

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2013/2273	Ward: Crouch End
<p>Address: 19 Haringey Park N8 9HY</p> <p>Proposal: Demolition of existing 18 lock-up garages and redevelopment of the site to provide 2 new build 4-bed houses with 4 parking spaces and cycling storage</p> <p>Applicant: Mr Guy Dudding Dudrich Developments Ltd</p> <p>Ownership: Private</p> <p>Case Officer Contact: Aaron Lau</p> <p>Site Visit Date: 16/07/2013</p>	
<p>Date received: 01/11/2013 Last amended date: 02/06/2014</p> <p>Drawing number of plans: 2008-209-1-002, 2008-209-1-02-100A, 2008-209-1-02-101A, 2008-209-1-02-102A, 2008-209-1-02-103A, 2008-209-1-02-104A, 2008-209-1-02-105A, 2008-209-1-02-200A, 2008-209-1-02-201A, 2008-209-1-02-300A, 2008-209-1-02-301A and 2008-209-1-02-400</p>	
<p>1.1 This application is being reported to Planning Committee due to a referral from a previous Councillor and the level of community interest in the application.</p>	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This current planning application is for the creation of 2 x 4 bedroom houses and is considered to be acceptable as it would provide much wanted family-sized residential dwellings to help in the delivery of mixed sustainable and cohesive communities.
- The new individual houses by reason of their scale and location will not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties at 21 and 22 Haringey Park, 1 to 5 Prime Zone Mews and 43 Weston Park.
- The design of the proposal is considered a significant visual improvement over the existing garages, and would enhance and improve the character and architectural appearance of the streetscene along this part of Haringey Park and Crouch End Conservation Area.
- The proposal does not prejudice existing road conditions regarding vehicular movement along Haringey Park and the local road network generally, would not have an adverse impact on pedestrians, and this development which provides 4 off-street parking spaces would not cause any further pressure on parking in the locality.
- The development subject to a tree protection condition would not result in the root damage and subsequent loss of trees that adjoin the site.

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Soft and hard landscaping
- 5) Boundary fences
- 6) Green roof
- 7) Contamination
- 8) CMP
- 9) Construction Management
- 10) Code for Sustainable Homes
- 11) Update Arboricultural method statement
- 12) Tree protection
- 13) Refuse
- 14) Considerate contractor
- 15) Permitted Development rights

Informatives:

- 1) Working with the applicant
- 2) Thames Water
- 3) Street naming
- 4) Party Wall Act
- 5) Hours of construction
- 6) CIL liable

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

- This is an application for the demolition of the existing 18 lock-up garages and redevelopment of the site to provide 2 new build 4-bed houses with basement accommodation, 4 parking spaces and cycling storage.
- The current planning application seeks to address the concerns of the previously withdrawn application ref. HGY/2013/1306; in that the number of units is reduced from 3 to 2, with associated reduction in building footprint and bulk. This current scheme for 2 dwellings was further amended as part of the application process; namely with reductions in the size of the first floors.

3.2 Site and Surroundings

3.2.1 The application site is a long strip of land comprising 18 single-storey lock up garages located at the rear, and along the western and northern boundaries of the site. The nature of the surroundings is residential in character.

3.2.2 The site shares a boundary with 18, 21, 22 and 23 Haringey Park to the east, 18 Haringey Park, open parking and 1 to 4 Prime Zone Mews to the west, and the rear gardens of 41, 43 and 45 Weston Park to the north.

3.2.2 The site lies within Crouch End Conservation Area, Crouch End Restricted Conversion Area and Crouch End and a Controlled Parking Zone (CPZ). There are no trees within the site but there are a number along the boundaries of this site and within adjoining sites.

3.3 Relevant Planning and Enforcement history

- HGY/2013/1306 - Demolition of existing 18 lock-up garages and erection of 3 x 2-storey, 3-bed houses with rooms at basement level, 4 parking spaces, cycling storage and waste / recycling storage areas – withdrawn 28/08/2013
- HGY/1989/0834 - Demolition of existing 18 garages (Conservation Area Consent). – refused 07/11/1989
- HGY/1989/0038 - Conservation area consent to demolish existing 12 garages – refused 13/06/1989
- HGY/1989/0840 - Demolition of 18 garages and erection of four bungalows comprising 2 x 1 bed and 2 x 2 bed units with car parking space for 4 cars. – approved 07/11/1989
- OLD/1989/1175 - Erection of 3 storey building providing 5 self-contained flats (3x2 bed & 2x1 bed) and parking for 6 cars. – refused 02/05/1989

- OLD/1988/1124 - Erection of 3 storey block comprising 5 flats. – refused 20/12/1988
- OLD/1969/0570 - Use of garage at rear for sale of rabbits. – refused 05/05/1969
- OLD/1966/0592 - Alterations and extension of lock-up garages to provide single-storey motor repair shop. – refused 08/11/1966

