

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1173	Ward: Tottenham Green
<p>Address: 2 Wakefield Road N15 4NL</p> <p>Proposal: Demolition of existing building providing a 6 bedroom HMO (house in multiple occupation) and erection of a new building to provide 7 flats 3x1, 3x2 and 1x3 bed with amenity space, communal amenity space and covered cycle storage and refuse storage</p> <p>Applicant: Greatfate Management Ltd</p> <p>Ownership: Private</p> <p>Case Officer Contact: Jeffrey Holt</p> <p>Site Visit Date: 28/04/1011 and 17/09/2013</p>	
<p>Date received: 24/04/2014 Last amended date: 30/05/2014</p> <p>Drawing number of plans: S.01, S.02, S.03, S.04, S.05, S.06</p>	
<p>1.1 The application is for a development of 5 or more dwellings and involves a S106 agreement. Under the current scheme of delegation it is therefore referred to the planning sub-committee.</p>	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposed development of seven flats on this site is acceptable in policy terms.

- The principle of the provision of additional housing, the dwelling mix and density of the development is acceptable
- The design of the proposed development is such that it would cause no significant harm to the character and appearance of the area
- The impact of the development on the residential amenities of neighbouring properties is acceptable and would not cause unacceptable overshadowing or loss of light or overlooking or noise.
- The proposed residential accommodation would be of an acceptable standard – meets internal floorspace standards and outdoor amenity space
- There would be no significant impact on parking – the site is in a CPZ and the applicant is proposing car-free development
- Adequate refuse storage is provided
- The development would not result in a loss of trees
- S106 agreement would provide an affordable housing contribution of £90,000, £1,000 towards car-free designation and two-year free car-club membership and £50 credit for future occupiers

2. RECOMMENDATION

- (1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated the authority to issue the planning permission and impose conditions and informatives and subject to sec. 106 Legal Agreement.
- (2) That the section 106 legal agreement referred to in resolution above is to be completed no later than 16 July 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- (3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the following planning conditions:

Conditions

- i. Development begun no later than three years from date of decision
 - ii. In accordance with revised plans
 - iii. Materials submitted for approval – including details of opaque balconies
 - iv. Details of landscaping
 - v. Details of boundary treatments
 - vi. Provide eight cycle spaces
 - vii. Details of green roofs to be approved
 - viii. Achieve Code for Sustainable Homes Level 4
 - ix. Details of communal aerial/dish system
 - x. Tree protection
- (4) That, in the absence of the agreement(s) referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons:
 - i. In the absence of a legal agreement securing the provision of on site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 of the London Plan.
 - ii. In the absence of a contribution for amendment to the Traffic Management Order there would be an unacceptable impact on the highway network and the proposal would be contrary to saved UDP policies M9 and M10.
 - (5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
 - i. there has not been any material change in circumstances in the relevant planning considerations, and
 - ii. the further application for planning permission is submitted to and approved by the Head of Development Management within a period of not more than 12 months from the date of the said refusal, and
 - iii. the relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is an application for the demolition of an existing two storey dwelling in use as a house in multiple occupation (HMO) and the erection of a new 3-storey building providing seven flats consisting of 3x1-bed, 3x2-bed and 1x3-bed with amenity space, communal amenity space, covered cycle storage and refuse storage.

3.2 Site and Surroundings

3.2.1 The application site is located on the east side of Wakefield Road at the junction with Townsend Road, N15. The site is level but irregularly shaped. Towards the middle of the plot the site widens and then tapers to a point at the rear. There is industrial development to the rear and storage and railway land to the south. To the north and west is residential development. Further to the west is Tottenham High and Seven Sisters station is to the northwest.

3.2.2 The existing end of terrace property has been extended to the rear with single and two storey extensions and there are a number of dilapidated outbuildings in the rear garden. The majority of the terrace is two-storeys high but the two immediately adjoining houses are three-storeys high.

