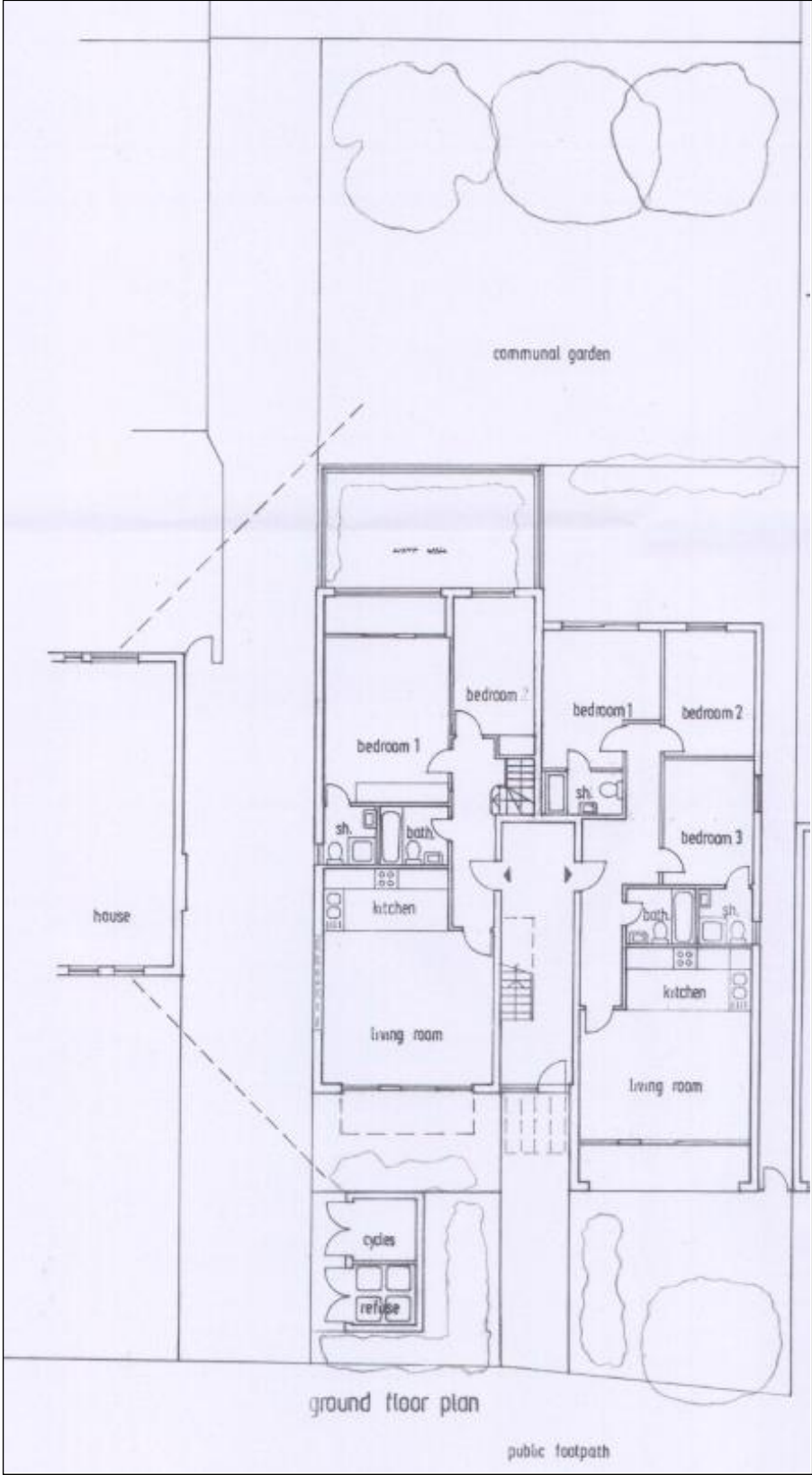


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1.0 SITE LOCATION PLAN



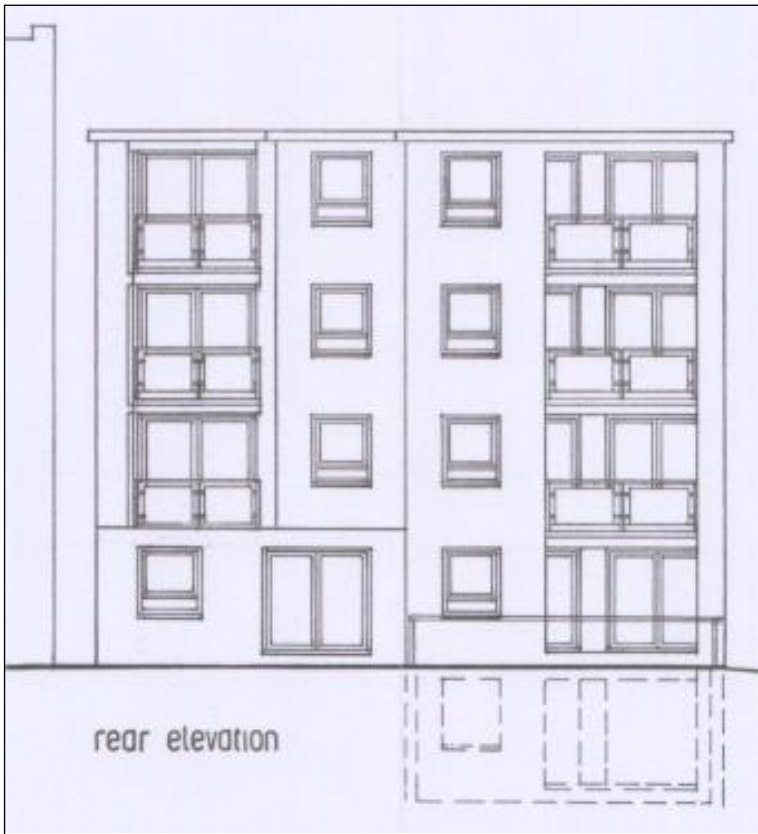
2.0 IMAGES & DRAWINGS



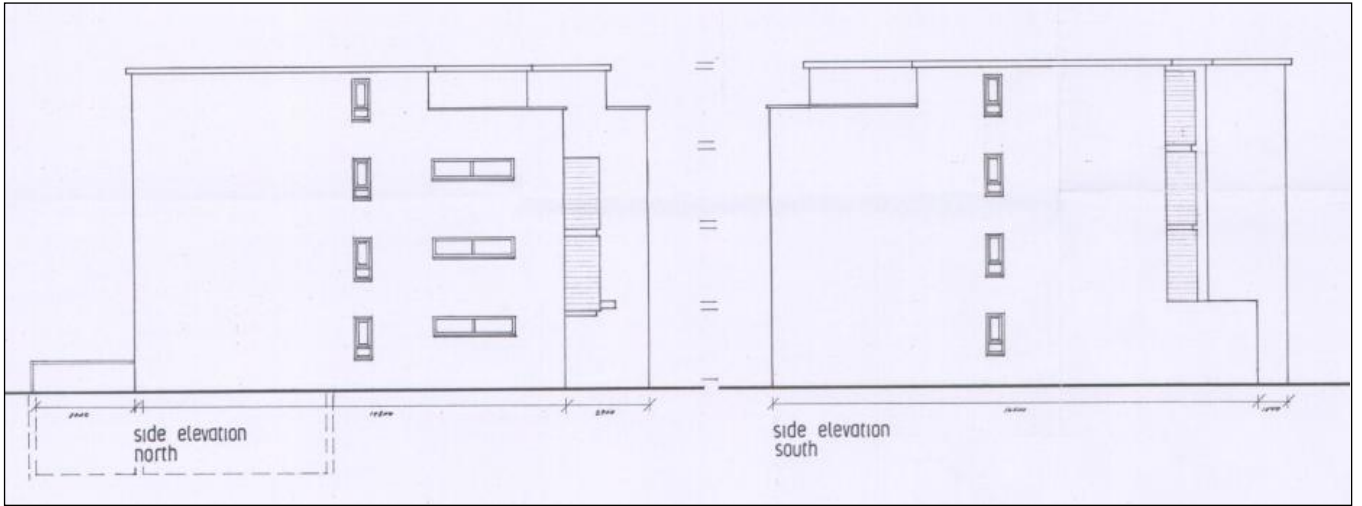
Ground floor Plan



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevations



Existing Front Elevation – Brownlow Road



Existing Rear/Flank Elevations

3.0 SITE AND SURROUNDINGS

- 3.1 The application site consists of a pair of semi-detached Victorian dwelling houses with rooms in the roof and at basement level with long rear gardens. The buildings have been subdivided into 9 flats, consisting of studios, bedsits and 1 and 2 bedroom units. To the east of the site is a pair of dwelling houses and to the west is a 1930s four storey block of flats with retail use at ground floor level. Ground levels on the site slope away towards the west of this site.
- 3.2 The site is located on the eastern side of Brownlow Road, close to the junction with Bounds Green Road. The buildings on site are not listed and are not located within a Conservation Area. Directly opposite the site is Bounds Green Tube station.

4.0 PLANNING HISTORY

4.1 Planning Application History:

HGY/2009/1716 - Demolition of existing buildings and erection of three storey building with basement, comprising of 8 flats (2x4 bed, 1x3 bed, 2x2 bed, 2x1 bed, and 1 x studio unit) - Refused 22/12/2009.

HGY/2010/1444 -Demolition of existing buildings and erection of three storey building with recessed top floor to provide 8 x 2 bed flats - Not Determined.

