

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 13 JANUARY 2014**

Councillors: Beacham, Demirci (Chair), Mallett (Vice-Chair), McNamara, Reid, Reith, Rice, Solomon and Strang

MINUTE NO.	SUBJECT/DECISION
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PC19.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Basu for whom Cllr Browne substituted.</p>
PC20.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the Planning Committee on 9 December and Special Planning Committee on 19 December be approved and signed by the Chair.
PC21.	<p>PLANNING APPLICATIONS</p>
PC22.	<p>ST LUKES WOODSIDE HOSPITAL, WOODSIDE AVENUE, N10 3JA</p> <p>The Committee considered a report on the application to grant planning permission and listed building consent for the demolition of buildings on the site excluding Grade II and locally listed buildings, the refurbishment of listed buildings and construction of 8 apartment blocks, 21 houses and 5 apartment units and comprehensive landscaping of the site. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant planning permission subject to conditions and signing of a s106 legal agreement and to grant listed building consent.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was drawn to a tabled addendum setting out a number of minor amendments to the report including to two of the drawings, a wording change to one of the s106 Heads of Terms and details of 3 further representations submitted and which broadly reflected key points raised in the other consultation responses received.</p> <p>Officers advised the Committee that the affordable housing offer for the scheme as set out within the report had been revised following the refusal of a previous application by the Committee in July 2013. This application had been refused on the grounds that a mutually agreed position with regards to the viability of provision of general needs affordable housing on site had not been reached between the Council and the developer and which had subsequently precluded the development of a s106 agreement. The current scheme responded to the reasons for refusal of the previous application in providing an increase to 48 affordable housing units, split between 12 general needs units and 36 units allocated for over 55s in line with the applicants remit as a provider of retirement housing. Council appointed consultants had reviewed the new viability assessment for the revised application and confirmed that the scheme was viable. The design of the scheme remained unchanged from the previous application.</p>

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The Committee raised the following points in their discussion of the report:

- Members queried how adherence could be assured going forward to the occupation clause for the dwellings designated specifically for the over 55s. Officers agreed to add an additional condition to secure this through requiring the applicant to ensure households occupying these units contained at least one person over the age of 55.
- In response to a question, confirmation was provided that the scheme would provide improved public access to the site through the central walkway and front garden.
- Concerns were expressed regarding the potential for the greater provision of retirement housing in the scheme to place pressure on local medical services. Officers confirmed that this had not been identified as a significant issue during the formal consultation.

A local resident addressed the Committee in objection to the application and raised the following points:

- The potential for the new residential units to the northern boundary bordering properties on Grand Avenue to be overbearing and cause overlooking, particularly in winter months when leaf cover was minimal. It was considered that these units should be of maximum two storeys to reduce this risk.
- The gardens proposed to the new units on the northern boundary were too small, would suffer from overshadowing and were in danger of being unusable.
- The scheme would not assist in preserving and protecting the character and amenity of the area but appeared to be focussed on maximising financial yield for the applicant.

A representative for the applicant, Hanover Housing Developments Ltd, addressed the Committee and raised the following points and responses to questions from Members:

- The scheme would have a positive impact through providing well designed, high quality new housing in the area and encourage the development of a well integrated community through providing a blended mix of tenure throughout the development.
- The applicant, as a housing provider for older people, was committed to a long term role in the support and management of the scheme including involvement in day to day onsite management.
- Confirmation was provided that the over 55s occupation clause would be fully enforced by Hanover.
- In response to concerns regarding the potential for the gardens to the northern boundary units to suffer from overshadowing, confirmation was provided that the gardens had carefully designed and would receive some sunlight particularly at the boundary.
- The Committee queried whether the potential for overlooking to the bordering properties on Grand Avenue could be mitigated through specific landscaping at the boundary. The applicant confirmed that the gardens to the new units would be designed with shade tolerant, robust evergreen plants for this reason.
- Members queried the future maintenance of the gardens and free space within the scheme. It was advised that Hanover would manage maintenance

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in collaboration with residents and would in addition have a permanent onsite presence.

The Committee requested that an informative be added with reference to condition 28 to ask the applicant to consult with residents on Grand Avenue with properties backing onto the site over the design of the shade tolerant gardens proposed to the new units to be built on the northern boundary of the site.

The Chair moved the recommendation of the report including the additional informative detailed above and condition regarding the ongoing enforcement of the over 55s clause to designated units and it was

RESOLVED

- That planning permission HGY/2013/2370 be approved subject to conditions and the signing of a s106 agreement and listed building consent HGY/2013/2380 be approved:

Implementation

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

Reason: This condition is imposed by virtue of 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.

Construction Controls - management of dust

3. No development shall take place until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be provided to the Local Planning Authority prior to any works being carried out on the site. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

Construction Controls – Remediation

4. No excavation shall take place until a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and taking into account the remediation recommendations set out in the Desk Study and Ground Investigation Report prepared by Conisbee (November 2012), has been submitted to, and approved in writing by, the Local Planning

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Authority.

