

PLANS		
Plan Number	Rev.	Plan Title
12_520_PL024		Site location plan
12_520_PL050		Existing site plan
12_520_PL051		Existing ground floor plan
12_520_PL052		Existing first floor plan
12_520_PL053		Existing second floor plan
12_520_PL054		Existing elevations 1
12_520_PL055		Existing elevations 2
12_520_PL001	A	Proposed site plan
12_520_PL002	A	Proposed ground floor plan
12_520_PL003		Proposed first floor plan
12_520_PL004		Proposed second floor plan
12_520_PL005		Proposed third floor plan
12_520_PL006	A	Proposed elevations 1
12_520_PL007		Proposed elevations 2
12_520_PL008		Proposed sections
12_520_PL025		Proposed demolition plan

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PLANNING DESIGNATIONS:

Road Network: Borough Road

RECOMMENDATION

GRANT PERMISSION subject to conditions and completion of a legal agreement in the form of a Unilateral Undertaking (UU)

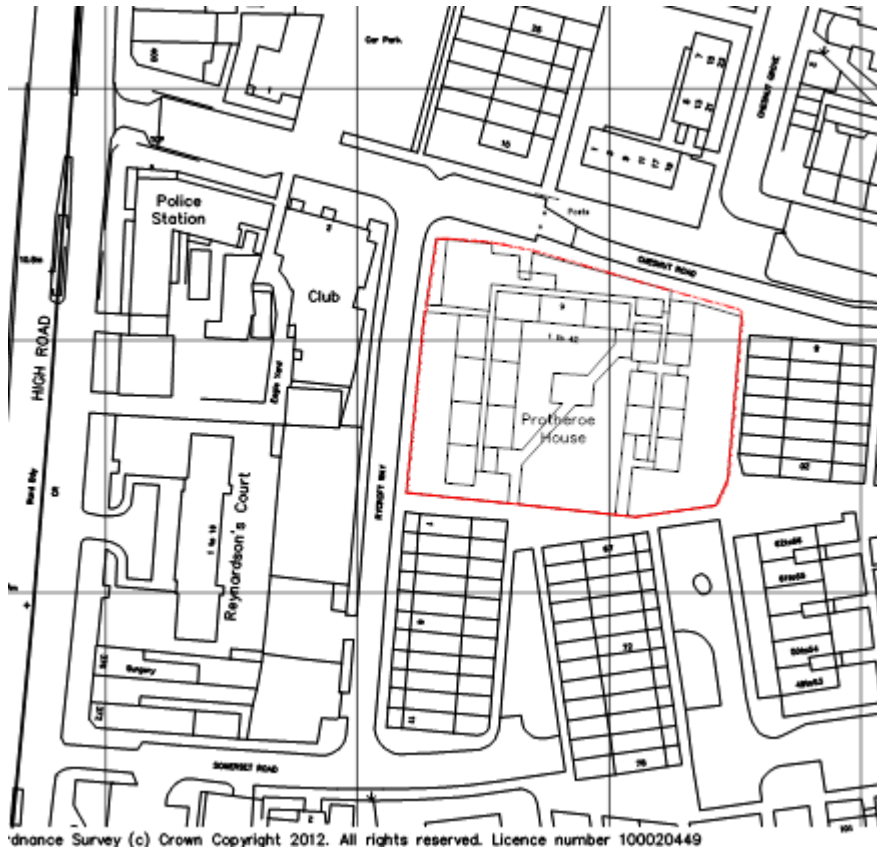
SUMMARY OF REPORT:

The scheme optimises the potential of the site for high quality extra care housing where there is an identified need within the eastern part of the borough. The proposed building and use would replace a vacant building on the site which was used as sheltered accommodation for the elderly therefore the principle of the use has already been established on the site. The scale, form and choice of materials for the proposed building has been designed sensitively in order to harmonise with the character and visual amenity of the surrounding area and would preserve the setting, character and appearance of the Tottenham High Road Conservation Area which the site fringes (but is not located with the boundary of the conservation area). The development would not have a material adverse impact on the amenity of

surrounding residents. The quality of accommodation is considered appropriately built in accordance with Life Time Homes Standards. The overall layout is appropriate. The ancillary facilities are considered adequate to support the extra care housing and the scheme would introduce measures to reduce the energy emissions of the proposed building.

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1.0 PROPOSED SITE PLAN



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Birds eye view

2.0 IMAGES



Protheroe House – Corner of Chesnut Road and Rycroft Way



Protheroe House – Chesnut Road elevation



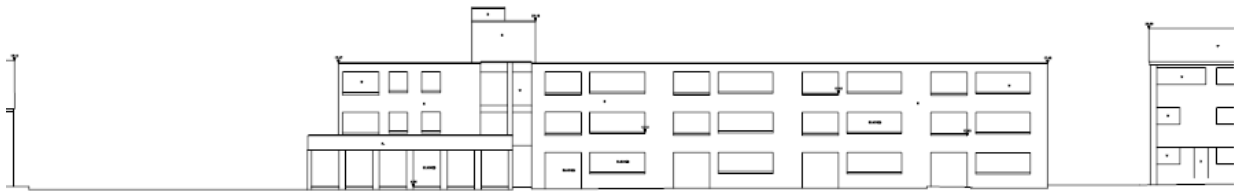
Rycroft Way facade to the west



Tamar Way 4 storey residential block to the north of the site



Hamilton Close to the south and east of the site



1 RYCROFT WAY - EXISTING ELEVATION (HYBRID)



2 CHESNUT ROAD - EXISTING ELEVATION (HYBRID)

Existing elevation on Rycroft Way and Chesnut Road



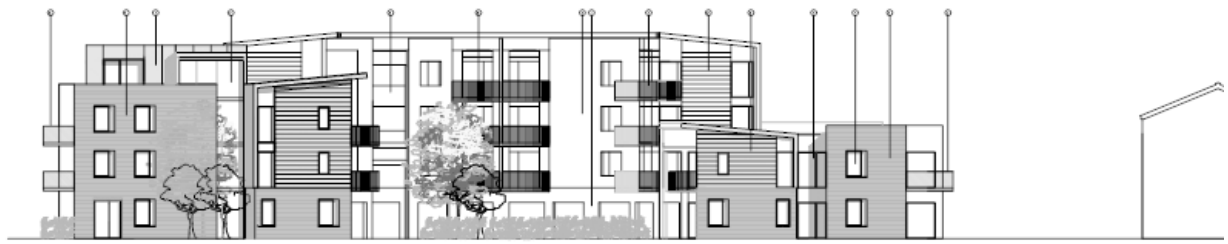
Proposed elevation on Rycroft Way and Chesnut Road