3.2.3 The building is not listed or in a conservation area.

3.4 Relevant Planning and Enforcement history

- HGY/2013/1747 - Demolition of existing building providing a 6-bedroom HMO and erection of new building to provide 7 flats (1 x 1 bed, 2 x 3 bed and 4 x 2 bed) with private amenity space, communal amenity space, covered cycle storage and refuse storage. (Amended Drawings) - WITHDRAWN
- HGY/2013/0203 - Demolition of existing HMO property and erection of four-storey building to provide 1 x three bed, 2 x two bed and 5 x one bed flats, with private/communal amenity space, cycle storage and refuse storage - WITHDRAWN
- HGY/2011/0521 - Demolition of existing property and erection of new three storey building to contain seven flats, comprising 3 x studio flats, 1 x 1 bed flat, 2 x 2 bed flats and 1 x 3 bed flat - WITHDRAWN
- HGY/2010/2157 - Demolition of existing house and erection of four storey building comprising of 7 x one bed and 1 x two bed flats – WITHDRAWN
- HGY/2010/0021 - Demolition of existing property and erection of two storey building comprising of 1 x two bed and 4 x one bed flats (Revised Scheme) - GRANTED

- HGY/2009/1794 - Demolition of existing house and erection of four storey building comprising of 8 x one bed flats – REFUSED

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Transportation
- 2) Waste Management
- 3) Building Control
- 4) Housing Renewal
- 5) Residential Care

External

- 1) Thames Water
- 2) Network Rail
- 3) London Fire Brigade

The following responses were received:

Internal:

- 1) Waste Management
 - Insufficient detail of refuse storage size- RAG status of Amber
- 2) Transportation
 - No objection
 - Car free designation required along with contribution of £1000 to amend the Traffic Management Order accordingly
 - Developer must provide free car-club membership to each resident for 2 years plus £50 credit
 - Condition required to secure nine cycle spaces
- 3) Building Control
 - No objection

External:

- 4) Thames Water
 - No objection

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- Residents of 209 local properties
- Local ward councillors

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 25

Objecting: 21

Supporting: 4

Others: -

5.3 The following Councillor made representations:

- Cllr Watson (no longer a councillor following recent elections)
 - Objection
 - Maintains objections to previous three applications
 - Overdevelopment
 - Too large and overbearing
 - Agrees with comments made by resident at 4 Wakefield Road

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The existing property is a not a licensed HMO
- More family housing is required
- Not in keeping with the scale and character of surrounding development
- Harm to character of streetscape
- Excessive development and density
- Overlooking
- Increased noise from balconies/terraces
- Loss of light
- Loss of outlook
- The size of the development should not exceed that of the earlier 2010 approval
- Lack of parking for residents and visitors
- Disruption from demolition and construction work

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Density and dwelling mix
3. The impact of the proposed development on the character and appearance of the area
4. The impact on the amenity of adjoining occupiers
5. Living conditions for future occupants
6. Parking and highway safety

6.2 Principle of the development

- 6.2.1 The application proposes the demolition of an existing house and the erection of a new building to provide seven flats. The house is described by the applicant as being a House in Multiple Occupation however there is no planning history to indicate that it is authorised. It is therefore considered to be a single family house for the purposes of evaluating this application.
- 6.2.2 The principle of additional housing is supported by London Plan 2011 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 2013 sets out a target of 8,200 dwellings between 2011 and 2021 (820 per year). Under the proposed further alterations to the London plan (FALP), the 2015-2015 target is proposed to increase to 15,019 (1,502 per year).
- 6.2.3 The proposed development would provide a higher number of dwellings compared to the scheme approved in 2010, which provided five flats.
- 6.2.4 The site is not in a location where the conversion of dwellinghouses is prohibited and the Council approved the redevelopment of the then single family dwellinghouse into 5 flats in 2010. As such the replacement of this property whether as an authorised family house or HMO with additional residential, is consistent with Haringey policy aspirations.

