

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2014/0091	Ward: Hornsey
Address: The Nightingale, 40 Nightingale Lane, London, N8 7QU	
Proposal: Variation of condition 2 (plans) attached to planning permission HGY/2012/1258 to increase the number of units from 7 to 9	
Existing Use: Public House / Residential	
Proposed Use: Public House / Residential	
Applicant: AI (UK) CAPITAL	
Ownership: Private	

DOCUMENTS
Title
Planning Statement December 2013

PLANS		
Plan Number	Rev.	Plan Title
100	A	Lower Ground Floor Plan Proposed
101	A	Ground Floor Plan as Proposed
102	E	Raised Ground Floor as Proposed
103	B	First Floor Plan as Proposed
104	B	Second Floor plan as Proposed
105	A	Third Floor Plan as Proposed
106	A	Roof Plan
200	C	North Elevation as Proposed
201	B	East Elevation as Proposed
202	B	South Elevation as Proposed
203	A	West Elevation Proposed
300	B	Section A-A as proposed
Case Officer Contact: Jeffery Holt P: 0208 489 5131 E: Jeffrey.Holt@haringey.gov.uk		

PLANNING DESIGNATIONS:

None.

RECOMMENDATION

GRANT VARIATION subject to conditions and s106 legal agreement.

SUMMARY OF REPORT

The application site consists of a 3-storey Victorian public house at the corner of Nightingale Lane and Brook Road, Hornsey N8. Planning permission was granted July 2009 for the retention of the existing public house, refurbishment of the upper floors and a new 3-storey side/rear extension to provide seven (7) residential units. In December 2012, this planning permission was renewed for an additional three years and as such is extant.

The current application is a section 73 application for which planning consent is sought to amend the above existing permission to provide two additional residential units. This would be achieved by extending the roof of the public house and reconfiguring and optimising the layout of the flats in the new side/rear extension.

The additional units would result in a density higher than the recommended range set out in the London Plan 2011 but on balance this is considered to be acceptable given that it would provide additional housing, which meet housing policy standards without causing significant local impact, or compromising the design merit of the consented scheme. The overall dwelling mix is considered appropriate to the site and the standard of accommodation would be acceptable.

The development would not have a significant additional impact on the appearance and character of the property or local area and the external alterations would be harmonious with the host property and safeguard the visual amenity of the existing street scene and locality generally. There would be no material adverse impact on the amenity surrounding residents or on local traffic and highway conditions.

The Council has consulted widely and responses have been taken fully into account by officers.

The proposal is considered to be in accordance with National, London and Local planning policy and planning permission should therefore be granted subject to conditions and a section 106 agreement.