Existing elevation on Rycroft Way and Chesnut Road



1 EAST ELEVATION



2 SOUTH COURTYARD ELEVATION

East elevation and south courtyard elevation



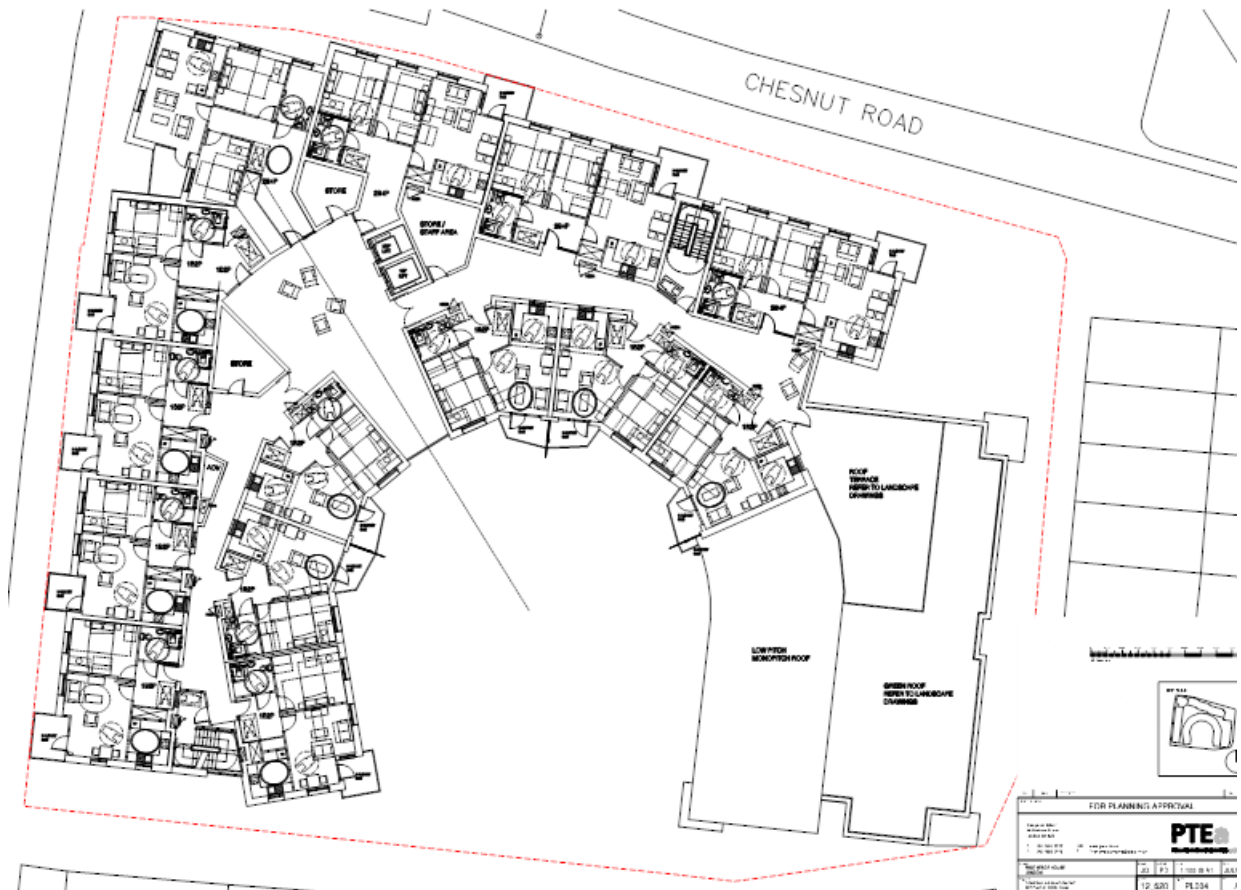
Existing first floor plan



Proposed first floor plan



Existing second floor plan



Proposed second floor plan



Proposed third floor plan



Proposed aerial view from the west



Proposed aerial view from the south



Proposed view from the open courtyard

3.0 SITE AND SURROUNDINGS

- 3.1 The site is located in close proximity to Tottenham High Road and fringes, but is not within the boundary of Tottenham Green Conservation Area which is part of the Tottenham High Road Historic Corridor. The site is also located adjacent to an Area of Archaeological Importance. Chestnut Road, is located to the east of Tottenham High Road a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west.
- 3.2 The site is currently occupied by a part single/two, part three/four storey purpose built block with a brick faced cavity wall construction and flat roofs, which is an extra care home for the elderly. The building, known as Protheroe House, has been vacant since December 2012. However, before becoming vacant the building was in use as sheltered accommodation for the elderly, consisting of 28 one bedroom units, 11 bedsits, 1 x two bedroom units, a common room and other ancillary communal facilities. The building is currently sited around a grassed courtyard to the south with a secure perimeter bounding the footprint of the site.
- 3.3 The surrounding area consists of a mix of land uses. To the west of the site is Rycroft Way followed by Club Opera Nightclub, which is a 19th century Italianate villa. Further west of the site is a four storey police station that fronts the High Road. To the east of the site are a row of three storey terraced houses located on Hamilton Close. To the north of the site is a four storey residential blocks on Tamar Way. To the north west of the site is a car park that is sited adjacent to No. 1 Chesnut Road, which is a locally listed Italianate style villa with stuccoed elevations. Rycroft Way, which is located to the south of the site comprises mainly of three storey terraces. Further south of the site is a locally listed building at 2 Somerset Road; the former Tottenham Grammar School and further north of the car park is the Beehive Public House which is a statutory Grade II listed building. The site fringes, but is not within the boundary of Tottenham High Road Conservation Area.
- 3.4 The site is located in an area with a high public transport accessibility level of 6a and it is located within reasonable walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. There is also the presence of several local and strategic cycle routes including LCN+ Link 79 which connects the site with Enfield and Waltham Forest.