6.3 Density and dwelling mix

- 6.3.1 National, London and local policy seeks to ensure that new housing development makes the most efficient use of land and takes a design approach to meeting density requirements.
- 6.3.2 Table 3.2 of the London Plan 2011 sets out the acceptable 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 5, thus development should be within the density range of 200 to 700 habitable rooms per hectare (hr/ha). The proposed development is on a 0.0598 ha site and provides 24 habitable rooms. This results in a density of 401 hr/ha, which is within the target density range.
- 6.3.3 The NPPF 2012 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 2013 Policy SP2 Housing, which is supported by the Council's Housing SPD 2008.
- 6.3.4 The proposed development provides 3 x 1-bedroom, 3 x 2 bedroom and 1 x 3 bedroom flats. The table below compares the proposed dwelling mix with a mix based on applying the recommended percentages to a seven unit development.

Unit size	No.	No. recommended by Housing SPD 2008
1-bedroom	3	2.59
2-bedroom	3	2.1
3-bedroom	1	1.54
4+bedroom	0	0.77

6.3.5 Although the mix provides an additional 2-bedroom unit and no 4-bedroom unit, the mix is considered suitable for a flatted development of seven units in an accessible location.

6.4 The impact of the proposed development on the character and appearance of the area.

6.4.1 London Plan 2011 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 2013 Policy SP11 and Saved UDP 2006 Policy UD3 ‘General Principles’ continue this approach.

6.4.2 Due to the site’s location and orientation, any development on this site would be most visible from the front. Views of the rear are only possible from the adjoining rear gardens and the adjacent railway. The front follows that of the adjacent pair of 3-storey houses and thus would blend in with the street scene. All primary architectural features (window proportions and alignment, bay projections, porches etc) are of similar scale and design and it proposed that materials would be chosen to match. The new building would be approximately 80cm wider than the adjacent houses but it is considered that this would not be noticeable to the naked eye.

6.4.3 The front elevation shows two roof windows and a side dormer. The roof windows are of such a scale such that they would not dominate the roof and would not be seen as an atypical feature in a residential context. The side dormer is small and would not be highly visible from street level due to the height of the building and its end of terraced location.

6.4.4 On the rear and side, the building has a more contemporary appearance and is bulkier and more pronounced than the neighbouring properties. However, it is considered that the site’s width, its location and the lower sensitivity of some of the surrounding uses provides a unique context which allows for a larger building without disrupting the pattern of development. The building can be considered to be a bookend to the terrace rather than a simple continuation.

6.4.5 Although the building is more contemporary at the rear, all windows are portrait in orientation and the same brick vernacular is used in order to relate to the verticality and material palette respectively of the adjacent terrace.

6.4.6 The two rear dormers are considered to be well proportioned and sited. They are clad in zinc, which is a common material for a dormer window on a new-

build property and appropriate in this instance.

- 6.4.7 Local residents have objected to the proposal on grounds of harm that the impact on character and appearance of the local area. It is officers view that there would be no significant harm and the proposed development is in accordance in accordance with Council policy.

6.5 The impact on the amenity of adjoining occupiers

- 6.5.1 London Plan 2011 Policies 7.6 and 7.15 and Saved UDP 2006 Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.

