner balconies. In addition, the existing mature tree that would be retained would partially screen the corner balconies. Block B has also been designed carefully so that there are no side windows facing into the rear gardens of the row of adjacent terraces.
- 9.5.4 Block A has been designed carefully so that it would be set back from the side facing windows of the property at no 32 Muswell Hill, which are predominantly secondary windows, furthermore, the side facing bathroom/hallway windows of block A would have frosted windows and a condition has been imposed on any grant of planning permission.
- 9.5.4 Local residents have raised concerns that the proposed development could result in possible overlooking to their properties, however it is considered that it meets the requirements set out in the above policies. Again it is considered that this proposed scheme in the main, conforms with the extant planning permission and there would be no material adverse impact on the amenity of the surrounding residents (2000/1778)

9.6 **Standard of accommodation**

- 9.6.1 London Plan Policy 3.5 'Quality and design of housing developments' requires residential developments to be of adequate design standard. The Mayor's Housing SPG provides guidance on how to apply this policy. This is also reflected in the Council's Housing SPD. London Plan Policy 3.8 and Haringey Local Plan Policy SP2 require that all units to be built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility.
- 9.6.2 The size of each flat is set out below. These figures exceed the minimum standards, set out in table 3.3 of London Plan Policy 3.5.

Flat A1 (block A)	Ground and first floor 2 bed 4 person duplex	87sqm
Flat A2 (block A)	Ground and first floor 2 bed 4 person duplex	92sqm
Flat A3 (block A)	First and second floor 2 bed 4 person duplex	92sqm
Flat A4 (block A)	First and second floor 2 bed 4 person duplex	97sqm
Flat A5 (block A)	Third floor 3 bed 6 person flat	123sqm
Flat A6 (block A)	Top floor 3 bed 6 person flat	99sqm
Flat B1 (block B)	Lower ground and ground floor 2 bed 4 person duplex	89sqm
Flat B2 (block B)	Lower ground and ground floor 2 bed 4 person duplex	99sqm
Flat B3 (block B)	Ground and first floor 2 bed 4 person duplex	82sqm
Flat B4 (block B)	Ground and first floor 2 bed 4 person duplex	102sqm
Flat B5 (block B)	Second floor 3 bed 6 person flat	123sqm
Flat B6 (block B)	Third floor 3 bed 6 person flat	102sqm

9.6.3 The Mayor's SPG recommends that single-aspect dwellings should be generally avoided. All the flats are dual aspect that would benefit from adequate light and ventilation.

9.6.4 The communal open space provided for the exclusive use of occupants of the proposed flats would be 565 sq.m. which is in accordance with the Council's Housing SPD because the communal space exceeds the minimum of 25 sq. metres for each unit. Furthermore, the green space to the front of the building would provide an additional 130 sq.m. In addition to the communal space all the units would have extensive balconies and terraces in the form of private amenity space at the front and rear which meets and exceeds the requirements set in the Housing Design Guide (2010).

9.6.5 All flats have been designed to Lifetime Homes Standards.

9.6.6 The proposed units would therefore provide satisfactory accommodation in compliance with the above policies.

9.7 Dwelling mix

- 9.7.1 London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD
- 9.7.2 The proposed development provides 8x 2-bed and 4 x 3-bed flats. Although there are no 1 and 4 bed units proposed as required in figure 7.1 of the Council's Housing SPD, the proposal has a mixture of family size and smaller units as the SPD requires and given the size of the scheme and limitations of the site the mix is considered acceptable.
- 9.7.3 The proposed dwelling mix has already been established under extant planning permission reference HGY/2000/1778.

9.8 Affordable Housing

- 9.8.1 London Plan Policy 3.12 states that Boroughs should seek "the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes", having regard to their affordable housing targets; the need to encourage rather than restrain residential development; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; and the individual circumstances including development viability". Local Plan Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough target of 50%. Paragraph 173 of the NPPF (2011) seeks to ensure viability, so that the cost of any requirements for affordable housing when taking account of the normal cost of development and mitigation provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 9.8.2 Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the Housing SPD (2008) to allow for a commuted sum to be paid in lieu of the non provision of affordable units on site. This money can be used by the Council to assist in providing affordable housing at another site.
- 9.8.9 The applicant has submitted an economic viability assessment based on the 'GLA Toolkit' which is an approved London-wide method of assessing viability of affordable housing schemes. Council officers commissioned an independent assessment of the viability. This has concluded that given the high residual land value of the scheme because of the extant planning permission for 12 units, the requirement to pay CIL and the exceptional costs of building the scheme given the topography of the site that the surplus available for section 106 contributions as a whole is £134,500.