4.0 PLANNING HISTORY

4.1 Planning history

- 4.1.1 A prior notification for demolition of vacant late 1960s purpose built brick construction sheltered housing was granted under planning reference HGY/2013/1606 on the 24th September 2013

4.2 Planning enforcement history

4.2.1 No know planning enforcement history.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.2 Planning permission is sought to demolish the vacant existing part single/two, part three/four storey purpose built block part two which was in use as sheltered accommodation for the elderly and redevelop the site to provide a part two, three and four storey building to facilitate 50 extra care affordable residential units for the elderly (Use Class C3) comprising a mixture of 36 one bed and 14 two bedroom units. The extra care facility would also provide an element of on site support and care for the residents. The concept aims to assist older people (aged 55 years and above) to live independently and to remain active for as long as possible with the benefit of staff on-site to provide assistance for the residents. The extra care facility would also consist of ancillary communal shared facilities for residents and basic medical facilities for the benefit of the residents. This type of housing is designed for those who either have disabilities or who have complex care and support needs often with significant long term health conditions, including those with mobility challenges or people using wheelchairs.
- 5.3 As part of the development, the extra care facility would also consist of ancillary uses for the benefits of residents which would include a dining area with a catering kitchen, wellbeing centre, communal rooms, staff areas, storage, energy centre. Disabled parking, cycle/buggy parking and associated landscaping including public space, communal gardens and roof terraces also form part of the proposed development.
- 5.4 The proposed building would have a flat roof and would vary in height, ranging from four, three and two storeys. The design of the building would 'step' up and down in height and is of a linear form and style. The proposed building would include a recessed top floor visible from the Rycroft Way and Chesnut Road elevation. The Chesnut Road elevation would range from 10.44m to 12.8m in height with a width of 50m. The Rycroft Way elevation would range from 10.2m to 12.8m in height with a width of 47m. The east elevation would range from 7.9m to 13m in height with a width of 49m and the south (courtyard) elevation would range from 6.9m to 13.69m in height with a width of 57m.
- 5.5 In terms of fenestration and doors the building would have a linear form with a strong vertical emphasis and balconies would be incorporated in all four elevations of the proposed building, including a roof terrace and green roof on the east elevation. The north west elevation on the corner of Chesnut Road and Rycroft Way (Rycroft Way and Chesnut Road elevation) would have a double height entrance that would include a public space. The south (courtyard) elevation of the building as a whole would appear in the shape of a 'horseshoe' in order to accommodate and create the open courtyard within the site.

- 5.6 The proposed building would be constructed using facing bricks consisting of vertical zinc cladding and render finish, aluminum cappings, glass balustrading over PPC fascia, and PPC steel flat bar balustrading and handrail, composite aluminum/timber windows and doors (with opaque spandrel panels to slot windows), aluminum curtain walling and doors, perforated metal roller shutters, PPC louvred screen/doors, 1100mm high metal railings, photovoltaic panels, zinc coloured single ply membrane, rubble roof on zinc ply membrane, sealed fair faced concrete columns and PPC brise soleil.
- 5.7 The proposed layout on ground floor level of the building would comprise of the main entrance on the north west corner of the site which leads through a void above through to an open courtyard. To the south west of the main entrance towards the Rycroft Way frontage would be located the staff offices, disabled car parking garage, wc's furniture store, substation, buggy store and energy centre that would have their own separate access from Rycroft Way. A one bedroom unit is also proposed in this proximity. To the east of the main entrance towards the Chesnut Road frontage is the dining area including wc and lift lobby, kitchen, bin store/refuse area and stairwell that would have their own separate access from Chesnut Road, followed by the laundry, wellbeing centre, staff kitchen, staff area including disabled wc, shower room/changing area and communal garden area. The south western corner towards the boundary would comprise of 2 two bed units. The main entrance would lead onto the large communal/dining area, small communal area and hobby room with direct access onto the open courtyard, five x 1 bedroom units and one x 2 bedroom unit is also proposed in close proximity around the edge of the courtyard.
- 5.8 The first floor level of the proposed building would comprise of 11x 1 bed and 6 x 2 bed flats including private balconies a store room, staff area and lift lobby. The second floor would comprise of 10 x 1 bed and 4 x 2 bed units including private balconies, a bed store, store, lift lobby, roof terrace and green roof. The proposed third floor of the building would comprise of 9 x 1 bed and 1 x 2 bed units, including a store/staff area, separate store, communal area, assisted bathroom, communal terrace and private terraces.
- 5.9 Access to the upper floors of the proposed building would be from a lift area, which in turn is located close to the main entrance for ease of access. All units, are self contained and would have their own private amenity space, including those at ground floor level, in addition to a reasonable sized communal garden area.
- 5.10 The proposed boundary treatment and soft landscaping would consist of a 1.1m high railing between the shared boundary of the east of the site and Chesnut Road. These boundaries would be planted with evergreen hedging. The entrance court would also have some planting and the southern boundary of the courtyard would be treated in a different way with railings 2.1metres high with dense planting consisting of trees and shrubs. The roof terraces would also incorporate planting. In terms of hard landscaping concrete paving is

proposed at the entrance and the main circulation areas in the courtyard and the private terraces would be paved with smaller concrete pavers.

6.0 RELEVANT PLANNING POLICY

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

National Planning Policy Framework
The London Plan 2011 (and relevant SPDs)
Haringey Local Plan (2013): Strategic Policies
Haringey Unitary Development Plan (2006) (Saved 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.

6.2 National Planning Policies

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

The relevant chapters are in considering this proposal would be 4, 6, 7, 8 and 10.

6.3 Regional / Strategic Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 3.8 Housing choice
Policy 3.1 Ensuring Equal Life Chances for All
Policy 3.2 Improving Health and Addressing Health Inequalities
Policy 3.9 Mixed and balanced communities
Policy 3.5 Quality and Design of Housing Developments
Policy 3.17 Health and Social Care Facilities
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.11 Green roofs and development site environs
Policy 5.7 Renewable Energy
Policy 5.10 Urban greening
Policy 6.10 Walking
Policy 6.9 Cycling
Policy 7.3 Designing out crime

Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archeology
Policy 8.2 Planning obligations

6.4 **Local Planning Policies**

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

SP0 The presumption in favour of Sustainable Development
SP1 Managing Growth
SP2 Housing
SP4 Working towards a Low Carbon Haringey
SP7 Transport
SP11 Design
SP15 Cultural and Leisure
SP16 Community Facilities
SP14 Health and Wellbeing
SP17 Delivering and Monitoring the Local Plan

6.5 **Haringey Unitary Development Plan (Adopted 2006)**

Saved policies:

UD3 General Principles
CSV8 Archaeology
M10 Parking for Development
M8 Access Road
UD7 Waste storage
HSG7 Housing for Special Needs
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 Housing Renewal Service Manager Housing & Health
- Haringey Arboricultural Officer
- Haringey Cleansing – East
- Haringey Housing Design & Major Projects
- Haringey Noise & Pollution
- Haringey Economic Regeneration
- Haringey Building Control
- Haringey Residential Care

- Haringey Environmental Health – Commercial Environmental Health
- Haringey Transportation Team
- Haringey Food & Hygiene

7.3 External Consultees

- Ward Councillors
- London Fire Brigade (Edmonton)
- Andrew Snape – Designing out crime officer
- Environment Agency
- Thames Water Utilities
- Greater London Archaeology Advisory Service

7.4 Local Residents

- 841 residents and businesses.