This application was for a similar proposal to that currently being considered. This scheme was resolved to be approved by Planning Committee on the 8th November 2010; however the S106 in connection with the application was never signed.

HGY/2011/2258 - Erection of two storey, 3x2 bedroom houses - Withdrawn: 27/01/2012.

HGY/2012/0260 - Erection of 2x2 bed detached bungalow - Not Determined:

HGY/2012/1729 - Erection of 1x2 bed detached bungalow - Granted: 27/12/2011.

5.0 RELEVANT PLANNING POLICY

5.1 The National Planning Policy Framework

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The NPPF provides guidance on decision taking and in particular, introduces a presumption in favour of sustainable development and also outlines a number of core planning principles that should be adhered to. In particular this includes always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

5.2 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 3.8 Housing Choice;
- Policy 7.1 Building London's neighbourhoods and communities;
- Policy 7.4 Local Character; and
- Policy 7.6 Architecture

5.3 Haringey Local Plan 2013

- Policy SP0 Presumption in favour of sustainable development;
- Policy SP1 Managing growth;
- Policy SP2 Housing;
- Policy SP6 Waste and recycling; and
- Policy SP7 Transport;
- Policy SP11 Design

5.4 Haringey Unitary Development Plan 2006 'Saved Policies'

- Policy UD3 General Principles;
- Policy M9 Car-Free Residential Developments;
- Policy M10 Parking for Developments;
- Policy OS17 Tree Protection, Tree Masses and Spines; and