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1.0 SITE PLAN



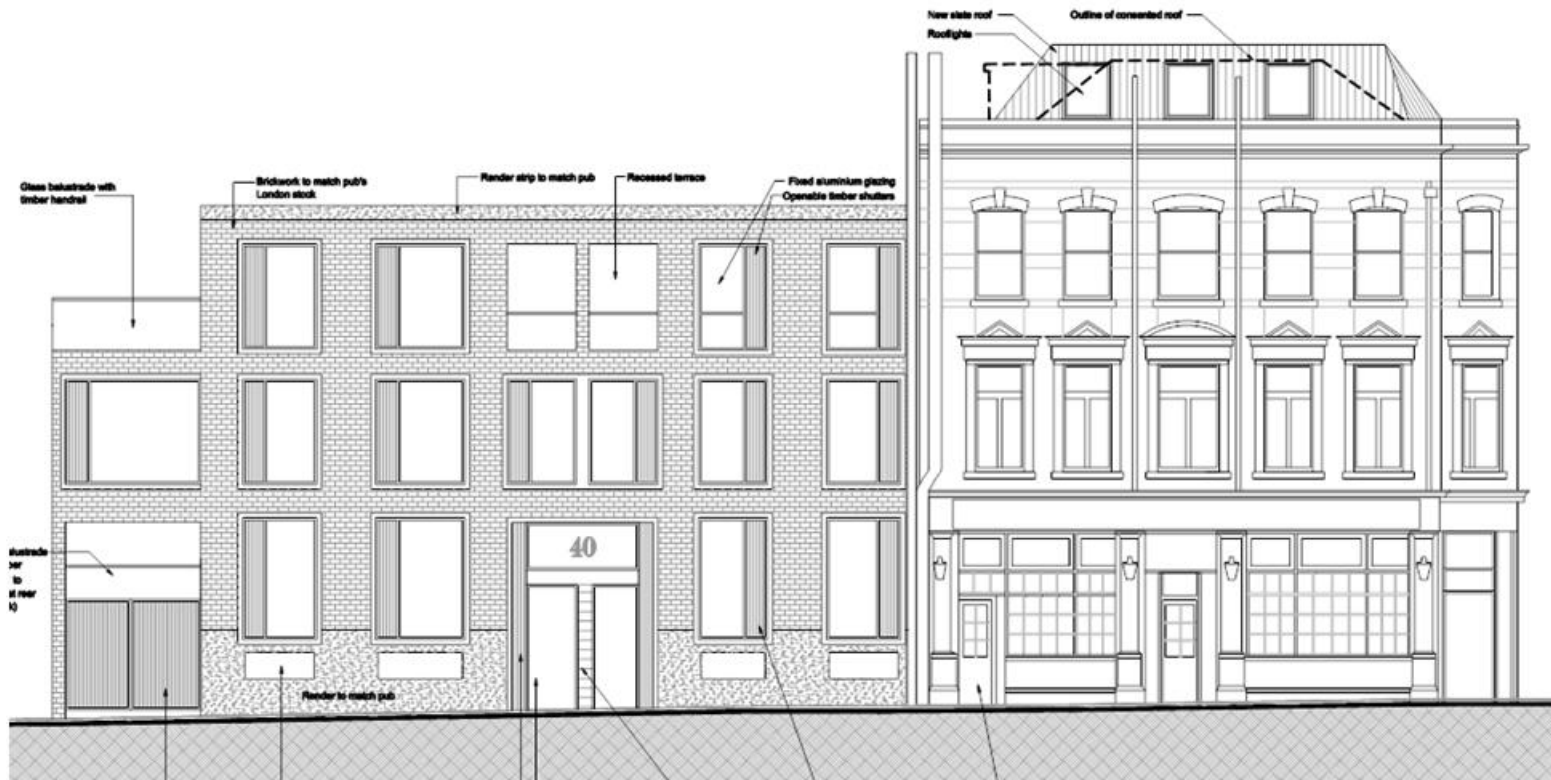
2.0 IMAGES



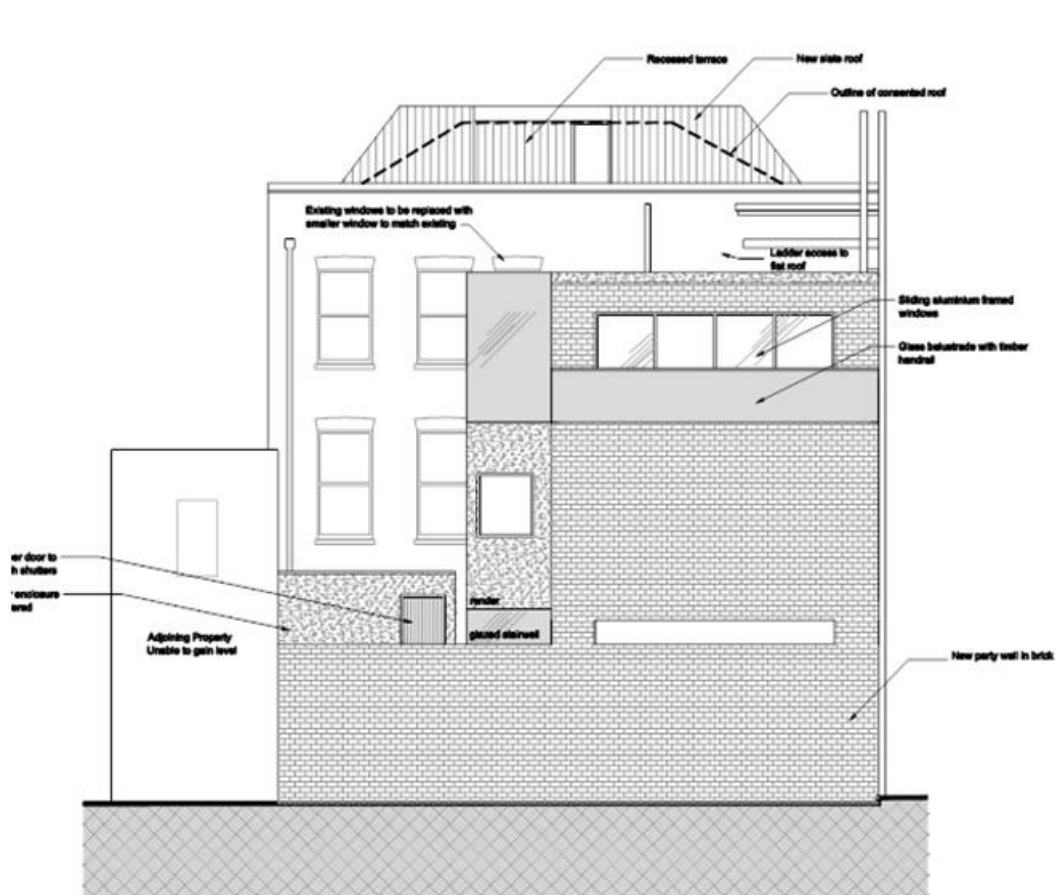
View of public house looking south



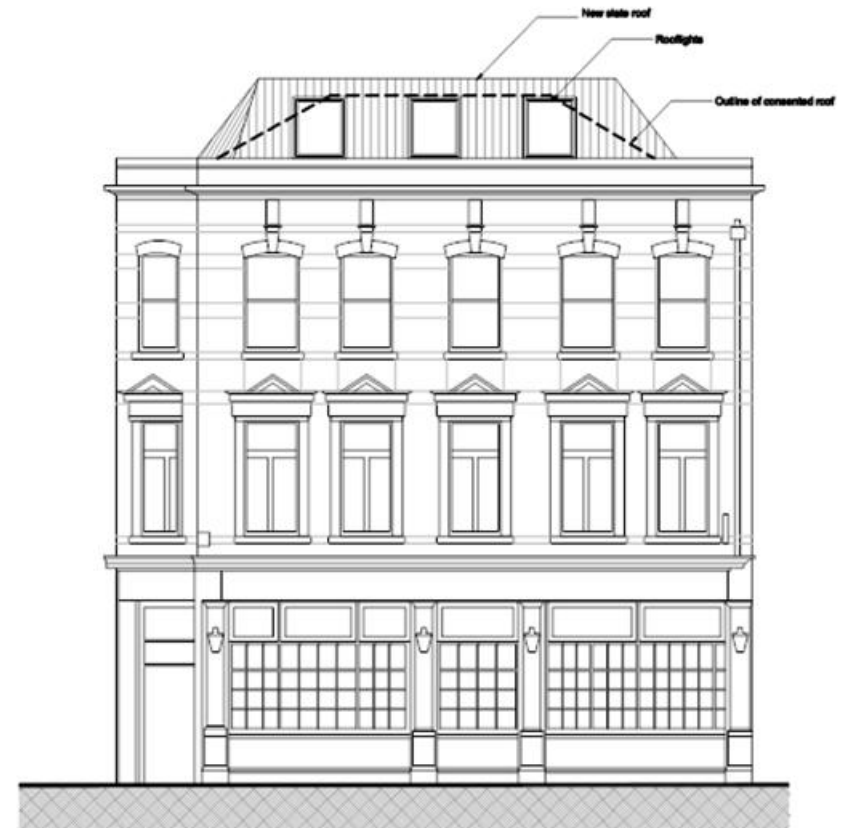
View of pub looking north-east



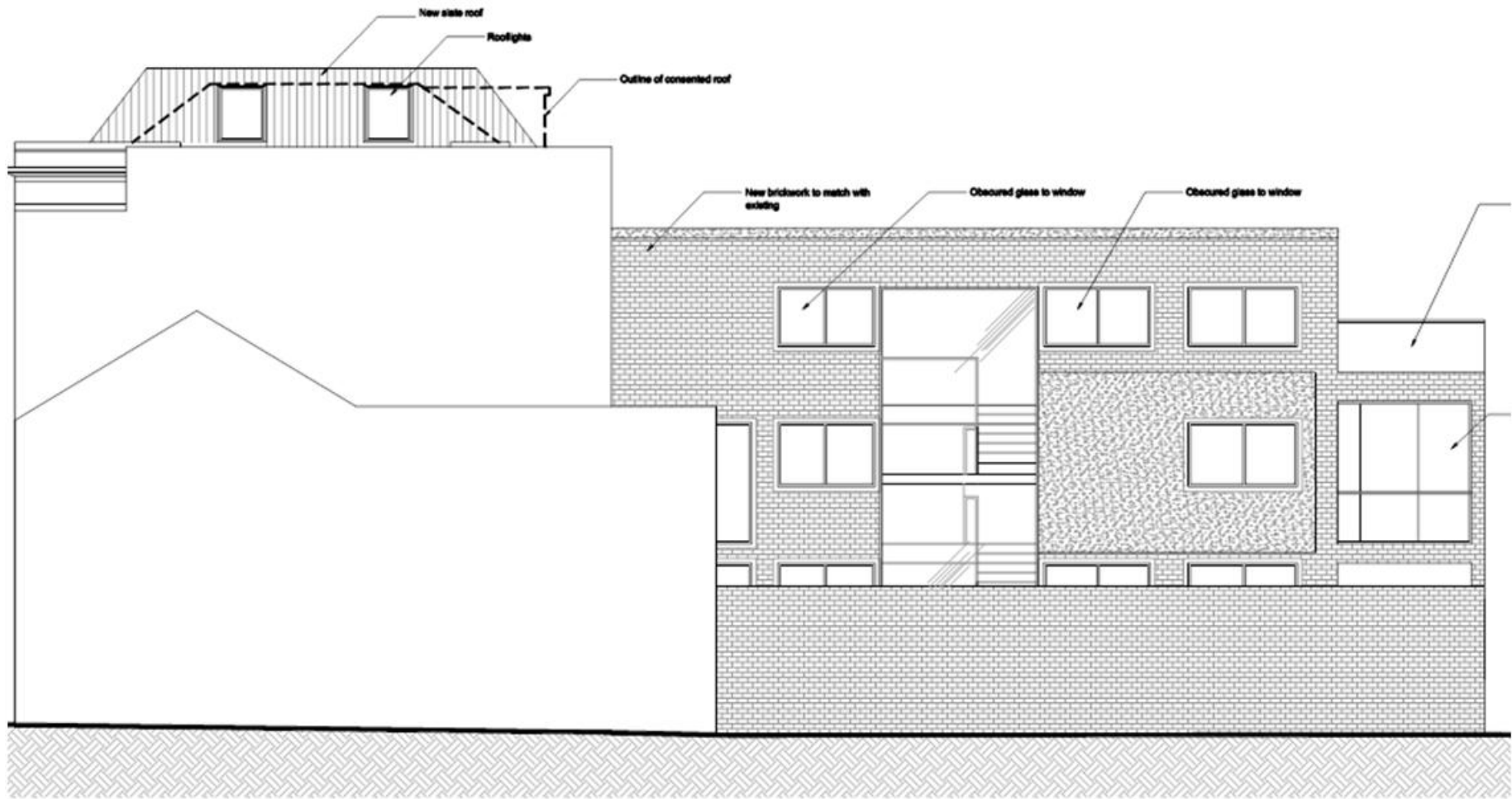
North elevation



West elevation



East elevation



South elevation

3.0 SITE AND SURROUNDINGS

3.1 The subject site is a 3-storey Victorian public house with basement located at the corner of Nightingale Lane and Brook Road, Hornsey N8. It has a single storey rear extension and garage fronting onto Brook Road. The upper floors were historically used for residential purposes and the immediate surrounding area is residential in character. The site lies to the southeast of the designated Campsbourne Cottage Estate Conservation Area.

4.0 PLANNING HISTORY

4.1 Planning permission was granted on the 27 July 2009 for the retention of the existing public house, refurbishment of the upper floors and a new 3-storey rear extension. On 6 December 2012, this permission was renewed for an additional three years. The full planning history is given below:

- HGY/2013/2534 - Approval of Details pursuant to Condition 3 (materials), Condition 4 (landscaping), Condition 5 (fencing), Condition 9 (waste management), Condition 13 (green roof) and Condition 14 (cycle provision) attached to planning permission HGY/2012/1258 – GRANTED
- HGY/2012/1258 - Application for a new planning permission to replace an extant planning permission HGY/2008/2319 for retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x 3 bed, 1 x 2 bed and 1 x 1 bed flat. Demolition of existing side extensions and erection of new three storey side extensions and erection of new three storey rear extension comprising 3 x 1 bed and 1 x 2 bed flats – GRANTED
- HGY/2008/2319 - Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed 1 x two bed and 1 x one bed flat. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1x two bed flats – GRANTED
- HGY/2008/2319 - Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed 1 x two bed and 1 x one bed flat. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one be and 1x two bed flats – GRANTED
- OLD/1984/0943 - Installation of raindel on top of existing pictorial sign. - GRANTED
- OLD/1973/0875 - Alteration to front elevation – GRANTED
- OLD/1969/0496 - Display of illuminated barrel sign - GRANTED

- OLD/1961/0615 - Internal alterations and provision of beer store and garage - GRANTED
- OLD/1956/0416 - Alterations and additions – GRANTED

5.0 PROPOSAL DESCRIPTION

- 5.1 A variation of condition 2 (plans) attached to planning permission HGY/2012/1258 is sought to increase the number of units from seven to nine. This increase is achieved by increasing the height and volume of the existing roof over the public house creating usable floorspace and by optimising the layout of the flats in the new extension, making use of an unused void space. There would be no increase in the size of the new extension and no change to its elevations. No change of use of the public house is proposed.
- 5.2 The existing flat crown roof over the public house would be marginally increased in height by 300mm and increased in width and depth by 3.2m.