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH - Housing Renewal Service Manager Housing & Health
 LBH – Environmental Health
 LBH – Arboriculturist
 LBH – Cleansing
 LBH - Conservation & Design Team
 LBH - Building Control
 LBH - Transportation Group
 London Fire & Emergency Planning Authority (LFB)
 Thames Water

The following responses were received:

Internal:

- 1) Conservation – No objection
 “The proposed design of the houses is contemporary and utilises modern technology and construction methods to achieve more sustainable high quality residential living. The use of render, brick and timber cladding with large section of glazing help to articulate the visual mass and create an interesting facade. The overall design is considered to of good quality that would complement the character and appearance of the conservation area. Conclusion: Acceptable in principle. The footprint of the two houses should be reduced slightly to allow a more spacious layout.” (Note the first floors of the dwellings were subsequently reduced after the comment were made here)
- 2) Transport – No objection
 “*It is considered that the proposed development would not have a significant adverse impact upon the surrounding highway network or car parking demand at this location. Therefore, there are no highways and transportation objections to the above development proposal*”.
- 3) LBH – Environmental Health – No objection subject to contamination, plant, and environmental code conditions.

- 4) LBH – Arboriculturist – No objection subject to a tree protection condition

“I have no objection to the current application as long as robust planning conditions are agreed. There are no trees on the site and those in neighbouring properties should not be at risk of damage if tree protection measures are installed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

The proposed site plan (drawing: 2008-209-1-02-105) shows House 2 to be 6m away from T.1G and T.2 and 4m away from T.3. This is outside of the estimated Root Protection Areas (RPA's) of the trees.

The tree protection plan provided for the previous scheme must be updated to show the current layout. This must then be submitted for approval”.

External:

- 5) Thames Water – No objection
- 6) LFB – Objection: Bridge access will not be within 45m of the dwelling units, therefore a domestic sprinkle system should be provided in compliance with Building Regulations - B5 ‘Access and facilities for the fire service”.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- The application has been publicised by way of 221 letters.

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

No of individual responses: 20

Objecting: 20

Supporting: 0

Others: 0

5.3 The following ex-Councillor made representations:

- David Winskill

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:

- Overdevelopment;

- Basement impact upon adjacent properties and water table;
- Loss of mature tree;
- Inadequate sightlines at entrance;
- Loss of privacy and overlooking;
- Overshadowing;
- Loss of light;
- Noise from electric charging point, turn table and entrance gate;
- Loss of existing garages:
- Design and layout;
- Inadequate parking provision;
- Density;
- Refuse location giving rise to noise and smells;
- Quality of habitable accommodation in particular at basement level;
- Unacceptable provision of amenity space in line with the Council's SPG;
- Loss of open space/garden land;
- Lack of boundary details;
- Damage to existing trees;
- Pedestrian safety especially to young children at the entrance.

5.5 The following issues raised are not material planning considerations:

- Damage to adjacent land and properties;
- Inadequate access for fire appliances;
- Allocated parking on land belonging to 19 Haringey Park;
- Impact on property values;
- Increase burglary during construction;
- Disruption during construction.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. Density;
3. The impact of the proposed development on the character and appearance of the conservation area;
4. Living conditions for future occupants;
5. The impact on the amenity of adjoining occupiers;
6. Parking and highway safety;
7. Accessibility;
8. Trees.
9. Sustainability.

6.2 Principle of the development

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any

benefits are significantly outweighed by demonstrable harm caused by the proposal.

Backland development

- 6.2.2 Backland sites are generally landlocked, such as rear gardens and private open space. Because of their very nature and the physical constraints of backland sites, the Council recognises that these sites are notoriously difficult to develop. However each backland site planning application is considered on its merits. Draft SPG3c 'Backlands Development' goes on to say, "*The Council will normally only grant planning permission for development schemes which involve backland or rear garden sites where they meet all appropriate standards*". It should be noted that this draft 2006 SPG was not formally adopted by the Council; therefore limited weight can be attached to this document.
- 6.2.3 It should be noted that the Council granted planning permission (ref. OLD/1987/0572) for the adjoining backland site earlier in 1987 at the Land to the rear of 19 to 20 Haringey Park for the, '*Erection of 4x3 bedroom semi-detached houses at land rear of 19 and 20 Haringey Park*'.
- 6.2.4 The Planning Inspectorate also allowed appeals (APP/Y5420/A/04/1137618, 1137623 & 1137633) in 2004 to the adjacent backland site development at the Rear Of 13-17 Haringey Park (now known as Prime Zone Mews) for the, '*Demolition of existing garages and vehicle repair workshop, and erection of two storey mixed use development of 14 live/work units and 14 flats. Provision of 28 car-parking spaces and formation of new site splay to Haringey Park*'.
- 6.2.5 The above consents are relevant to this scheme as they abut the property boundaries at the application site. Although each application has to be assessed on their individual planning merits, these permissions demonstrate that the principle of backland sites can be developed on the proviso that they meet all other material planning considerations.