Impact on daylight/sunlight

- 6.5.2 The application site is bordered by a 3-storey house to the north (no. 4 Wakefield Road), warehouse/industrial buildings to the east, a railway embankment to the south and the public highway to the west. Due to this arrangement of uses, the development is designed to minimise overshadowing of the house to the north.
- 6.5.3 The applicant has submitted a shadow study which shows the extent of shadows cast by the new building. The ground floor of the development matches the depth of the existing house at no. 4 thereby causing no impact at this level. At first floor level, the building projects a shorter distance so that it does not block the side facing windows of the adjacent first floor conservatory. Further away from these windows, the building projects a further 1.45m. However, this projection is set away so that it leaves 7.95m gap, allowing for daylight and daylight to still reach these windows. On the second floor, there is a 6m rear projection but it is also 7.95m away from the boundary with the adjacent house. If a 45 degree line was taken from the edge of the nearest second floor window on the neighbouring property, it would not intersect with this second floor projection, thus not causing a significant impact on light for that window. At third floor level, there are two dormer windows which do not project beyond the eaves of the roof and would not cause significant overshadowing.
- 6.5.4 Due to the above design considerations, the building will not cause significant overshadowing to the gardens or habitable rooms of no. 4 Wakefield from morning to noon. In the afternoon there is likely to be more frequent overshadowing towards the rear of no. 4's garden. However, this is not considered to be sufficiently harmful to warrant refusal as the house and garden would still receive adequate sunlight during other times of the day.
- 6.5.5 Objections from received from local residents have expressed the view that the development would cause a harmful loss of light. However, officers consider that the impact would not be significantly harmful.

Aspect/outlook

6.5.6 For reasons similar to those set out above, the proposed development would not cause a significant impact on aspect or outlook. No building bulk comes within a 45 degree line taken from the neighbouring rear facing windows. The side facing windows on the first floor conservatory at no. 4 Wakefield would lose their current wide view to the south. Private views are not protected under the planning system but the proposed design provides for a 7.95m gap from this window and does not impede views towards the south-east and east. The full retention of the existing outlook from this conservatory is not considered to be essential to the overall amenity of the adjoining house.

6.5.7 The impact on outlook is therefore considered to be acceptable.

Overlooking

6.5.8 The proposed development has windows on the front, rear and side elevations. The front and side facing windows have views along Townsend Road and the railway embankment respectively. They would not look into any private amenity area or a facing window within 20m. This also holds true for the two side facing balconies.

6.5.9 On the rear elevation of the proposed building there are windows on all floors. The windows on the ground floor would not give rise to overlooking due to the the proposed height of the boundary walls. A condition will be applied to ensure a boundary wall of suitable height. On the upper floors, windows are placed in line with other rearmost windows on the rest of the terrace so that the resulting conditions of overlooking are no greater than in a typical terrace of houses. At the southern end of the building there is a projection which brings two balconies further out from the main bulk of the building. At first floor level this projection is 3.26m but it is in line with the rear of the first floor conservatory at no. 4 Wakefield Road and the first floor roof terrace at no. 6 Wakefield.

6.5.10 At second floor level, the balcony does not project as far as the one below but projects further than any other window or roof terrace at this height. However, the introduction of a balcony at this level is considered to be balanced by its siting at the southern end of the building, 7.95m away from the boundary with no. 2. This balcony also has solid side walls to restrict views to the side. At roof level there are two dormer windows, one with a small terrace cut into the roof. These dormers are set in the roof and do not project beyond the eaves of the new building. In this way they stay within the bounds of typical roof extensions in this locality.

6.5.11 Consequently, it is considered that the proposed building would result in a level of overlooking which would be comparable to that of a mid-terrace property that has been converted into flats. Given the surrounding pattern of development, this is considered acceptable.

6.5.12 Overlooking is cited as one of the grounds of objection by local residents however for the reasons above, the proposed development is not considered to cause undue harm through overlooking.

Noise

6.5.13 One of the objections raises noises as a concern, particularly noise from the proposed terraces. While the proposed terraces would increase the amount of activity at the rear, it is not likely to be excessive for a residential area. The terraces have been placed away from the adjacent house. It is not considered that there would be a significant impact from noise by way of noise.

Conclusion

6.5.14 For reasons set out above, the proposed development is considered to cause no significant harm to residential amenity and is in compliance with the above policies.

6.6 Living Conditions for future occupiers

6.6.1 London Plan 2011 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 2012.

6.6.2 The table below sets out the size of each dwelling and its associated amenity space along with the minima set by the Mayor's housing SPG.