7.5 A summary of the responses received are summarised as follows;

LBH – Commercial Environmental Health comments;

- The lead officer raises no objection and recommends the following conditions;
 - Details of a Method Statement detailing the remediation requirements;
 - Control of construction dust;
 - Combustion and energy plant;
 - Green Roof.
- The following informative is also recommended;
 - Asbestos survey

LBH – Building Control raises no objection and made the following comment;

- 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 – Environmental Health - Food & Hygiene raises no objection and made the following comment;

- Consultation and Registration of Food Business with the Commercial & Environmental Protection Group prior to trading
- WC Facilities to comply with BS6465 Part 1: 1994
- WC's are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby.

- The Food Business activities to comply with the requirements of the Regulation (EC) No 852/2004; the Food Hygiene (England) Regulations 2006; and the Health and Safety at Work etc. Act 1974
- All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned.
- All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system.
- They recommend wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas
- Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area).
- Suitable fly screens fitted to the kitchen openable window/s and door/s.
- Where appropriate grease traps/interceptors should be incorporated in the below ground drainage.
- Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated.
- An authorised waste contractor must be engaged to collect the trade waste. In light of the above, I recommend that any collection service is daily.

Mechanical Extraction and Ducting

- Engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for the type of cooking that you do.
- Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.
- Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.
- Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting
- Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably at ridge height

LBH – Transportation Team raise no objection subject to the following comments;

- Although no general on-site parking provision is proposed, two on-site parking spaces will be available for the use of disabled drivers. This level of provision falls in line with parking standards outlined within the saved Haringey Unitary Development Plan;
- The proposal includes the provision of two Sheffield cycle stands to the sites frontages onto Chesnut Road. Secure storage facilities have also been provided for mobility scooters. Given the nature of the development, the level

of provision is considered adequate;

- The proposed development is unlikely to have any adverse impact on the surrounding highway network or car parking demand in this location. Therefore, the highway and transportation authority would not object to this application subject to the imposition of a Section 106 contribution towards the local green link and planning condition for details of a travel plan.
- The transportation team have raised no objection to the amended plan to show the relocated visitor cycle parking to the front of the building and the amended barrier to ensure sufficient space for cyclists to travel to address the concerns raised by the Haringey Cycling Campaign.

LBH – Arboriculturalist raises no objection and has made the following comments:

- The Council's tree officer has no objection to the proposal. 9 out of 10 trees on site are in a poor condition. 6 trees have major structural defects and should be removed irrespective of this planning application. None of the existing trees should be a constraint to redeveloping the site;
- To mitigate the loss of so many mature trees, an extensive new landscaping proposal must be submitted for approval. It must include the planting of at least 10 new trees of a large nursery size, some of which have the capacity to grow to a large mature size;
- If permission is granted for the current application, no tree protection measures would be necessary as all the existing trees would be removed. However, space allocated for new planting should be protected from construction damage.

LBH - Housing

- This redevelopment will provide state of the art facility with much higher standards of accommodation, communal facilities and support staff than that of the former use;
- The scheme complies and exceeds both the Supplementary Planning Document 2008 and London Plan Strategic target which states that sites capable of 10 units upwards should supply 50% affordable housing;
- The need for this type of tenure for older /disabled persons stems from demographic projections of future housing needs for older persons which forecast an increased requirement for Extra Care housing in the borough, particularly in the East;
- This application provides a valuable opportunity to provide the high quality accommodation that will allow older persons to live independently, but within a supported environment providing the additional facilities required to maintain that independence in later life;
- The new flats will be wheel chair accessible at all levels, to Lifetime Homes and London Design Standards requiring code for Sustainable Homes Level 4 compliance;
- In October 2012 the Council's Cabinet agreed the disposal of the Protheroe House site to The Applicant One Housing Group to develop an Extra Care

supported housing scheme. This scheme has attracted a significant amount of investment from the Mayors Fund;

- It fits well within the strategic plans and aspirations borough wide and at local level;
- Protheroe House represents the first extra care scheme in the east of the borough it will offer greater opportunity and diversity of housing for this client group, further it will make significant contribution to the on-going regeneration in Tottenham.

LBH – Housing Retrofit Officer

- The Sustainability Statement is a very comprehensive document including both BREEAM new Build, BREEAM Multi-residential and Code for Sustainable Homes pre assessments. The CSH assessments apply to the self contained residential units and the BREEAM multi-residential apply overall .
- The retrofit officer recommends the following conditions;
 - CSH level 4
 - BREEAM Excellent

Thames Water - raises no objection and has made the following comments:

- With regards to sewerage infrastructure Thames Water has no objection;
- Thames water advises 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 - raises no objection and has made the following comments:

- The Brigade is satisfied with the proposals for fire fighting access

Crime Prevention Officer - raises no objection and has made the following comments:

- *The application should adopt the principles and practices of ‘Secure by Design’ and complies with the physical security requirements within the current SBD New Homes and Multi Storey Dwellings-Code for Sustainable Homes;*
- Particular reference should be made to Section 2 ‘Physical Security’, section 9 ‘Communal Areas’, Section 21 ‘Front Doors Standards’, Section 21.5 ‘Locking Systems’, Section 24 ‘Communal Door Set Standards’, Section 25 ‘Flat Entrance Door’, Section 28 ‘Windows’, Section 38 ‘Party Wall Construction’, Section 10 ‘Building Shell’.