The remediation works shall then be carried out in accordance with the Method Statement approved by the Local Planning Authority.

Upon completion of remediation, a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Once approved by the Local Planning Authority the planning condition can be discharged.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Construction Controls - Construction Management Plan

5. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plan and materials
- iii. Storage of plant and materials used in construction and development
- iv. Routes for construction traffic (including temporary traffic restrictions)
- v. Measures, controls and sanctions to minimise disruption to vehicular and pedestrian traffic on Woodside Avenue and Muswell Hill Road
- vi. Details to ensure that construction vehicle movements are carefully planned and co-ordinated to avoid the AM and PM peak hours and school drop off and pick up periods
- vii. Hours of operation
- viii. Method of prevention of mud being carried onto the highway (including wheel washing and road sweeping)
- ix. Measures to control the emissions of dust and dirt during construction
- x. The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing in appropriate locations, and
- xi. A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network and in the interests of the safe operation of the highway.

Construction Controls - Delivery and Servicing Plan

6. No development shall take place until a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall be implemented in full.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

Construction Controls – Hours

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

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

Construction Controls – Piling

8. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such

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piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, measures to restrict disturbance, timing and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

Listed Building

9. In relation to the Listed Building all existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

10. In relation to the Listed Building all new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

11. No development (including demolition) shall take place until a scheme for the re-use of sections of the covered walkway (including the roof) have been submitted to an approved in writing by the Local Planning Authority. The scheme shall include detailed plans showing the re-use of at least 10 sections of the covered walkway for a variety of purposes (including covered seating areas, covered refuse recycling areas, covered bicycle storage areas, pergolas) and in various locations within the development, together with details of how the walkways will be dismantled and safely stored during the development and subsequently reassembled. The scheme shall be implemented prior to occupation of the development and thereafter permanently retained.

Reason: In order to ensure that the historic design and fabric of the walkways is sufficiently recognised and reused within the development and safeguard the historic character of this element of the Listed Building.

12. There shall be no increase in the depth of the basement light wells on the Listed Buildings, nor shall they be extended to form patios/external amenity areas.

Reason: In order to protect the architectural integrity of this Listed Building.

Archaeology

13. A) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.

B) No development (including demolition) shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post

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investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in the NPPF.

Materials - samples

14. No development shall take place until samples of all materials to be used for all external finishes of buildings (including bricks, tiles, renders, pointing, fenestration, balconies, hardwood slatted screens, rainwater goods) areas of hard landscaping and boundary walls/fences have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the buildings are occupied.

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.

Materials - slatted screens

15. The hardwood slatted screens shown on block WB1 facing Simmons House and also on block WB3 facing TreeHouse school shall be constructed prior to occupation of the development and thereafter permanently retained.

Reason: In order to protect the amenities of adjoining occupiers.

Refuse/waste/recycling

16. 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.

Sustainability - boilers

17. 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 UDP Policy ENV7 and The London Plan Policy 7.14.

Sustainability - combustion plant

18. Prior to commencement of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation emissions certificates will need to be provided.

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Reason: To Comply with Policy 5.6 of the London Plan

Sustainability - photovoltaic panels

19. No development shall take place until details of the photovoltaic panels (including their position, layout, appearance, angle, performance and appropriate screening) proposed for the roofs of various blocks in the Energy Strategy (EB1, EB2, EB4 and EB5) have been submitted to and approved in writing by the local planning authority. The panels should cover 100 sq.m. and meet the carbon reduction saving as set out in the approved energy statement. The photovoltaic panels as approved shall be installed as approved and thereafter permanently retained.

Reason: To Comply with Policy 5.7 of the London Plan

Sustainability - lifetime homes

20. All the residential units in the development 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.

Sustainability - wheelchair accessible

21. At least sixteen of the units within the development hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use. The applicant shall demonstrate on a typical layout plan submitted to and approved by the local planning authority, prior to the occupation of the development, how 10% of new housing is wheelchair accessible and meets the standards set out in Annex 2 Best Practice Guidance for Wheelchair Accessible Housing, of the GLA's Supplementary Planning Guidance "Housing".

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings.

Sustainability - code for sustainable homes

22. The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been submitted to the Local Planning Authority certifying that Code Level 4 has been achieved and the Local Planning Authority has approved this in writing.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

Ecology - bats

23. Prior to the occupation of the first residential unit, a scheme for the provision of artificial nest/roosting boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include some boxes that are to be incorporated into the design of the buildings and others that shall be attached to suitable trees within the site. The approved scheme shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To support the provision of habitat on the adjacent railway corridor, in accordance with Haringey's Biodiversity Action Plan.