9.8.10 As set out below £64,000 is needed to meet the Council's policies for education and transport contributions. Following receipt of the independent assessment of the viability and agreement on the build costs, sales values, profit levels and bank charges the applicant originally proposed a contribution for affordable housing of £60,500. Following further discussion the applicant has agreed to reduce its profit levels and has increased this offer to £125,500. In addition the applicant has agreed to the inclusion of a clause in the section 106 agreement to capture value should the sales prices of the units exceed those set out in the viability assessment.

9.8.11 Given the size of the scheme it is accepted that it would not be practical for affordable housing to be located on site given that the level of interest of social landlords in a single unit is likely to be limited. As such in these circumstances a commuted sum is considered acceptable.

9.9 Transport Considerations/Access

9.9.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006.

9.9.2 10 car parking spaces are provided on site, and two will have electric charging points. The proposal also provides 24 secure cycle parking spaces. The Council's Transportation Team has assessed the proposal and do not object because the level of provision is in line with parking standards detailed within parking standards outlined in the Haringey Council adopted UDP (saved policies 2013). Notwithstanding the above provision, the site does not fall within an area that has been identified within the Haringey Council UDP as that suffering from high on-street parking pressure. Further to this, 20% of the parking provision will have charging points for electric vehicles with a further 20% passive provision in line with standards set out within the London Plan.

9.9.3 In addition, the proposal includes the provision of a secure storage facility capable of catering for up to 24 bicycles. This level of provision complies with standards set out within The London Plan (2011). However, with the increased pedestrian/cycling activity expected from this development proposal, pedestrians and cyclists would benefit from improved walking/cycling conditions. The highway and transportation authority therefore seek contributions from the developer in order to provide improvements within the immediate vicinity of the sites frontage onto Muswell Hill.

9.9.4 Local residents have raised concerns over the number of parking spaces proposed, increased parking pressure resulting from the development and highway safety, however it is considered that the proposal meets the requirements set out in the above policies.

9.9.5 Under the extant planning permission (HGY/2000/1778) parking provision was approved to the rear of the site. This scheme proposes parking provision at the

front of the site, which is considered an improvement as a quality landscaping scheme is proposed to the rear of the site, which is considered to improve visual amenity and outlook.

9.10 Landscaping

9.10.1 London Plan Policy 7.5 states that public spaces should incorporate the highest quality landscaping and planting. Local Plan Policy SP11 seeks to ensure that development proposals demonstrate that opportunities for soft landscaping have been taken into account. This is also reflected in Saved UDP policy UD3.

9.10.2 The proposed landscaping scheme has been carefully designed to deliver a significant amount of soft landscaping to the front and rear of the proposed block for the enjoyment of future occupants of all ages and to encourage biodiversity. It would also provide a suitable setting for the building and surrounding area.

9.11 Trees

9.11.1 Saved UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to the local character.

9.11.2 The proposal would entail the removal of one mature Oak tree located on the boundary with Muswell Hill and the proposal would be within close proximity to the mature Ash tree that would be retained.

9.11.3 The Council's arboriculturalist has assessed the proposal and has no objection subject to the inclusion of conditions. T1 appears to be in a declining condition with a major structural defect and there is no objection to its removal. It is proposed to plant three new trees at the front of the site, which would mitigate the loss of T1 and provide an increase in tree cover. T2 is being retained with minor pruning to facilitate the new structure. In addition, the Arboricultural Impact Assessment (AIA) submitted provides a specification for tree protection and other measures to ensure T2 can be safely retained.

9.12 Waste Management

9.12.1 London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' require development proposals to make adequate provision for waste and recycling storage and collection.

9.12.2 The details of waste management arrangements will be conditioned consistent with Local Plan Policy SP6 and saved UDP policy UD7

8.13 Energy and Sustainability

9.13.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions.

9.13.2 The Sustainability and Energy Statement provided demonstrates that the development has the potential for Code for Sustainable Homes Level 4, this is equivalent to a 25% reduction emissions over a Building Regulations 2010 baseline. A condition will be applied securing this.

9.13.4 The development would therefore comply with Policy 5.2 and 5.11 of the London Plan.

9.14 Mayoral Community Infrastructure Levy

9.14.1 Based on the Mayor of London's CIL charging schedule the London Borough of Haringey is set at a rate of £35 per square metre. The total gross internal area of the development would be 1,187.4 sq metres. Therefore the chargeable floor space would cost £41,559.