6.6.3 All flats except Flat 2 meet or exceed the floorspace minimum set out in the Housing SPG. The shortfall for Flat 2 of 1 sq.m is considered minor given it is a 3-bed flat. All flats benefit from dual aspect and would receive adequate daylight and ventilation.

6.6.4 The size of amenity space varies between the flats. The ground floor flats, including the 3-bedroom flat have access to private garden/courtyards greatly exceeding the minimum standards. The upper flats have access to private balconies or terraces. Two of these do not meet the minimum space standard. This is a result of design changes to minimise overlooking to neighbouring properties. A 163 sq. m communal space is provided in the rear garden which is considered to balance this shortfall.

Child Playspace

- 6.6.5 London Plan 2011 Policy 3.6 'Children and young people's play and informal recreation facilities' requires developments to make provision for play and informal recreation, based on the expected child population generated by the scheme. The Mayor's 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 2008 sets out the Council's own play space standards under the Local Plan. (note: the London Plan only requires on-site playspace for developments where there is an expected child yield of 10 or more. Below that an appropriate financial contribution should be made)
- 6.6.6 Using the formula set out in the above SPG the scheme would have a child yield of 0.66, requiring 6.6sqm of play space (10sqm per child). The two ground floor units (including the 3-bedroom unit) have private gardens/courtyards. The remaining flats have access to the 163 sq.m communal space at the rear.
- 6.6.7 The Council's standard is less onerous than the Mayor's, requiring 3 sq.m per child, but it specifies that children should have access to areas of children's play space of at least 100 sq.m within 100m of home, local playable space of at least 300 sq.m within 400m of home, and neighbourhood playable space of at least 500 sq.m within 1000m of home. There is a play area less than 200m away, further north along Wakefield Road which is over 1,000sq.m in size. This would meet the play area needs of older children.
- 6.6.8 The proposal is in compliance with the above policies.

6.7 Parking and highway safety

- 6.7.1 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'.
- 6.7.2 The Council's Transportation Team have assessed the proposal and do not object. The site has a High public transport accessibility level (PTAL 5), within walking distance of Seven Sisters underground and numerous bus routes on the High Road. The site is also located within the Seven Sisters controlled parking zone applicant intends for the development to be designated as car-free. Given the good transport links and the presence of on-street parking controls, it is considered that the development as proposed fulfils the criteria for such designation as per Saved UDP Policy 2006 M9. Furthermore, the site does not fall within an area that has been identified in the 2006 UDP as that suffering from high on-street parking pressure. It has been noted that the applicant intends to provide a storage area capable of storing seven bicycles. However, in order to comply with standards set out within the London Plan, the proposal will need to include secure and covered cycle storage for nine cycles. A condition can be applied to secure this.

- 6.7.3 It is therefore considered that as the majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site, the proposed development would not have any significant adverse impact on the highway network or parking demand within the vicinity of the site, in compliance with the above policies.
- 6.7.4 Contributions would be sought through a S106 agreement to secure car-free designation in the Council's Traffic Management order and to provide free car club membership for up to 2 years and £50 credit towards car club use for future occupiers.
- 6.7.5 Local residents have raised concerns about traffic and parking impact however, subject to the above provisions, it is considered that the potential impact can be mitigated.

6.8 Waste

- 6.8.1 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.
- 6.8.2 The proposed development includes a communal refuse store at the front. Following comments from the council's waste management team, the applicant has provided further detail to show that the refuse store can accommodate the 4 x 360L and 2 x 240L refuse bins required by this development.
- 6.8.3 The proposed development is in compliance with the above policies.

6.9 Sustainability

- 6.9.1 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. This approach is continued in Local Plan 2013 Policy SP4, which requires residential developments to achieve Code for Sustainable Homes Level 4. This is equivalent to a 25% reduction in emissions over a Building Regulations 2010 baseline.
- 6.9.2 A condition will be applied securing this.