The Greater London Archaeological Advisory Service (GLAAS) - raises no objection and has made the following comments:

- Protheroe House lies within the historic core of the medieval settlement of Tottenham. The area has also demonstrated potential for uncovering palaeoenvironmental and prehistoric archaeology connected with the Lea Valley and its brickearth geology;
- No archaeological assessment has been provided and the proposed groundworks could affect important remains. The archaeological advisor recommends the following condition;
 - a programme of archaeological evaluation in accordance with a written scheme;
 - implementation of a programme of archaeological investigation;
 - Written Scheme of Investigation;
 - Site investigation and post investigation assessment.

Environment Agency - raises no objection and has made the following comments:

- This site is in Flood Zone 1 and is under a hectare and therefore falls under cell F5 of our Flood Risk Standing Advice (FRSA) Flood Risk Standing Advice. The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. The EA recommend that the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development

Haringey Cycling Campaign - raises no objection and has made the following comments:

- The Haringey Cycling Campaign object to the proposal because the cycle parking does not fulfill the developers own travel plan requirement.

Local residents

The Council has undertaken extensive public consultation, which has consisted of a press notice, a site notice and 841 individual letters sent to surrounding properties informing the occupants of the proposed development. Two (2) letters of objection have been received. These are summarised below:

- Although the proposed building would be two storeys on the side facing 20 Chesnut Road the building would be closer than previously and affect their lights and privacy and other residents;
- There are concerns with the three trees being taken down;
- The proposed building would be taller than the existing property and therefore affect light of the neighbouring properties;

- Local residents will experience substantial noise and disturbance during construction;
- The proposed building is much taller than those in the immediate area;
- The existing building could be refurbished to comply to care and building standards;

8.0 PRE-APPLICATION CONSULTATION.

8.1 The scheme was presented to the Design Review Panel in December 2012 before the pre-application meeting. The proposals were broadly welcomed. Some concern was expressed at the detailed Chesnut Road frontage and aspect. The proposed materials and some internal details were yet to be resolved, however, subject to revisions, the panel were happy to commend the scheme overall.

8.2 Following the presentation to the Design Review Panel, the scheme was further revised and presented at a pre-application meeting with officers in March 2013. The Council's design officer having reviewed the revised scheme was happy with the progress but more work was needed on the public realm. The Council welcomed a car free development but disabled parking provision was required. The pre-application meeting has now led to the current design.

8.3 Prior to the submission of the planning application the developer held two public consultation events in order to obtain the views of stakeholders and the local community. The first consultation event was held in December 2012 for councillors and 'older person' stakeholders and the second consultation event was held in April 2013 for local residents. Leaflets were distributed, and comments received at both events, which were recorded in the planning statement submitted with the planning application.

8.4 A number of consultation methods were used. The key responses received from the consultation exercise from both events were from completing a questionnaire or by providing feedback verbally at the events. Overall, respondents were supportive of the proposals, with comments that the development would provide necessary accommodation to house older people, integrate with the local community and provide a range of activities to encourage involvement and participation. In addition, the scheme could potentially attract more jobs to the area. In terms of design, overall the proposals were considered to look well designed with well thought out and good sized spaces.

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 Demolition of the existing building
- 9.4 Design, height, bulk and scale
- 9.5 Impact of proposal on living conditions of surrounding residents
- 9.6 Standard of accommodation/layout of scheme
- 9.7 Dwelling mix
- 9.8 Transport considerations/access
- 9.9 Landscaping
- 9.10 Trees
- 9.11 Waste management
- 9.12 Archaeology
- 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 extra care housing that would be sustainable. The Committee is accordingly, in line with the requirements of the NPPF 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 London Plan Policy 3.8 has identified the growing and changing requirement for housing older people ranging from supported independent living, accommodation with some linked care and services, and more specialist care

accommodation. These specific needs are also recognised in Haringey's UDP saved policy HSG7 which highlights that special needs accommodation includes sheltered housing, residential care and nursing homes, children's homes and other supported housing schemes. A variety of accommodation types within the borough are required in order to ensure everyone has a home suited to their needs.

9.2.2 The principle of sheltered housing on this site is established by the current use. The scheme would provide a modern affordable facility with much higher standards of accommodation, communal facilities and support staff than that of the existing building. In addition, there is a need for this type of tenure for older /disabled person's stems from demographic projections of future housing needs for older persons which forecast an increased requirement for extra care housing in the borough, particularly in the east. This form of housing is also considered to promote sustainable and inclusive communities.

9.2.3 The redevelopment of this site would also bring back into use a key site along Chestnut Road. Chestnut Road is a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west. One of the key objectives for the regeneration of Tottenham is to see high quality development along this route that helps to define it is a safe and secure route between the High Road, Tottenham Green and Tottenham Hale.

9.2.4 Finally, Condition 19 has been imposed in order to ensure that the development shall be occupied as supported affordable extra care housing units only so to assist older people to live independently and for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

9.2.5 As such, the principle of development is considered acceptable.

9.3 Demolition of the existing building

9.3.1 Policy 7.4 of the London Plan (2011) seeks to ensure that in areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

9.3.2 It is considered that the proposed demolition of the existing building is acceptable because the existing 1960's block that occupies the site has very little architectural merit and neither preserves or enhances the character or appearance of the adjacent conservation area.

9.4 Design, height, bulk and scale

9.4.1 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.

9.4.2 It is considered that the proposed development would be acceptable because the general footprint of the existing building would guide the form, layout and siting of the proposed building whilst creating an internal courtyard with linear blocks around the perimeter of the site. The height of the proposed building would be one storey higher than the current building on the site. However, the fourth storey would be 'set back' in order to minimise the visual appearance and impact on the street scene. Further, given that this site is of a substantial size, and that the surrounding existing buildings are predominantly three storeys and up to four storeys opposite the site, the height of the proposed building is considered acceptable and would not affect the setting of the adjacent conservation area. The building has been designed to show strong legibility alongside individuality and distinctiveness to different areas of the building such as the roof terrace and green roof along the eastern boundary and the strong corner marks the entrance and gives the building a street scale individuality.

9.4.3 The proposed building, as stated above, would sit comfortably in relation to its neighbouring buildings, in terms of its height/massing and it would align with the terraced houses on Rycroft Way and forms a really strong street edge to Chesnut Road and Rycroft Way. The fenestration has a good sense of proportion and would complement the new development.

9.4.4 The range of materials proposed are considered appropriate for the building and within context of both the site and the adjacent built form and appearance of the surrounding existing built environment in the locality. Furthermore, it is recommended, on any grant of planning permission, that the materials to be used in the construction of the building are submitted to the Council for consideration by the imposition of a condition. Such a condition has been included in order to ensure that the facing materials proposed would be sensitive to the character and appearance of the surrounding area.