Ecology - green roofs

24. Prior to the commencement of superstructure works, full details of the extensive vegetated green roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roofs submission must provide/comprise of

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the following information:

- a) biodiversity based with extensive/semi-intensive soils
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.
- c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.
- d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates
- e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.

The green roofs must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roofs have been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity.

Drainage - surface water supply

25. No development shall take place until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Detailed site plans shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with those approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

Drainage - surface water drainage

26. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed St Luke's Hospital Flood Risk Assessment and Sustainable Drainage Strategy (by Conisbee, Ref 120416/TG, Dated 11 November 2013, Rev 1.2) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to 27.2 l/s and surface water storage on site as outlined in the FRA.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

External lighting

27. The development shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

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Trees and landscaping - hard and soft landscaping

28. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, 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.

Trees and landscaping - protective fencing

29. No development shall take place (including demolition) until details of protective fencing for all trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The protective fencing / ground protection must be installed prior to commencement of development and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction. A pre-commencement site meeting must be organised not less than two weeks before commencement of works on the site involving all relevant parties (including Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. The approved measures shall be in place

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before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced areas there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

Trees and landscaping - landscaping management plan

30. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including play areas and ecological areas), other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure communal areas are maintained and managed in the interests of providing a high quality environment.

Play areas

31. No development shall take place until details of the proposed 'doorstep playable space' and 'local playable space' (including layout, play equipment and other furniture) within the development including details and specification for its future management shall be submitted to and approved by the Local Planning Authority. The approved equipment shall be installed prior to the occupation of the first residential unit and thereafter, shall be maintained for such purpose.

Reason: In the interests of providing a high quality residential environment and to ensure adequate facilities are provided for the benefit of future residents having regard to the Council's adopted amenity space standards.

Removal of permitted development - extensions

32. Notwithstanding the provisions of Classes A-E of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected to the houses, or within their curtilage's, hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: in order to safeguard the appearance of the development and to preserve adequate levels of residential amenity.

Removal of permitted development - satellite dishes

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no satellite dishes shall be affixed to the external elevations of any of the blocks of flats.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

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Communal satellite

34. Details of a strategy for providing a communal satellite telecommunications system, for the benefit of all residents, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with this approved strategy.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

Traffic and transportation - parking

35. The parking areas shall be laid out in accordance with the details shown on the approved plans and shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

Traffic and transportation - cycle parking

36. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces (including disabled scooter parking) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle and disabled scooter parking.

Reason: To ensure the provision of cycle parking and disabled scooter spaces in line with the Council's adopted standards.

Traffic and transportation - disabled parking

37. Prior to the occupation of the first residential unit a minimum of 13 disabled car parking spaces shall be provided on site in accordance with the approved plans, with provision made for up to an additional five disabled car parking spaces to be provided subject to demand by future disabled residents. The disabled car parking spaces shall thereafter be permanently retained.

Reason: In order to ensure well designed and adequate parking for disabled and mobility impaired.

Traffic and transportation - parking management plan

38. The development shall not commence until a Parking Management Plan, including the allocation of each parking space, the provision and use of the car club spaces, and any charging system for car parking, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, which shall remain in effect thereafter.

Reason: To ensure the most effective use of the approved parking to minimise the impact to on street parking in the area.

Traffic and transportation - electric vehicle charging

39. Details regarding the provision of on site electric vehicle charging points at a ratio of 1 electric vehicle charging point per 5 car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. In addition provision should also be made for a further 20% of the parking spaces to be available for electric parking points. The electric charging points shall be installed prior to the occupation of the units and thereafter retained.

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Reason: In the interests of the sustainability of the development and to accord with the London Plan (2011).

Occupancy Condition

40. The apartments within Buildings WB1 (other than those identified as 'general needs family' units in the Schedule of Accommodation RevO [dated 8/11/13]), WB2, WB3, WH4, WH5, WH6, WH7, WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Leys (as shown on drawing PL02Rev D) shall be occupied only by:

- a. individuals who are over 55 years of age; or
- b. persons living as a single household with such a person or persons; or
- c. an individual who was living within the development whose partner has since died.

Reason: Because the scheme was designed to accommodate predominantly residents over the age of 55, unrestricted occupation by those under that age would be likely to have an increased child yield which would place additional pressure on the local schools in the area that are already at capacity.

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

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

INFORMATIVE: Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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.

Piling - The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

INFORMATIVE: Archaeology - The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

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INFORMATIVE: The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE: With regard to condition 28 (Trees and Landscaping - hard and soft landscape) the applicant is requested to consult with residents of properties in Grand Avenue that back onto the site over the design of the shade tolerant gardens proposed to the new properties to be built on the northern boundary of the site.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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

PC23. DATE OF NEXT MEETING

A Special Planning Committee was scheduled for 20 January.

COUNCILLOR ALI DEMIRCI

Chair