- Policy HSD1 New Housing Developments

5.5 Supplementary Planning Guidance / Documents

- SPG 1a Design Guidance (Adopted 2006);
- SPG5 Safety by Design;
- SPG 10a Negotiation, Management and Monitoring of Planning Obligations;
- SPG10c Educational Needs Generated by New Housing;
- SPD Housing; and
- London Housing Design Guide

6.0 CONSULTATION

Statutory	Internal	External
London Borough of Enfield Bounds Green Underground	Strategic and Community Housing Transportation Group Building Control Cleaving Ward Councillors	<u>Amenity Groups</u> Bounds Green Residents Associations <u>Local Residents</u> Total No of Residents Consulted: 49

7.0 RESPONSES

LBH Building Control

7.1 No objection.

LBH Waste

7.2 No objection.

London Fire Brigade

7.3 No objection.

Thames Water

7.5 No objection, recommends conditions regarding the submission of a Piling Method Statement and informatives regarding surface water drainage should the application be approved.

Local Residents

7.5 Four letters of objection have been received from neighbours which are summarised and commented upon below:

- *Japanese Knotweed has spread on the site and is considered a pest;*

Comment: Having been on site, there no evidence that the site is unkempt to a point that would be deemed a hazard. A previous condition recommended by LBH Pollution Officer for a previous scheme on site (HGY/2012/0260) required a survey to be undertaken and measures for eradication or management be approved by the Local Planning Authority. This is recommended should the application be approved.