9.4.5 Local residents have raised concerns over the height of the development; however it is considered that the proposal meets the requirements as set out in the above policies and as considered in the above paragraphs.

9.4.5 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. Furthermore, the design and visual appearance of the proposed development is considered to be a significant improvement to the existing building on the site and would preserve and enhance the setting of the adjacent conservation area.

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 proposed development would not have an adverse impact on adjacent residential properties with regards to daylight/sunlight, increase sense of enclosure, loss of privacy and overlooking. The architects have demonstrated that the scheme would comply BRE Good Practice guidelines.
- 9.5.3 The proposed development has been designed carefully, in particular on the elevation which backs onto the rear habitable rooms of the residents on Hamilton Close, in that the eastern wing steps down in height to two storeys and the overall length is reduced to avoid any impact on these properties. In addition the ground floor would have evergreen hedging on its eastern boundary, the communal terrace on first floor level would have vegetation screening on its rear boundary and the balconies at first floor would face north/south so that the direct east view is obscured.
- 9.5.4 Local residents have raised concerns that the proposed development could result in possible overlooking to their properties and affect their light, however it is considered that the proposal meets the requirements set out in the above policies and the development would safeguard the amenity of adjacent and surrounding residents

9.6 **Standard of accommodation/layout of scheme**

- 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 are 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 It is considered that the overall layout of the scheme is acceptable because the majority of the communal floor space would be located at ground floor level. There would be a clear separation between the private residential spaces and the communal areas. The continuous horizontal curve provides circulation on each floor that gives access to all the units providing clear legibility. There would be a visual link from the outside to the internal courtyard through the entrance. Natural light can penetrate into the corridors at each level, in some cases via the stair cores.
- 9.6.3 The size of each unit exceeds the minimum standards, set out in table 3.3 of London Plan Policy 3.5 for 1bed 2 persons flats, 2 bed 3 person flats and 2 bed 4 persons flat. All the units would benefit from adequate light, ventilation and circulation space.
- 9.6.4 The communal open courtyard including communal roof terrace provided for the exclusive use of occupants would be sufficient in size, as it would exceed 500 sq. m. In addition to the communal amenity space all the units would have 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) and all units at ground floor level would have their own private amenity space with railings to define the boundary between public and private space. The private gardens on the outer perimeter would be planted with evergreen hedges along the boundary to provide a sense of privacy from the street.

9.6.5 All flats have been designed to Lifetime Homes Standards.

9.6.6 The standard of accommodation including overall layout would therefore be 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 50 extra care one and two bed units (36 one bedroom and 14 two bedroom), although the proposed dwelling mix does not meet the required mix for affordable housing, in terms of family unit provision in accordance with the Council's Housing SPD, the proposal is considered acceptable because there is an identified need for this type of housing in line with London Plan Policy 3.8 to say that new development should meet different housing requirements of different groups.

9.8 Transport Considerations/Access

9.8.1 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.

9.8.2 No general on-site parking provision is proposed, two on-site parking spaces will be available for the use of disabled drivers. The proposal also includes the provision of two Sheffield cycles stands to the sites frontage onto Chesnut Road, including additional bicycle storage space in the garden and roof terraces if needed. Secure storage facilities have also been provided for mobility scooters. The Council's Transportation Team has assessed the proposal and do not object because the level of disabled parking provision is in line with Haringey Council adopted UDP (saved policies 2013).

9.8.3 In addition, the proposal includes the provision of two Sheffield cycle stands including additional bicycle storage space if required and a secure storage facility is provided for mobility scooters. Given the nature of this development, it is considered that the above level of provision is considered adequate.

9.8.4 Notwithstanding the above provision, the proposed development is unlikely to have any adverse impact on the surrounding highway network or car parking demand in this location

9.8.5 However, in order to further encourage sustainable journeys the highway and transportation authority has secured a contribution of £30,000 from the developer to provide improvements to the traffic free local green link within the vicinity of the site and to enhance links between High Road Tottenham and Tottenham Hale Station, this would be secured by a unilateral undertaking.

9.8.6 The Haringey Cycling Campaign has raised concerns that the cycle parking proposed does not fulfil the applicants own travel plan requirement. To address this concern the visitor cycle parking has been relocated to the front of the building in an area that is covered and well overlooked to increase security. It has also amended the barrier to ensure sufficient space for cyclists to travel. It is considered that the proposed amendments meets the requirements set out in the above policies and the concerns of the Haringey Cycling Campaign.

9.9 Landscaping

9.9.1 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.

9.9.2 The proposed landscaping scheme has been carefully designed to deliver a significant amount of soft landscaping in the rear courtyard, including private gardens, communal roof terrace and green roof for the enjoyment of future occupants and to support biodiversity. It would also provide a suitable setting for the building and surrounding area.

9.10 Trees

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

9.10.2 The proposal would entail the loss of many mature trees. The Council's arboriculturalist has assessed the proposal and has no objection subject to the inclusion of conditions to include an extensive new landscaping proposal that must include the planting of at least 10 new trees of a large nursery size, some of which have the capacity to grow to a large mature size.

9.11 Waste Management

9.11.1 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.

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

9.12 Archaeology

9.12.1 London Plan Policy 7.8 and saved UDP Policy CSV8 restricts developments where they would adversely affect areas of archaeological importance.

9.12.2 The site is within an identified area of Archaeological Importance. The Greater London Archaeology Advisory Service has raised some concerns because the proposed groundworks could affect important remains. The archaeological advisors recommendations will be conditioned consistent with London Plan Policy 7.8 and Saved UDP policy CSV8.

9.13 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 proposed development is considered acceptable because the sustainability statement includes both BREEAM new Build, BREEAM multi-residential and Code for Sustainable Homes pre assessments. The Code for Sustainable Homes assessments (CSH) apply to the self contained residential units and the BREEAM multi-residential apply overall. A condition would be applied to ensure that CSH Level 4 is achieved and BREEAM excellent is achieved overall.

9.13.3 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 calculation is zero as the units would be affordable housing which benefits from exemption under CIL regulations.

9.15 Planning Obligations – Section 106 Unilateral

9.15.1 Section 106 unilateral undertaking, 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 unilateral undertaking. These contributions are in line with Haringey policy.