6.10 Trees

- 6.10.1 Under Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey UDP, the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.

6.11 There is a mature tree in the front of the site and it is proposed to be retained. A condition can be applied to secure appropriate tree protection measures.

6.12 Affordable Housing

6.12.1 The NPPF para. 50 states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time

6.12.2 The London Plan (2011), Policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability”.

6.12.3 Policy SP2 of the Local Plan 2013 requires developments of less than 10 units to provide a 20% of the scheme as affordable housing, subject to viability, or provide a financial contribution towards affordable housing provision.

6.12.4 Based on the guideline calculation set out in the Council’s *Planning Note: SP2 Housing*, a development providing six net additional units on a site should contribute £90,000 towards affordable housing. This contribution is agreed in principle and will be sought through a S106 agreement.

6.13 S106 Planning Obligations and Community Infrastructure Levy (CIL)

6.13.1 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.

- Affordable housing contribution of £90,000
- £1,000 contribution to amend the Traffic Management Order and secure car-free designation
- Two years free car club membership and £50 credit for future occupiers
- Cost recovery of 5% of total S106 value

6.13.2 The development will be liable for the Mayor’s Community Infrastructure Levy (CIL). The development creates 588 sq. m of floor space. The existing house is 170 sq.m in area, resulting in a net increase in floor space of 418 sq.m In Haringey the levy is charged at £35 per sq.m resulting in a liability of £14,630.

7.0 RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

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

S.01, S.02, S.03, S.04, S.05, S.06, "Bin and Bike Store"

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

- 3) Samples of materials to be used for the external surfaces of the development 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.

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 consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 4) 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.

- 5) No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2011 and Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 6) No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 no. cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

- 7) No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

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.

- 8) 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.

- 9) 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 area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

- 10) Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVES

INFORMATIVE : Community Infrastructure Levy This application will attract a charge under the Mayor of London's CIL, which in the London Borough of Haringey is a flat rate charge of £35 per square metre of additional internal floorspace. For more information on the Mayor of London's CIL please see www.london.gov.uk/publication/mayoral-community-infrastructure-levy. To view the CIL regulations and for more information on CIL in general please see the Communities and Local Government CIL webpage on www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy.

If no one has yet assumed liability for this site please fill out an Assumption of Liability Form found on the Planning Portal website at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>. Be advised that if you wish to make a claim for relief, this needs to be made before the development is commenced, please see the Claiming Exemption or Relief Form also on the Planning Portal.

You are also required to notify the Council prior to commencement of the development, please see the Commencement Notice Form also on the Planning Portal.

There are penalties in the CIL regulations if no one assumes liability and a Commencement Notice is not submitted to the Council. It is an offence for a person to

knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both

INFORMATIVE: 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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