6.0 RELEVANT PLANNING POLICY

National Planning Policy Framework

The NPPF seeks to ensure that there is presumption in favour of supporting proposals that achieve sustainable development. The chapters relevant in considering this proposed development are as follows:

1. Building a strong, competitive economy;
2. Ensuring the vitality of town centres;
4. Promoting sustainable transport;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities;
10. Meeting the challenge of climate change, flooding and coastal change
12. Conserving and enhancing the historic environment

London Plan 2011

Policy 3.3 Increasing Housing Supply

Policy 3.4 Optimising Housing Potential

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.8 Housing Choice

Policy 3.9 Mixed and Balanced Communities

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 Affordable Housing thresholds
Policy 3.18 Education facilities
Policy 4.12 Improving opportunities for all
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater infrastructure
Policy 5.15 Water use and supplies
Policy 5.21 Contaminated land
Policy 5.17 Waste capacity
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.7 Better streets and surface transport
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.18 Protecting local open space and addressing local deficiency

Haringey Local Plan 2013-2026

SP0 Presumption in Favour of Sustainable Development
SP1 Managing Growth
SP2 Housing
SP4 Working Towards a Low Carbon Haringey
SP5 Water Management and Flooding
SP6 Waste and Recycling
SP7 Transport
SP8 Employment
SP9 Improving skills and training to support access to jobs and community cohesion and inclusion
SP11 Design
SP13 Open Space and Biodiversity

Saved Unitary Development Plan 2006 Policies

UD3 General Principles
UD7 Waste Storage
UD10 Advertisements
ENV6 Noise Pollution
ENV7 Air, Water and Lighting
ENV11 Contaminated Land
M9 Car free residential developments
M10 Parking for Development

Supplementary Planning Guidance

Haringey Heartlands Development Framework 2005

SPG1a 'Design Guidance'
SPG2 Conservation and Archaeology
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG6a Shopfront, signage and Security
SPG7a 'Vehicle and Pedestrians Movement'
SPG7b 'Travel Plans'
SPG7c 'Transport Assessments'
SPG8a 'Waste and Recycling'
SPG8b 'Materials'
SPG8c Environmental Performance
SPG8d Biodiversity/landscaping/trees
SPG8e Light Pollution
SPG8f 'Land Contamination'
SPG9 'Sustainability Statement'
SPG10a 'The negotiation, management and monitoring of planning obligations'
SPG10b 'Affordable Housing'
SPG10c 'Educational Needs generated by new housing development'
SPG 11c Town Centre Retail Thresholds
Open Space and Recreational Standards SPD
Sustainable Design and Construction SPD

SPD - Housing ('Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes')

Mayor's Housing SPG

Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG~

7.0 CONSULTATION

7.1 The Council undertook wide consultation on the original and subsequent extension application (refs: HGY/2008/2319 and HGY/2012/1258 respectively). This included statutory consultees, internal Council services, Ward Councillors and over 128 local residents and businesses. The same consultees were consulted for this current application. Below is the list of consultees. Consultation letters were sent by email and by post:

7.2 Internal Consultees

- Building Control
- Transportation
- Waste Management

7.3 External Consultees

- Ward Councillors – Hornsey
- 128 local addresses

Local Residents and businesses

7.3.1 Residents and businesses of 128 properties were consulted on this application. Four objections were received on issues of parking, appearance, impact on excavation and overdevelopment. A summary of objections and officer responses are attached at Appendix 1.

8.0 ANALYSIS / ASSESSMENT OF APPLICATION

8.1 Presumption in favour of sustainable development

1.1.1 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 there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, 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.*

8.1.1 The proposed development can be considered as an example of sustainable development in that it seeks to make more intensive use of this previously developed site to provide residential accommodation in a suitable location.

8.1.2 There are a number of benefits to this scheme that outweigh any perceived disbenefits. The following analysis explains these.

8.2 Residential development and density

8.2.1 The principle of additional housing is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan sets out a target of 8,200 dwellings between 2011 and 2021 and the development will contribute a further two dwellings in addition to the consented seven dwellings.