- **Transportation contribution**

The applicant has agreed to contribute a sum of £30,000, to provide improvements to the traffic free local green link within the vicinity of the site and to enhance links between High Road Tottenham and Tottenham Hale Station.

10.0 CONCLUSION

10.1 The proposed development accords with development plan policies. The Committee is accordingly obliged in accordance with the NPPF and development plan terms to afford 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 extra care housing where there is an identified need within the eastern part of the borough;
- The scale, 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 overall layout of the scheme is appropriate;
- The ancillary facilities are considered adequate to support the proposed extra care housing;
- 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

GRANT PERMISSION subject to

- conditions as set out below
- a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) in the form of a Unilateral Undertaking (UU) and in accordance with the approved plans and documents as follows:

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 approved plans

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 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 detailed drawings of the planting of at least 10 new trees of a large nursery size, some of which have the capacity to grow to a large mature size demonstrating that space allocated for new planting is protected from construction damage. 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.

Waste Storage

7. 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:

8. 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:

9. 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.

Method Statement

10. A Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and taking into account the points above shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Upon completion of remediation to be submitted to the LPA that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

Green Roof

11. Full details of an extensive green roof shall be submitted to and approved in

writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of 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 roof 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 roof has 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 a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

Travel Plan

12. No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

Archaeological

13. A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.
- B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing

ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

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

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

Code for Sustainable Homes

- 14 The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

BREEAM

15. No building shall be occupied until a final Certificate has been issued certifying that BREEAM rating 'Excellent' has been achieved for this development

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

Extract Duct/Flue

- 16 Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use".

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

Hygiene

- 17 Prior to the implementation of the permission, details of the proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas

and refuse storage) shall be submitted to and approved by the Local Planning Authority prior to commencement of use.

Reason: In order to ensure that the proposed development provides a suitable layout in terms of hygiene.

Aerial

- 18 The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

Restricted Use Class

- 19 The development shall be occupied as supported affordable extra care housing units to assist older people to live independently for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to the impacts arising on the residential amenity of adjoining occupiers by the proposed use and wishes to ensure that such impacts are not exacerbated by the implementation of other uses, falling within Class C2 or C3, by having the opportunity of requiring appropriate mitigation measures to mitigate such impacts as may be required by any such subsequent use.

Roof Terrace

20. Notwithstanding the information provided with the application, a detailed plan of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The roof terrace layout shall be thereafter retained in accordance with the approved detailed plan.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development and to protect the living conditions of nearby residents.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

21. 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.

Roof Terrace

22. The communal external roof terrace located at first floor level on the east elevation of the development, hereby permitted shall not be used between 2100 and 0900 hours the following day.

Reason: To restrict the use of the area which would otherwise give rise to condition which would be detrimental to the amenity of occupiers of the development and surrounding occupiers by reason of noise and disturbance, occasioned by the use of this area in accordance with UDP Policy UD3 General Principles.

INFORMATIVE 1 – Thames Water

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

INFORMATIVE 2 – 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

INFORMATIVE 3 – Asbestos Survey

Prior to refurbishment 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 4 – Surface Water Management

The Environment Agency recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

INFORMATIVE 5 - Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE 6 – Environmental Health (Food & Hygiene)

- Consultation and Registration of Food Business with the Commercial & Environmental Protection Group prior to trading
- WC Facilities to comply with BS6465 Part 1: 1994

- WC's are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby.
- The Food Business activities to comply with the requirements of the Regulation (EC) No 852/2004; the Food Hygiene (England) Regulations 2006; and the Health and Safety at Work etc. Act 1974
- All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned.
- All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system.
- They recommend wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas
- Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area).
- Suitable fly screens fitted to the kitchen openable window/s and door/s.
- Where appropriate grease traps/interceptors should be incorporated in the below ground drainage.
- Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated.
- An authorised waste contractor must be engaged to collect the trade waste. In light of the above, I recommend that any collection service is daily.

Mechanical Extraction and Ducting

- Engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for the type of cooking that you do.
- Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.
- Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.
- Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting
- Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably at ridge height

15.0 APPENDICES

15.1 Consultation responses

No	Consultees		Questions/Comments	Responses
1	LBH - Transportation		<p>Although no general on-site parking provision is proposed, two on-site parking spaces will be available for the use of disabled drivers. This level of provision falls in line with parking standards outlined within the saved Haringey Unitary Development Plan;</p> <p>The proposal includes the provision of two Sheffield cycle stands to the sites frontages onto Chesnut Road. Secure storage facilities have also been provided for mobility scooters. Given the nature of the development, the level of provision is considered adequate;</p> <p>The proposed development is unlikely to have any adverse impact on the surrounding highway network or car parking demand in this location. Therefore, the highway and transportation authority would not object to this application subject to the imposition of a Section 106 contribution towards the local green link and planning condition for details of a travel plan.</p> <p>The transportation team have raised no</p>	<p>As noted in para. 9.8.1 – 9.8.6 and Condition 12 'Travel Plan and para. 9.15.3 highlights the green link contribution.</p>

			objection to the amended plan to show the relocated visitor cycle parking to the front of the building and the amended barrier to ensure sufficient space for cyclists to travel to address the concerns raised by the Haringey Cycling Campaign.	
2	LBH – Environmental Health – Food and Hygiene		<p>Consultation and Registration of Food Business with the Commercial & Environmental Protection Group prior to trading</p> <p>Submission of details for the extraction/filtration systems (including location of air inlet).</p> <p>Submission of plans detailing proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage)</p> <p>WC Facilities to comply with BS6465 Part 1: 1994</p> <p>WC's are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby.</p> <p>The Food Business activities to comply with the requirements of the Regulation (EC) No 852/2004; the Food Hygiene (England) Regulations 2006; and the Health and Safety at Work etc. Act 1974</p> <p>All working surfaces, storage cupboards and counters in all food rooms, to be</p>	As noted in condition 16 & 17 and informative 6

			<p>made from materials which are smooth, durable, impervious and capable of being effectively cleaned.</p> <p>All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system.</p> <p>They recommend wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas</p> <p>Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area).</p> <p>Suitable fly screens fitted to the kitchen openable window/s and door/s.</p> <p>Where appropriate grease traps/interceptors should be incorporated in the below ground drainage.</p> <p>Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated.</p> <p>An authorised waste contractor must be engaged to collect the trade waste. In light of the above, I recommend that any collection service is daily.</p>	
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			<p>Mechanical Extraction and Ducting</p> <p>Engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for the type of cooking that you do.</p> <p>Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.</p> <p>Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.</p> <p>Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting</p> <p>Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably at ridge height</p>	
3	LBH – Building Control		This work will be subject to the requirements of the Building Regulations	