- *Overcrowding and associated problems with regards to noise, traffic, litter, and crime and noise from new residents arriving 24 hours a day:*

Comment: The proposal would provide 1 fewer residential unit than the 9 currently existing on site. However, it is recognised given there is an increase in the size of the units, there would be a net increase in the number of potential occupants on site. However, the site is spacious with the flats and site well designed and laid out to ensure that there is a single central front door as opposed to the existing flats having several entrances to the building (from the each side at the front and to the side and rear of the existing building). The proposed layout is considered to regularise the flow of occupants and visitors to the building to a single point, improving site circulation greatly and reducing disturbance to neighbours. Bin stores are provided to the front of the site. This is a more regularised situation from that which is currently occurring on site. Again, the provision of the bin stores are seen as an improvement to the site and it is considered that there would be a reduction in the amount of litter apparent on the site.

- *Light from entrance area will disturb neighbours;*
Comment: As stated above, the proposal would regularise the entrance to the building ensuring there is a main entrance rather than having several. This will ensure that, in the evenings, the central portion of the site will be lit with this area being well set back from neighbouring properties. Furthermore, given this is to the front of the site, the light from any proposed lighting would be no more of a disturbance than existing street lighting from Brownlow Road.

- *Security for properties fronting Queens Road by allowing access to the rear garden of the subject site;*

Comment: The site would be secured by way of a side gate and the building occupying the width of the site. The side right of way/driveway is associated with the rear portion of the site, to which two single storey bungalows have been approved to be built. Access to the rear of this neighbouring site would be no different to any backland development and its security would be managed by the land owners once the neighbouring development has been completed.

- *More windows and balconies to the rear elevation will provide outlook onto rear gardens of neighbouring properties on Queens Road;*

Comment: Outlook from the proposed building to the rear would remain the same to that of the existing building. Whilst there are more windows and balconies, these are sufficiently set back to ensure that there would be no harmful overlooking of neighbouring residences. Any views to the neighbouring gardens currently exist, but again, are considered to be sufficiently setback in an urban environment to be deemed acceptable. The rear building line of the proposed building would be well over 30 metres from the end of the gardens of neighbours fronting Queens Road.

- *Noise disturbance from the use of outdoor balconies;*

Comment: As stated above, the proposed building would be set back over 30m from the rear gardens of those Queens Road neighbours. Such a set back is considered to be sufficient in protecting neighbouring amenity. Furthermore, the use of the subject building, balconies, and rear gardens for domestic purposes is not considered to cause unneighbourly or unacceptable noise to neighbours. Should there be excessive noise, this would be a matter enforced by the Council's Noise Control unit.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be:

- Principle of Development;
- Density;
- Dwelling Mix;
- Quality of Accommodation;
- Design, Bulk & Mass;
- Impact on Residential Amenity;

- Trees and Landscaping;
- Traffic and Parking;
- Sustainability;
- Waste;
- Safety, Security, and Crime Prevention;
- Affordable Housing, Planning Obligations/S106 & CIL.

The Principle of Development

- 8.2 The application seeks permission to demolish the existing pair of semi-detached properties and redevelop the property to use the site for 8 self contained residential flats. The demolition of the existing buildings constitutes permitted development under Part 31 of the General Permitted Development Order 1995 and therefore planning permission is not technically required to demolish the existing structure. This is however, subject to acceptable demolition methods and restoration of the site. Given the character of the site and prevailing uses in the immediate surrounding the principle of flatted development is considered acceptable for this site.
- 8.3 The property is currently in use as residential and reuse of the site for residential purposes would be appropriate and in keeping with Haringey Unitary Development Plan – HSG1 – New Housing Developments.
- 8.4 The rear garden of the application site has been subdivided into two separate planning units. The applicant has stated that the rear part of the site is not in its ownership and forms a separate site.
- 8.5 Furthermore, the current residential units are in a poor state of repair. The proposal would replace the substandard existing accommodation with modern, well design flats that accord with the Council's and the London Plan space standards (see Quality of 'Accommodation 8.10 and 8.11' below)

Density

- 8.6 The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 6 with a CPZ in the locality. For the purpose of the London Plan matrix, the site would be considered 'urban' with mostly terraced houses and flats, therefore a density range of 200 700 habitable rooms per hectare would be acceptable.
- 8.7 The site plus 6m depth of road frontage has an area of 714.5 square metres (0.07145 hectares) and as such with 27 habitable rooms, the density of the scheme would be 378 habitable rooms per hectare (hrh). This falls within the London Plan density guidelines and is therefore acceptable.