8.2.2 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.

8.2.3 Table 3.2 of the London Plan sets out the guideline range for density according to the Public Transport Accessibility (PTAL) of a site. The site is considered to be in an 'urban' context and has a PTAL of 2, thus development should be within the density range of 200 to 450 habitable rooms per hectare (hr/ha).

8.2.4 The earlier consented development had a density of 428 hr/ha. The proposed increase in number of units will result in a density of 499 hr/ha. Paragraph 4.28 of the London Plan 2011 states that:

It is not appropriate to apply Table 3.2 mechanistically. Its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential – local context, design and transport capacity are particularly important, as well as social infrastructure (Policy 3.16), open space (Policy 7.18) and play (Policy 3.6).

8.2.5 Although the resulting density is outside the recommended range, the additional units are achieved by minor alterations which would have little impact on the overall size and character of the consented development (see section 8.10), provide residential accommodation of an adequate standard (see section 8.6) and create no additional requirements for parking (see section 8.12). Having

regard to the need to provide housing, the proposed development and its resulting density is considered acceptable in this instance.

8.3 Dwelling Mix

8.3.1 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. 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.

8.3.2 The proposed scheme provides an additional studio flat and 1-bedroom flat to the consented scheme. The table below compares the resulting dwelling mix to that of the consented scheme.

Dwelling size	Consented Scheme	Proposed scheme
Studio	-	1
1-bedroom	4	5
2-bedroom	1	2
3-bedroom	1	1

8.3.3 According to the Housing SPD 2008, the recommended mix of dwellings for a nine unit development is 3 x 1-bedroom, 3 x 2-bedroom, 2 x 3-bedroom and 1 x 4-bedroom flats. Although the proposed mix is weighted towards more 1-bedroom flats than 3- and 4-bedroom flats, it is considered that this mix is appropriate to development based around the refurbishment and extension of a public house which would be less suited to family accommodation.

8.3.4 The proposed development is considered to be in compliance with the above policies.

8.4 Standard of Accommodation

8.4.1 London Plan Policy 3.5 ‘Quality and Design of Housing Developments’ requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor’s Housing SPG.

8.4.2 All units in the amended scheme meet the space standards set out in the Mayor’s SPG and the London Plan. All units have dual aspect and would receive sufficient light and natural ventilation.

- 8.4.3 Not all units in the scheme have a private amenity space. These are the four units located in the first and second floors above the public house and a single unit in the new extension. However, this is the case under the consented scheme. The proposed two additional units however, both have private amenity spaces meeting the standard set out in the Housing SPG.
- 8.4.4 In addition to the private amenity space provided there is a communal amenity space 46 sq.m in area. This exceeds the recommended size for communal areas for development of this size as set out in Haringey's Housing SPD 2008.
- 8.4.5 Mindful of the consented scheme, the proposed amended scheme would provide adequate amenity space to serve the development, in compliance with the above policies.

8.5 Child Playspace

- 8.5.1 London Plan Policy 3.6 'Children and young people's play and informal recreation facilities' requires developments make provision for play and informal recreation, based on the expected child population generated by the scheme. The London Plan SPG "Shaping Neighbourhoods: Play and Informal Recreation" 2012 provides minimum standards for the provision of children's play space. The Haringey Open Space and Recreation Standards SPD sets out the Council's own play space standards under the Local Plan.
- 8.5.2 Using the formula set out in the above SPG, the development will have a child yield of 0.18. According to the SPG, where child yield is less than 10 children, no on-site child playspace provision is required. However, the 3-bedroom flat, which is most likely to house children, has access to private terraces totalling 24 sq.m in area. The site is also within 300m (5 minute walk) of Alexandra Park.
- 8.5.3 As such, the development would have adequate provision and access to child playspace in compliance with the above policy.

8.6 Inclusive Design and Access

- 8.6.1 London Plan Policy 7.2 'Inclusive Environment' requires development to follow the principles of inclusive design and to meet the highest standards of accessibility and inclusion. Haringey Local Plan Policy SP11, Haringey UDP Policy UD3 "General Principles" and SPG 4 "Access for All – Mobility Standards" all seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties are considered.
- 8.6.2 The units have been built in accordance with Lifetime Homes and are easily adaptable for wheelchair users.

8.7 Affordable Housing

8.7.1 Policy SP2 of the Local Plan 2013 requires developments of less than ten units to provide a proportion of affordable housing subject to viability to meet an overall borough target of 20%. Although the development is ultimately for nine units, this s.73 application is only for the net addition of two units meaning that Policy SP2 does not apply. The seven units of the original scheme were consented prior to the adoption of this policy in March 2013. Accordingly, no contribution is sought.