			2010 and will require an application to be submitted to this office.	
4	LBH – Council’s Arboriculturalist	•	<p>The Council’s tree officer has no objection to the proposal. 9 out of 10 trees on site are in a poor irrespective of this planning application. None of the existing trees should be a constraint to redeveloping the site;</p> <p>To mitigate the loss of so many mature trees, an extensive new landscaping proposal must be submitted for approval. It must include the planting of at least 10 new trees of a large nursery size, some of which have the capacity to grow to a large mature size;</p> <p>If permission is granted for the current application, no tree protection measures would be necessary as all the existing trees would be removed. However, space allocated for new planting should be protected from construction damage.</p>	As noted in para. 9.10.1 – 9.10.2 and condition 4
5	LBH-Commercial Environmental Health		<p>The lead officer recommends the following conditions;</p> <ul style="list-style-type: none"> - Details of a Method Statement detailing the remediation requirements; - Control of construction dust; - Combustion and energy plant; - Green Roof. <p>The lead officer recommends the following informative;</p>	As noted in condition 8 – 11 and Informative 3.

			- Asbestos survey	
6	Thames Water	•	<p>With regards to sewerage infrastructure Thames Water have no objection;</p> <p>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;</p> <p>Thames water would advise that with regards to water infrastructure they have no objection.</p>	As noted in informative 1
7	Andrew Snape – Crime Prevention Officer		<p><i>The application should adopt the principles and practices of 'Secure by Design' and complies with the physical security requirements within the current SBD New Homes and Multi Storey Dwellings-Code for Sustainable Homes;</i></p> <p>Particular reference should be made to Section 2 'Physical Security', section 9 'Communal Areas', Section 21 'Front Doors Standards', Section 21.5 'Locking Systems', Section 24 'Communal Door Set Standards', Section 25 'Flat Entrance Door', Section 28 'Windows', Section 38 'Party Wall Construction', Section 10 'Building Shell'.</p> <p>•</p>	As noted in informative 2
8	Environment Agency		<p>They have assessed this application and identified flood risk as the only constraint at this site. This site is in Flood Zone 1</p>	As noted in informative 4

			and is under a hectare and therefore falls under cell F5 of our Flood Risk Standing Advice (FRSA) Flood Risk Standing Advice. The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. They recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development	
9	The Greater London Archaeological Advisory Service (GLAAS)		<p>Protheroe House lies within the historic core of the medieval settlement of Tottenham. The area has also demonstrated potential for uncovering palaeoenvironmental and prehistoric archaeology connected with the Lea Valley and its brickearth geology;</p> <p>No archaeological assessment has been provided and the proposed groundworks could affect important remains. The archaeological advisor recommends the following condition;</p> <p>a programme of archaeological evaluation in accordance with a written scheme; implementation of a programme of archaeological investigation; Written Scheme of Investigation; Site investigation and post investigation assessment</p>	As noted in para. 9.12 – 9.12.2 and condition 13.

10	LBH - Housing		<p>This redevelopment will provide state of the art facility with much higher standards of accommodation, communal facilities and support staff than that of the former use;</p> <p>The scheme complies and exceeds both the Supplementary Planning Document 2008 and London Plan Strategic target which states that sites capable of 10 units upwards should supply 50% affordable housing;</p> <p>The need for this type of tenure for older /disabled persons stems from demographic projections of future housing needs for older persons which forecast an increased requirement for Extra Care housing in the borough, particularly in the East;</p> <p>This application provides a valuable opportunity to provide the high quality accommodation that will allow older persons to live independently, but within a supported environment providing the additional facilities required to maintain that independence in later life;</p> <p>The new flats will be wheel chair accessible at all levels, to Lifetime Homes and London Design Standards requiring code for Sustainable Homes Level 4 compliance;</p> <p>In October 2012 the Council's Cabinet agreed the disposal of the Protheroe House site to The Applicant One Housing</p>	As noted in para. 9.2, 9.6 – 9.6.6 and condition 21
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			<p>Group to develop an Extra Care supported housing scheme. This scheme has attracted a significant amount of investment from the Mayors Fund;</p> <p>It fits well within the strategic plans and aspirations borough wide and at local level;</p> <p>Protheroe House represents the first extra care scheme in the east of the borough it will offer greater opportunity and diversity of housing for this client group, further it will make significant contribution to the on-going regeneration in Tottenham</p>	
11	LBH – Housing Retrofit Officer		<p>The Sustainability Statement is a very comprehensive document including both BREEAM new Build, BREEAM Multi-residential and Code for Sustainable Homes pre assessments. The CSH assessments apply to the self contained residential units and the BREEAM multi-residential apply overall .</p> <p>The retrofit officer recommends the following conditions;</p> <ul style="list-style-type: none"> - CSH level 4 - BREEAM Excellent 	As noted in para. 9.13.1-9.13.3, conditions 14 and 15
	London Fire Brigade		The Brigade is satisfied with the proposals for fire fighting access	

	Haringey Cycling Campaign		The Haringey Cycling Campaign object to the proposal because the cycle parking does not fulfill the developers own travel plan requirement	As noted in para. 9.8.6 The transportation team have raised no objection to the amended plan to show the relocated visitor cycle parking to the front of the building and the amended barrier to ensure sufficient space for cyclists to travel to address the concerns raised by the Haringey Cycling Campaign.
	Two neighbours object to the proposal		<p>Although the proposed building would be two storeys on the side facing no. 20 Chesnut Road the building would be closer than previously and affect their lights and privacy and other residents;</p> <p>There are concerns with the three trees being taken down;</p> <p>The proposed building would be taller than the existing property and therefore affect light of the neighbouring properties;</p> <p>Local residents will experience substantial noise and disturbance during construction;</p> <p>The proposed building is much taller than those in the immediate area;</p> <p>The existing building could be refurbished to comply to care and building standards</p>	<p>As noted in para.9.5.2 - 9.5.4 and condition 20</p> <p>As noted in para. 9.10 – 9.10.3</p> <p>As noted in para. 9.5.2 - 9.5.4</p> <p>As noted in informative 5</p> <p>As noted in para. 9.4.2 – 9.4.3 & 9.4.5</p> <p>As noted in para. 9.3.1 –</p>

			9.3.2
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