9.14.2 This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges if the developer fails to assume liability, or to submit a commencement notice, or for late payment or an indexation in line with the construction costs index.

9.15 Planning Obligations – Section 106 Legal Agreement and Head of Terms

9.15.1 Section 106 agreements, or planning obligations, are legally binding commitments by the applicant/developer and any others that have an interest in the land to mitigate the impacts of new development upon existing communities and/or to provide new infrastructure for residents in new developments. Guidance is also set out in Council's Development Plan policies and supplementary planning guidance, specifically SPG10a "Negotiation, Management and Monitoring of Planning Obligations" (Adopted 2006).

9.15.2 The statutory policy tests which planning obligations must meet are set out in the Community Infrastructure Levy Regulations 2010. Planning obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

9.15.3 The applicant has agreed to provide the following contributions in the form of a S106 agreement. These contributions are in line with Haringey policy.

- **Education Contribution**

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £59,000.

- **Affordable Housing**

The applicant has agreed to make a financial contribution of £125,500 towards the provision of affordable housing in the borough.

- **Transportation contribution**

The applicant has agreed to contribute a sum of £15,000, for the construction of a new crossover and improvement of the section of the Muswell Hill footway adjacent to the site to provide enhance walking and cycling facilities in order to promote travel by sustainable modes of transport to and from the site.

- **Employment and Training**

The applicant has agreed that 20% of the onsite workforce (excluding managers and supervisors) employed during the construction of the proposed development should comprise of local residents.

10.0 CONCLUSION

10.1 The development proposal accords with the development plan. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration consistent with Haringey Local Plan Policy SP0. There are a number of benefits to this scheme which outweigh any perceived disbenefits to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

10.2 The benefits to the scheme are as follows;

- The scheme optimises the potential of the site for high quality housing;
- The design, form and choice of materials for the proposed building has been designed sensitively to the character of the surrounding area;
- The development has sensitively addressed the impact on living conditions of neighbouring properties;
- The quality of accommodation is considered appropriately built in accordance with Life Time Homes Standards;
- The scheme would introduce measures to reduce the energy emissions of the proposed building;

10.3 The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted subject to conditions.

11.0 HUMAN RIGHTS

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

12.0 EQUALITIES

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

13.0 RECOMMENDATIONS

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2012/1846, subject to a pre-condition that Muswell Earth Ltd the owners of the application site shall have first entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £59,000 towards Education; £18,750 towards Employment and Training; £15,000 towards the Highways and £106,750 towards affordable housing.

(2) That the Agreements referred to in Resolution (1) above is to be completed within the agreed time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(3) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2012/1856 be refused for the following reason:

The proposal fails to provide a contribution in accordance with the requirements for education; employment and training; highways and affordable housing.

14.0 GRANT PERMISSION subject to Conditions as set out below;

IMPLEMENTATION

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

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 3655/P09, P10, P11, P12, P15, P19, P19, P20, P25, P26, P27, P28, P29, P100

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

PRE-COMMENCEMENT CONDITIONS

Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be implemented in accordance with the approved samples.

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

Landscaping

4. No development shall take place until full details of both hard and 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. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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; implementation programme]. The soft landscaping scheme shall 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 retained thereafter .

Reason: In order for the Local Planning 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 consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

Boundary Treatment

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

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

Levels

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

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

Sustainable construction

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

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with Local Plan Policy SP4 and London Plan Policy 5.2.

Waste Storage

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

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

Control of Construction Dust:

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

Reason: In order to ensure that the effects of the construction upon air quality is minimised

Combustion and Energy Plant:

10. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

Construction Management Plan

11. The Applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Muswell Hill is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

Historic WW2 ARP post

12. No works shall be carried out on the site until a full detailed record including, photographs and survey of the historic WW2 ARP post has been submitted and approved by the LPA

Reason: To ensure that there is evidence that the structure appears on Council's records.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

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

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

Obscure glazed windows

14. No unit shall be occupied until the obscure glazed windows shown on the approved drawings (3655/P 29) have been installed. The windows shall thereafter be retained and not removed without the prior written consent of the Local Planning Authority.