Dwelling Mix

- 8.8 All new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

- 8.9 The proposal for eight units comprises of 6 x 2 bedroom and 2 x 3 bedroom flats. The Council's guidance for dwelling mix, SPD Housing section 7.2 states that the Housing Needs Survey (2007) identifies a short fall of all sizes of accommodation.
- 8.10 The Housing SPD states that a recommended mix for private market housing is 1 bed 37%, 2bed 30%, 3 bed is 22% and 4+ bed is 11%. Whilst the proposal does not comply with the dwelling mix criteria, as the site is located in very close proximity to Bounds Green Underground Station, the mix of 2 bed units and 4 person 3 bed units are, on balance, considered to be acceptable and would provide much needed housing to the borough's housing stock.

Quality of Accommodation

- 8.11 The proposed units meet the minimum required size for units as stated in the London Plan and accompanying London Housing Design Guide and provide balconies and outdoor amenity space for each flat, with a communal garden located to the rear of the site. The stacking of the units are considered acceptable and would not affect amenity of future occupants. The total external garden amenity area is provided is approximately 250 sq.m. of which approximately 23 and 25 sq.m. are attached to the two ground floor units, with the remainder (201 sq.m.) as communal garden amenity space. The proposal is therefore considered to provide ample amenity space for future occupiers and therefore complies with the provisions of policy UD3 'General Principles' and SPD Housing.
- 8.12 The proposed flats would in addition to meeting the minimum unit size standards would also meet room size standards. The building would have adequate outlook from habitable rooms, internal daylight/sunlight levels with a private courtyard to the rear.

Design, Bulk & Mass

- 8.13 The NPPF, Policies UD3 and SPG1a require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments.
- 8.14 The existing two semi-detached Victorian dwelling houses are surrounded by houses and flats. To the north of the application site are two semi-detached Victorian dwelling houses and four storey blocks of flat and to the south is a 4 storey 1930's block of flats with retail on the ground floor (Station Chambers). The development seeks accommodation on four floors, the fourth floor being set back from the frontage. There is a suitable transition from the east to the west of the site and the development proposed is more appropriate to the height of buildings in the surrounding area.
- 8.15 The footprint of the proposed building sits centrally on the site and has been carefully positioned to respect the front and rear building lines, maintaining a generous front garden area. The four storey height of the building would sit well within the streetscene given the tall mixed use building to the right and the lower residential semi's to the other side. The building's height and detached form allows

it to sit comfortably between the buildings to either side and to represent a gradual transition in building height/ form within the street.

- 8.16 The design of the frontage feature pale yellow facing brickwork, dark grey anodized aluminium framed windows, recessed and projecting balconies and extensive planting, particularly to the front of the building. It is considered that this design will make a positive contribution to the block and area as a whole. A condition is recommended, should the application be approved, requiring the submission of all materials prior to commencement, including a sample panel, to ensure the quality of the materials and the finish is of a high standard. In addition details of the
- 8.17 Overall, the scheme is deemed to be acceptable in design terms, and in keeping with provisions of policy NPPF, UD3, and SPG1a and SPD Housing.

Impact on Residential Amenity

- 8.18 Policy UD3, SPG3a and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect, air, water, light and noise pollution, smell or nuisance.
- 8.19 Objections have been received from neighbours on the grounds of disturbance, overlooking of gardens and light pollution. As discussed above in 7.5 (objections from local residents) , the proposal is not considered to harm the amenities of neighbours with regards to these issues, simply because of the vast setback the proposal benefits from from neighbouring properties.
- 8.20 Balconies are proposed on the front and the rear elevations. The balconies are either enclosed balconies or protruding balconies with screens on their side elevation to reduce problems of overlooking. These are considered to be acceptable and would not result in significant harm to the amenities of the neighbouring properties. Furthermore, properties on Queens Avenue are approximately 48 sq.m. from the rear building line of the proposal, and although these houses have short gardens, the distance between the rears of the properties is sufficient not to create significant harm to their amenity.
- 8.21 Furthermore, given the building is detached and carefully sited it would have no harmful impact on the outlook, daylight/sunlight currently enjoyed by surrounding neighbours.
- 8.22 There are flank windows proposed on the building which would serve mainly non habitable rooms, hallways or secondary windows to some large rooms. A condition is recommended to ensure all flank wall windows are obscured glazed and have high level openings only.
- 8.23 On amenity grounds the proposal is considered to be acceptable and to be in accordance with policy UD3 'General Principles' and SPD 'Housing'.