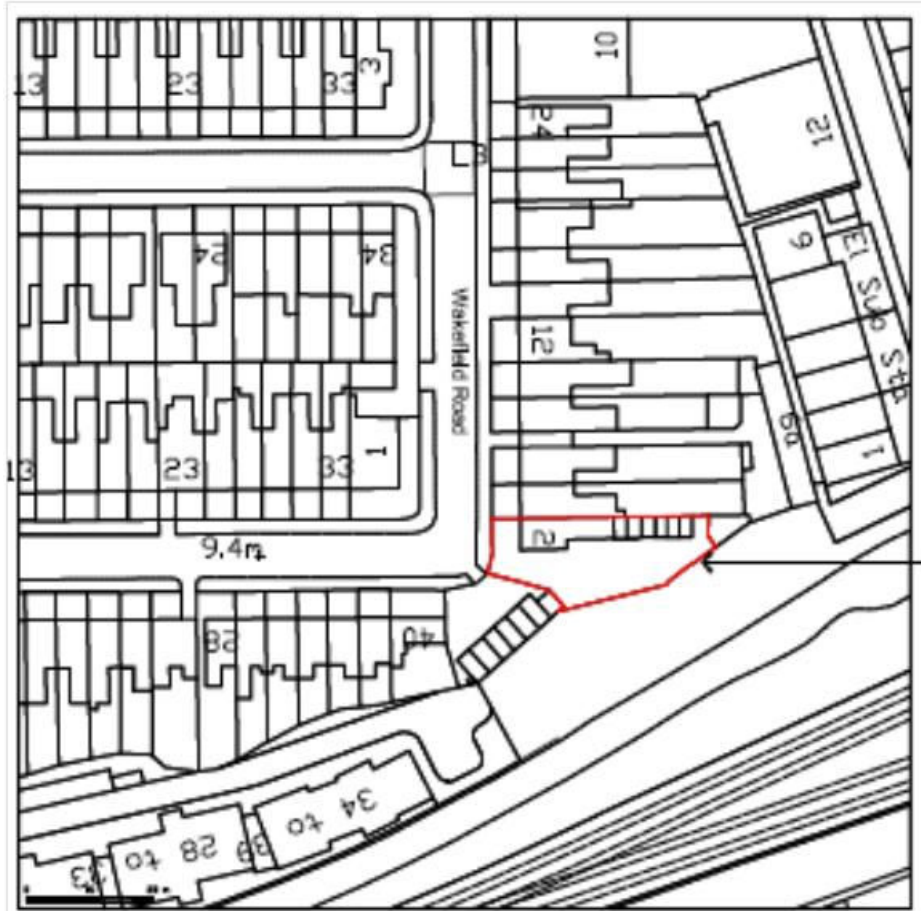
INFORMATIVE: This type of work will require a Building Regulation application to be made after Planning permission has been granted. We have been working to expand and improve the services and products we can offer our customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and we would be pleased to explain any of the services in more detail if required.

Please contact us with any queries you may have at:
building.control@haringey.gov.uk