Reason: To prevent overlooking to adjoining neighbours in accordance with Saved UDP policy UD3 'General Principles' and Local Plan Policy SP11 'Design'

INFORMATIVE 1 – Naming

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

INFORMATIVE 2 – Thames Water

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE 3 – Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 4 – Secure by Design

The new homes would benefit from the Secured by Design standards, particularly for door and window standards; There should be gating near the front of the property to prevent intruders gaining access

15.0 APPENDICES

15.1 Consultation responses

No	Stakeholder		Questions/Comments	Responses
1	LBH - Transportation	•	<ul style="list-style-type: none"> • Ten on-site parking spaces is in line with the parking standards outlined in the Haringey Council adopted UDP (saved policies 2013); • The site does not fall within an area that has been identified within the Haringey Council UDP as that suffering from high on-street parking pressure; • 20% of the parking provision will have charging points for electric vehicles with a further 20% passive provision in line with standards set out within the London Plan; • The proposal includes the provision of a secure storage facility capable of catering for up to 24 bicycles which complies with standards set out within The London Plan (2011); • The highway and transportation authority therefore seek contributions from the developer in order to provide improvements within the immediate vicinity of the sites frontage onto Muswell 	<p>As noted in para. 9.9.1 – 9.9.4 and Condition 11 'Construction Management Plan and para. 9.15.3 highlights the transportation contribution.</p>

			<p>Hill;</p> <ul style="list-style-type: none"> • A dedicated refuse store is located to the rear of the public footway, which will aid on- street collection and therefore minimise disruption to traffic on Muswell Hill; • An area of hard standing has been provided at the front of the plot to allow servicing and domestic deliveries to take place on-site; • The proposed development is unlikely to have any significant adverse impact on the surrounding highway network or car parking demand at this location. 	
2	LBH – Environmental Health – Food and Hygiene		The commercial health officer recommends 2 conditions	As noted in condition 9 & 10
3	LBH – Building Control		<p>This work will be subject to the requirements of the Building Regulations 2010 and will require an application to be submitted to this office. Please see link below:</p> <p>http://www.haringey.gov.uk/buildingcontrol/</p>	
4	LBH – Council’s	•	• The Councils tree officer visited	As noted in condition 4

	Arboriculturalist		<p>the site to inspect the trees and has no objection subject to condition. T1 appears to be in a declining condition with a major structural defect (included union). I would have no objection to T1 being removed. It is proposed to plant 3 new trees at the front of the site, which would mitigate the loss of T1 and provide an increase in tree cover. T2 is being retained with minor pruning to facilitate the new structure;</p> <ul style="list-style-type: none"> • The Arboricultural Impact Assessment (AIA) provides a specification for tree protection and other measures to ensure T2 can be safely retained. 	
	LBH – Waste Management	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Application details storage area for waste containers. One of which should be for recycling. Sufficient bin allocation should be allowed to ensure no side waste or spillage occurs between waste collection days. 	Condition 8 requires details of waste storage
	Thames Water	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • With regards to sewerage infrastructure Thames Water have no objection; • Thames water advise that with regards to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or a suitable sewer; • Thames water would advise that 	As noted in informative 2 & 3

			with regards to water infrastructure they have no objection.	
	Andrew Snape – Crime Prevention Officer		<ul style="list-style-type: none"> The new homes would benefit from the Secured by Design standards, particularly for door and window standards; There should be gating near the front of the property to prevent intruders gaining access. 	As noted in informative 4
	Muswell Hill & Fortis Green Association		<ul style="list-style-type: none"> The roofline of the middle block needs to be redesigned; The proposed balconies are inconsistent with the prevailing architecture in the vicinity; 	<p>The Roofline of central block is stair and lift core, set back 6.2m from the face of the western block and 1.5m from the eastern block. The stair is designed with glazing front and back to be read as a separate and, indeed, separating element</p> <p>The balconies proposed help to better animate and give focus to the side elevation when viewed coming up the hill. It provide a further element of verticality to the façade that echoes the vertical divisions of the houses to the west</p>