Trees and Landscaping

- 8.24 Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character. The existing site has no significant trees on the site. Landscaped areas to the front and rear of the site are proposed. If permission were to be granted, a condition should be attached to ensure the tree planting and management of the landscaped areas ensues.

Traffic and Parking

- 8.25 The subject site is located in an area with a PTAL rating of 6 and falls within the Bounds Green CPZ. The site has very good links to local public transport routes with several bus routes and the Bounds Green Underground station a short walk from the site. With this in mind, and taking account of comments from the Council's Highways Officer, it is recommended that the proposal be a 'car free' development secured by way of a S106 legal agreement.
- 8.26 The proposal has few details as to exactly how cycles would be stored on site. A condition is recommended should the application be approved that details be submitted for a secure cycle store for no less than 10 bicycles.
- 8.27 During the construction phase of the development, appropriate hours of operation would be expected to be adhered to as well as an appropriate route for construction vehicles to ensure that there is no detrimental impact to the surrounding road network. Conditions to this effect are recommended should the application be approved.
- 8.28 Overall, the proposal is considered to be acceptable and in accordance with Policies M9 and M10 of the Local Plan.

Sustainability

- 8.29 The submitted application documents include a sustainability assessment which outlines some measures by which the proposed dwelling would offset carbon emissions. However, the Council expects that all new build residential be rated a level 4 for Code for Sustainable Homes. A condition to this effect is recommended should the application be approved.

Waste Management

- 8.30 The LBH Waste Management Team has not objected to the proposed development. There is sufficient space within the proposed bin stores to accommodate waste and recycling bins to avoid them being stored on the adjacent public highway.

Safety, Security and Crime Prevention

- 8.31 Policy UD3 and SPG5 requires all new development to take into account the provisions of Circular 5/94 Planning Out Crime and the 'Secured by Design' initiative. Whilst this has not been formally addressed within the application documents, the siting of the building ensures that the site is secured to the rear by way of a proposed gate with adequate surveillance to the front and rear of the building. Furthermore, the Police were consulted and have not raised an objection to the scheme.

8.32 The London Fire & Emergency Planning Authority (LFEPA) and Haringey Building Control are both satisfied with the development in terms of fire and emergency access.

Planning Obligations and s.106 Agreements

8.33 In line with Supplementary Planning Guidance 10a 'Negotiation, Management and Monitoring of Planning Obligations and SPG10c 'Educational Needs Generated by New Housing', the LPA will seek the following contributions and heads of terms, to which the applicant has agreed, to offset any increased pressure on local infrastructure or harmful effect to the surrounding environment:

- a) The applicant is required to enter into a Section 106 Agreement to ensure that the residential units are defined as "car free" and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.
- b) The applicant/developer must offer all new residents of the proposed development two years free membership to a local Car Club.
- c) Education Contribution of £11,317.77;
- d) Open Space Contribution of £8,643.93; and
- e) Admin and Monitoring cost (5% of total amount of £20,961.70) = £1050.00

8.34 With regard to the requirement of providing affordable housing within the scheme, Officers have taken the view that given there is an under-provision of units on the site from what is currently existing, that the proposal would not be required to provide affordable housing on site or a financial contribution for offsite provision. The above contribution amounts have been calculated based on the net increase in occupancy of the site given there are more habitable rooms.

8.35 The proposal involves the increase of floor area on site by 265 sq.m. This form of development is subject to the Mayoral CIL at £35 per sqm created. The total CIL chargeable for this scheme would be £9,275.00.

9.0 HUMAN RIGHTS

9.1 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.

10.0 EQUALITIES

10.1 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.