In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

Appendix 1 - Site location plan and images

Site location plan



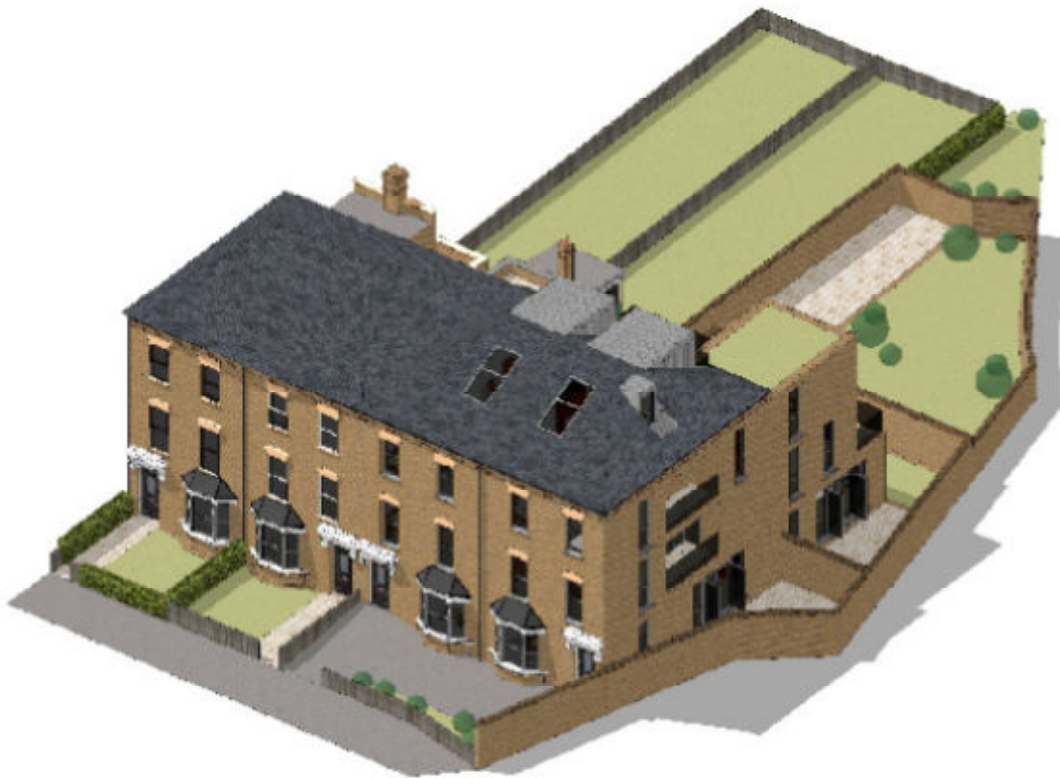
Front elevation



Rear Elevation



Axonometric view towards north-east



Axonometric view towards south-west



Appendix 2 Consultation Responses

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Waste Management	<p>The proposed planning application outlined above will require the following:</p> <p>3x1 bed = 1x360 litre refuse bin & 1x360 litre recycling bin</p> <p>3x2 bed = 1x360 litre refuse bin & 1x360 litre recycling bin</p> <p>1x3 bed = 1x240 litre refuse bin & 1x240 litre recycling bin</p> <p>Each unit should be provided with its own Kitchen caddy and a minimum three outside caddies should be provided for food waste.</p> <p>This part of the application has been given traffic light status of AMBER For waste storage and collection arrangements.</p>	<p>Applicant has submitted a revised drawing to meet these requirements.</p>
	Transportation	<p>No objection subject to</p> <p>Car free designation required along with contribution of £1000 to amend the Traffic Management Order accordingly</p> <p>Developer must provide free car-club membership to each resident for 2 years plus £50 credit</p> <p>8 cycle spaces required</p>	<p>Noted. S106 agreement includes these provisions</p> <p>Condition applied to secure cycle parking</p>

No.	Stakeholder	Question/Comment	Response
	Building Control	No objection.	Noted.
	EXTERNAL		
			1)
	Thames Water	No objection.	Noted
	RESIDENTS	21 Objections received	
		<ul style="list-style-type: none"> 1) The existing property is a not a licensed HMO 2) More family housing is required 3) Not in keeping with the scale and character of surrounding development 4) Harm to character of streetscape 5) Excessive development and density 6) Overlooking 7) Increased noise 8) Loss of light 9) Loss of outlook 10)The size of the development should not exceed that of the earlier 2010 approval 11)Lack of parking for residents and visitors 12)Disruption from demolition and construction work 13)Flats are of poor design 	<ul style="list-style-type: none"> 1) Noted. 2) Development provides a 3-bed dwelling with garden and 2-bedroom dwelling with garden. 3) Front elevation is designed sensitively and is in keeping with streetscape 4) As above 5) Density is within acceptable range and design is acceptable 6) Overlooking is not excessive for an urban residential context 7) Building will be built to Building Reg standard which has increased noise

No.	Stakeholder	Question/Comment	Response
		14) Increased noise from balconies and terraces	<p>insulation</p> <p>8) Harm is not considered significant</p> <p>9) As above</p> <p>10) Each scheme must be considered on its own merits</p> <p>11) Scheme would be car free</p> <p>12) These matters are controlled by environmental health legislation</p> <p>13) Flats meet space standards and have access to private and communal amenity space</p> <p>14) Balconies and terraces are set away from nearest neighbouring property. Expected noise is not likely to be excessive</p>
		2 responses in support	Noted
	Cllr Watson	<p>1) Maintains objections to previous three applications</p> <p>2) Overdevelopment</p> <p>3) Too large and overbearing</p> <p>4) Agrees with comments made by resident at 4 Wakefield Road</p>	<p>2) Noted</p> <p>3) Density and design is considered acceptable on this site</p> <p>4) As above</p> <p>5) Noted.</p>