8.8 Design and appearance

- 8.8.1 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. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach.
- 8.8.2 The only external alteration proposed is to the roof over the public house. The public house has an existing hipped roof with a flat crown but is set away from the eaves of the building. It is only visible at a distance. The application proposes to increase its height by 300mm and its width and depth by 3.2m, bringing the flat crown roof nearer to the eaves.
- 8.8.3 The existing public house is considered to be an attractive Victorian building however it is not within a conservation area nor is it statutorily or locally listed. Notwithstanding this, the roof extension is considered to be sensitively designed and would appear proportionate to the building and would not undermine Victorian character of the elevations. Furthermore, although the roof would be larger in scale and height, it would still only be visible from a distance.
- 8.8.4 The proposed development would not cause any harm to the appearance and character of the public house or the visual amenity of the surrounding built locality generally. Therefore, the proposal would not undermine the quality of the consented scheme and would be in compliance with the above planning policies.

8.9 Impact on Amenity

- 8.9.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 8.9.2 Apart from the roof extension, the height and bulk of the development and its impact on daylight, sunlight and outlook have been accepted under the earlier consent. The proposed roof extension, due to its size and position would not cast a shadow significantly beyond the public house itself and would have little impact on outlook.

- 8.9.3 In respect of overlooking, the arrangement of windows on the rear extension, many of which are obscured, remains unchanged from the earlier consent and therefore raises no new impacts.
- 8.9.4 The windows to the extended roof would face toward the street to the north and west. There are two windows which face towards the south but the view would be over the rooftops of the adjacent terrace houses. There would be no intrusive views to surrounding properties and therefore the privacy of surrounding residents would be safeguarded.
- 8.9.5 Overall, the proposed alterations to the consented development would not cause any additional harm to amenity of surrounding residents and would be in compliance with the above planning policies.

8.10 **Transport, Traffic, Access and Parking**

- 8.10.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the London Plan Policies Policy 6.3 'Assessing effects of development on transport capacity', 6.11 'Smoothing Traffic Flow and Tackling Congestion' and 6.12 'Road Network Capacity', 6.13 'Parking' and broadly in Haringey Local Plan Policy SP7 and Saved UDP Policy UD3 'General Principles'.
- 8.10.2 The Council's Transportation Team has assessed the proposal and do not object. The proposed development will not result in any changes to the access arrangements or the level of parking provision currently available on-site.
- 8.10.3 Although the amended proposal will result in the creation of an additional two units, the parking standard as outlined within the Council's adopted UDP Saved Policies states that these units would require a combined maximum requirement of 0.6 of a parking space. As the site does not fall within an area that has been identified within the Unitary Development Plan as that suffering from high on-street parking pressure, it is considered that any small increase in parking demand arising from the above proposal can be accommodated on-street. Further to this the development already has nine cycle storage spaces as required by the London Plan cycle parking standards.
- 8.10.4 The proposed development would therefore be in compliance with the above planning policies.

8.11 **Trees and Landscaping**

- 8.11.1 The site has no existing trees but the development includes landscaping and green roofs.

8.12 Energy and Sustainability

8.12.1 The development has been designed with the following features.

- Combination condensing boilers for providing the central heating & hot water supply
- Landscaped garden with potential to grow small trees.
- Green roof to encourage biodiversity
- Natural ventilation systems
- Double glazed windows to reduced energy consumption
- New walls, ceilings & floors to be insulated to accord with Building Regulations
- Grey water recycling for toilet use
- Low Energy light fittings

8.12.2 No change to the consented sustainability features is proposed.

8.13 Contaminated Land

8.13.1 London Plan Policy 5.21 'Contaminated Land' requires that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination. This is continued in Haringey UDP Policy ENV11.

8.13.2 A condition will be applied in accordance with the Council's Environmental Health Officer's advice.

8.14 Waste Management

8.14.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection.

8.14.2 The drawings show a waste and recycling collection area on the ground floor. A condition will be applied to ensure that the waste and recycling storage needs of the additional units are met.

8.15 S106 Planning Obligations and Community Infrastructure Levy (CIL)

8.15.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms.

Education

- £20,371

Footway Improvements

- £6,900

Administration

- £1,363

8.15.2 The development provides 110 sq.m of additional floorspace and would be liable for the Mayoral Community Infrastructure Levy of £3,850 (110 sq.m x £35).