11.0 CONCLUSION

11.1 The proposed scheme is for the demolition of the two existing semi-detached buildings and the erection of a four storey, with part lower ground floor, purpose built block of flats of a modern design to accommodate 8 self contained flats (2 x 3 bed and 6 x 2 bed). The building will have a clean but simple appearance which will improve the site's legibility and appearance along Brownlow Road. The proposed redevelopment of this site for flatted accommodation is considered acceptable given the proximity of the site to a local shopping parade and its accessibility to public transport and local services. The density of the proposed residential development is also considered appropriate. The scale, bulk and mass of the proposed development is considered to be acceptable and will not affect the residential and visual amenities of the area. This residential scheme will be in part car free, secured by way of S106 agreement, along with other planning obligations. Given the above this application is recommended for APPROVAL subject to conditions and a section 106 agreement.

12.0 RECOMMENDATIONS

RECOMMENDATION 1

12.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2013/2511, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £11,317.77 towards educational facilities within the Borough (£5,450.93 for primary and £5,866.84 for secondary) according to the formula set out in Policy UD8 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006;

(1.2) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that 8 of the new residential units (Flat No's 1, 2, 3, 4, 5, 6, 7, & 8) shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.3) The S106 to include the provision of two years free membership to a "Car club scheme" for residents of the new development ('car free' units) to help mitigate the lack of off-street parking provision;

(1.4) The developer to pay a administration / monitoring cost of £1050.00 in connection with this Section 106 agreement. This gives a total amount of £22,011.70.

RECOMMENDATION 2

12.2 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2013/2511 and the Applicant's drawing No's 01 Rev B; 02 Rev A; Site Location Plan; Sustainability Report dated 28 November 2013; Design and Access Statement dated 28 November 2013; and subject to the following conditions:

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

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

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

4. 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.

5. Before the first occupation of the extension hereby permitted, all flank wall windows (north and south elevations) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

6. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no

satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

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: To protect the general amenities of surrounding neighbours and the environment during construction generally.

9. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the term as of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure with the proposed piling having the potential to impact on local underground sewerage utility infrastructure.

10. 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

11. Prior to the commencement of the development a Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The CLP should show the routing of traffic around the immediate road network and reasonable endeavours ensure that deliveries are timed to avoid the peak traffic hours.

Reason: To minimise vehicular conflict at this location.

12. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

13. A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

14. Window and balcony details including reveal depths for windows, cill and headers shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with such approved details.

Reason: To ensure a satisfactory appearance for the development and in the interest of the visual amenity of the area.

15. Before the development hereby permitted is occupied details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

16. Prior to the commencement of any work on site, a survey of any knotweed on the site and full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the development.

Reason: To protect the visual amenity and ecology of the site and surrounding area generally.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: 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 3: 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. In respect of surface water, it is recommended that the applicant should ensure

that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: The site will require managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended. The Crime Prevention Department of Haringey Police can provide all aspects of security advice as required. We can be contacted on 020 8345 2167.

INFORMATIVE 6: Community Infrastructure Levy. The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,275.00 (265 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

13.0 APPENDICES

13.1 Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH – Building Control	This work will be subject to the requirements of the Building Regulations 2010 and will require an application	
2	LBH – Waste Management	No objection.	Condition 15 requires details of waste storage
3	Bethnal Green Police	No objection to the proposals. The proposal would benefit from the standards of the Secured by Design scheme and the developer is urged to consider participating in the scheme.	As noted above in para. 8.31.
4	Thames Water		As noted in informative 3
5	London Fire Brigade	The Brigade is satisfied with the proposal for fire fighting access only.	As noted above in para. 8.32.
6	Neighbouring Properties	<ul style="list-style-type: none"> There is evidence of wide spread presence of Japanese Knotweed on the land. The owner has not 	As noted above in para. 7.5 and condition 16.

			<p>treated this but only burnt it down. The application should not proceed until the owner has this issue professionally treated with a certificate to show as much.</p> <ul style="list-style-type: none"> • Overcrowding and associated problems with regards to noise, traffic, litter, and crime and noise from new residents arriving 24 hours a day. • Light from entrance area will disturb neighbours. • Security for properties fronting Queens Road by allowing access to the rear garden of the subject site. • More windows and balconies to the rear elevation will provide outlook onto rear gardens of neighbouring properties on Queens Road. • Noise disturbance from the use of outdoor balconies. 	<p>As noted above in para. 7.5.</p> <p>As noted above in para. 7.5.</p> <p>As noted above in para. 7.5.</p> <p>As noted above in para. 7.5.</p> <p>As noted above in para. 7.5.</p>
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