			<ul style="list-style-type: none"> • If planning permission is granted the main facing material for the frontage and side should be in a type consistent in colour and texture to those predominantly used in Muswell Hill; • The number of car parking spaces is not sufficient and will increase parking pressure in the adjoining roads; • Vehicles turning right into the development from Muswell Hill will add to congestion in Muswell Hill. 	<p>and it highlights the corners as the balconies step both outwards and upwards when viewed coming up the hill.</p> <p>As noted in para. 9.3.5 final details of material would be secured by a condition to ensure that the material proposed would be sensitive to the character and appearance of the surrounding area.</p> <p>As noted in para. 9.9.2, the Council's Transportation Team has assessed the proposal and do not object because the level of provision is in line with parking standards detailed within parking standards outlined in the Haringey Council adopted UDP (saved policies 2013). Notwithstanding the above provision, the site does not fall within an area that has been identified within the Haringey Council UDP</p>
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				as that suffering from high on-street parking pressure
		<ul style="list-style-type: none"> • 	<p>The design of the proposal looks fine. However each flat should have its own parking! Have the applicants submitted a tool kit for a payment in lieu of affordable Housing? If yes why is not on the portal? What is the amount? This application is a good opportunity for the Council to receive a cash payment in lieu of affordable. The Council rejected the St Lukes Hospital Application and 150 Fortis Green N10 on the grounds of lack of affordable housing. This NEW application is a good opportunity to get a substantial cash payment to assist the council's affordable housing needs. Could we see the tool kit please?</p>	<p>As noted in para. 9.8.9</p> <p>The applicants have submitted an economic viability assessment based on the 'GLA Toolkit' which is an approved London-wide method of assessing viability of affordable housing schemes. This has concluded that, due to the extant planning permission for 12 units and the requirement to pay CIL, there is insufficient surplus available to fund all S106 contributions, including the provision of affordable housing.</p> <p>The Councils consider that in this case there would be greater overall benefit for the Council from a commuted sum towards the provision of affordable units within the borough, rather than try and get a very small number of affordable housing units on the site at 30 Muswell Hill.</p>

5	Neighbouring properties		<ul style="list-style-type: none"> • The parking spaces proposed are insufficient and would increase the parking pressure in the area ; • There are concerns that the proposed height level of the afternoon suntrap could result in possible overlooking to the properties on Grosvenor Gardens; • 12 flats seems excessive for the site; 	<p>As noted in para. 9.9.2, the Council's Transportation Team has assessed the proposal and do not object because the level of provision is in line with parking standards detailed within parking standards outlined in the Haringey Council adopted UDP (saved policies 2013). Notwithstanding the above provision, the site does not fall within an area that has been identified within the Haringey Council UDP as that suffering from high on-street parking pressure</p> <p>As noted in para. 9.5.3 the afternoon sun trap proposed would be screened by a wall over 3m in height</p> <p>As noted in para. 9.2.2 it is the officer's view that the amount of units would meet the requirements set out in the above policies</p>
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			<ul style="list-style-type: none"> • There is no allocation for parking for visitors; • There are concerns with the overall height of the building; • The bricks used for the proposed building should be in keeping with those predominantly used on the surrounding buildings • The quantity of flats would result in safety issues with cars and delivery vehicles turning into the site; • There are concerns with the 	<p>As noted in para. 9.9.4 the number of parking spaces proposed is considered sufficient.</p> <p>As noted in para. 9.3.6 the design, massing, form and choice of materials of the proposed development have been designed sensitively taking account of the character of the surrounding area</p> <p>As noted in para. 9.3.5 final details of material would be secured by a condition to ensure that the material proposed would be sensitive to the character and appearance of the surrounding area.</p> <p>As noted in para. 9.9.4 the proposal would not result in safety issues with cars and delivery vehicles</p>
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			<p>added demand on Muswell Hill Primary School and local NHS facilities;</p> <ul style="list-style-type: none"> • The design is unsympathetic to the local area; • The proposal would create an unwelcome break to the Edwardian architecture that is so dominant in Muswell Hill; • The design is of no architectural merit; 	<p>The proposal would not significantly result in the added demand on local facilities in the area</p> <p>As noted in para. 9.3.6 the design, massing, form and choice of materials of the proposed development have been designed sensitively taking account of the character of the surrounding area</p> <p>As noted in para. 9.3.4 the proposal should be seen as a stand alone building and not be seen as sitting in the same context as the adjacent Victorian villas, as it sits further back from the street frontage and forms a transition between the Victorian villas and the 1960s row of terraces</p> <p>As noted in para. 9.3.6 the design, massing, form and choice of materials of the</p>
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			<ul style="list-style-type: none"> There are concerns as to whether the historic WW2 ARP post whose solid exterior fabric has survived remarkably intact will be retained and whether it is due to remain in situ or to be moved to an alternative Haringey site 	<p>proposed development have been designed sensitively taking account of the character of the surrounding area</p> <p>The structure does not have any statutory or local protection.</p> <p>As noted in condition 12; No works shall be carried out on the site until a full detailed record including, photographs and survey of the historic WW2 ARP post has been submitted and approved by the LPA. This is considered appropriate by Council officers.</p>
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