9.0 SUMMARY AND CONCLUSION

9.1 The application site consists of a 3-storey Victorian public house at the corner of Nightingale Lane and Brook Road, Hornsey N8. Planning permission was granted in July 2009 for the retention of the existing public house, refurbishment of the upper floors and a new 3-storey side/rear extension to provide seven residential units. In December 2012, this permission was renewed for an additional three years.

9.2 The current application is a section 73 application to amend the above permission to provide two additional residential units by extending the roof of the pub and optimising the layout of the flats in the new side/rear extension.

9.3 The additional residential units result in a density higher than the guideline range set out in the London Plan 2011 but is considered to be acceptable given that it would provide additional housing without causing significant local impact or compromising the design merit of the consented scheme. The dwelling mix is considered appropriate to the site and the standard of accommodation is acceptable.

9.4 The development would not have a significant additional impact on the appearance and character of the property or local area, residential amenity or local traffic and highway conditions.

9.5 The Council has consulted widely and responses were taken into account by officers.

9.6 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 and a section 106 agreement.

10.0 RECOMMENDATION

GRANT VARIATION subject to conditions and s106 legal agreement

TIME LIMIT

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of the extension under ref: HGY/2012/1258, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

PLANS

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

100A, 101A, 102E, 103B, 104B, 105A, 106A, 200C, 201B 202B, 203A and 300B

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

HOURS OF CONSTRUCTION

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 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.

CONTROL OF CONSTRUCTION DUST:

4. 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. 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 sent to the LPA prior to any works being carried out on the site Green Roof.

Reason: To protect the amenity of local residents during demolition and construction works.

DWELLING MIX

5. That the accommodation hereby approved shall be implemented in accordance with the approved plans in order to provide 1 x studio, 5 x 1-bedroom, 2 x 2-bedroom, 1 x 3-bedroom.

Reason: In order to comply with the Council's Conversion Policy Dwelling Mix requirements.

WASTE MANAGEMENT

6. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

DESIGNING OUT CRIME PRINCIPLES

7. The residential buildings proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

CENTRAL AERIAL SYSTEM

8. 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.

CONTAMINATED LAND

9. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable: - a risk assessment to be undertaken, - refinement of the Conceptual Model, and - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and 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.

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

CYCLE PROVISION

10. That the applicant shall provide secure cycle storage for nine bicycles as part of the above planning consent.

Reason: To encourage the use of sustainable modes of transport.

11. That the outside forecourt area of the public house shall only be used for quiet sitting and drinking and shall only be used between the hours of 3pm and 11pm on any day of the week.

Reason: In order to protect the amenities of nearby properties.

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 numbering. The applicant should contact 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.

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Waste Management	Adequate storage and collection arrangements must be in place to service proposed increase of units. Commercial waste must be stored and collected separately from domestic waste. Amber.	Noted. Condition applied requiring details of waste and recycling storage.
	Transportation	<p>The variation of the above condition will not result in any changes to the access arrangements or the level of parking provision currently available on-site. Although the amended proposal will result in the creation of an additional two units, the parking standard as outlined within the Council's adopted Unitary Development Plan (saved policies 2013) state that these units would require a combined maximum requirement of 0.6 of a parking space. As the site does not fall within an area that has been identified within the Unitary Development Plan as that suffering from high on-street parking pressure, it is considered that any small increase in parking demand arising from the above proposal can be accommodated on-street. Further to this the development already has the 9 cycle storage spaces required by the London Plan cycle parking standards.</p> <p>Therefore, the highway and transportation authority does not wish to object to the above application.</p>	Noted.

No.	Stakeholder	Question/Comment	Response
	LOCAL RESIDENTS/BUSINESS		
	5 objections	<ol style="list-style-type: none"> 1. Increased demand on parking spaces 2. Concern over CPZ proposals 3. Policy seeks to optimise density rather than maximise density. Local context and other policy objectives must be considered 4. Impact on streetscene and conservation area 5. The public house appears to be marketed for A1 use 6. Concern that the development is going on without planning permission 7. There is a stream under the garage and it cannot be excavated 	<ol style="list-style-type: none"> 1. Increase in parking demand is minor 2. This is external to the application 3. Agree but the density is considered acceptable having regard to local character, need for housing and impacts caused 4. Roof extension is considered to cause no harm 5. Under national legislation, planning permission is not required to change use from Public house (A4) to (A1) 6. Building is fire damaged and there is ongoing repair work 7. Consent for the excavation work has been given previously. Work will need to be in compliance with building regulations