New residential units

- 6.2.6 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2. The provision of housing would be principally supported as it would augment the borough's housing stock in particular providing much wanted family sized units in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3. However a change of use to housing would only be accepted if meets the policy criteria under saved UDP Policy HSG2 which states,

"a) the building does not fall within a defined employment area unless specified for housing in Table 4.1 and Schedule 1 or where a proposal satisfies the criteria in policy EMP4; or b) it does not involve the loss of protected open space; or c) it is not in a primary or secondary shopping frontage or d) the building can provide satisfactory living conditions".

6.2.7 The site does not lie within a defined employment area (part a), nor does it involve the loss of protected open space (part b) or falls in a primary or secondary frontage (part c). The proposal also provides a good quality of accommodation (part d) as detailed under Section 6.6 of this report. The principle of making full re-use of previously developed and accessible land for housing purposes is therefore wholly supported and would be compliant with saved UDP Policy HSG2, Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

Loss of existing garages

6.2.8 Although the site and wider surrounding highway network has been identified as suffering from high parking pressure, there is no policy provision to protect lock up garages.

6.2.9 These short-let garages are mostly used for the storage of builder's materials as their internal dimensions are not large enough to accommodate modern vehicles. The loss of the garages is therefore acceptable in principle and would not result in the displacement of vehicles nor add to the parking stress within the surrounding streets.

6.3 Density

6.3.1 Local residents have objected to the proposal on the grounds that the development represents an overdevelopment of the site.

6.3.2 The density determines whether the amount of development proposed is appropriate for a site. This is dependent on its location and accessibility to local transport services. Local Plan Policy states that new residential development proposals should meet the density levels in the Density Matrix of the London Plan. The density proposed of 27.32 (2 units / 0.0732 Ha) units per hectare and 163.93 (12 / 0.0732) habitable rooms per hectare accords with table 3.2 within London Plan Policy 3.4, which allows a density of up to 65 u/ha and 250 hr/ha at this suburban location (PTAL 2), subject to all other material planning considerations being met.

6.4 Character and appearance of the conservation area

6.4.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.

6.4.2 The application site falls within Crouch End Conservation Area (designated in 1974 and subsequently extended). The NPPF alongside London Plan Policies

7.4, 7.5 and 7.6, Local Plan Policy SP11 and saved UDP Policy UD3 promote high quality and attractive places, buildings and landscaping within their context. The proposal should also be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

- 6.4.3 Local Plan Policy SP11 promotes high quality and attractive places, buildings and landscaping, where the borough's heritage assets such as conservation areas are protected under London Plan Policy SP12. This stance aligns to the NPPF and alongside with London Plan Policy 7.8, which identifies heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.4.4 The site entails 18 lock up garages situated to the rear of 18 Haringey Park, and along the western and northern boundaries at the site. The site is long and narrow with access from Haringey Road, and some long distanced public vantage points from the street. The site is surrounded by residential properties and located within a broader residential context.
- 6.4.5 Draft SPG3c'Backlands Development' cites that, "*where backland development is proposed, care must be taken to ensure that the design respects and is sympathetic to the character of the area and that the proposal either preserves or enhances that character*".
- 6.4.6 Historically, Haringey Park was an area of land laid out in the 1860s as a private gated estate comprising substantial villas with a single access from Crouch Hill to the street's western end. As a result of bomb damage and redevelopment, less than half of the Victorian villas that originally lined this road remain, and many of those have been altered.
- 6.4.7 To the west of the site, is a large residential development built in the past decade (refs. HGY/2003/1838 & HGY/2003/1840), and to the east is a residential development of 4 semi-detached houses built in the 1980s (ref. OLD/1987/0572).
- 6.4.8 The existing single-storey garages do not make a positive contribution to the Crouch End Conservation Area and as such their demolition would not have a harmful affect on the character or appearance of the Conservation Area.
- 6.4.9 In terms of the 2 new two-storey houses; the first house will be sited in the middle of the site abutting the western boundary and opposite the semi-detached properties at Nos. 21 and 22 Haringey Park; and the second house will be located at the rear of the site and along the eastern boundary. The proposed footprint of the two houses is considered an improvement over the previous withdrawn application for three houses as a larger proportion of the original land will be retained. The bulk of the first floors have been reduced slightly further as part of this application and subsequent to the comments of the Conservation Officers comments. The gaps between the first floor

elements of the proposal are now considered acceptable allowing for an acceptable degree of openness.

- 6.4.10 Given the nature of the existing site and existing structures on site (lock-up garages) the proposed development and associated landscaping here will serve to enhance the appearance of the site and its setting within the conservation area. The buildings while of contemporary design their associated form, siting and height will not affect the character of the conservation area which is largely informed here by the original Victorian villas.
- 6.4.11 The combination of render, brick and timber cladding with a large section of glazing will help to articulate the visual mass and create interesting facades here. The design of this contemporary scheme is considered to be of good quality that would enhance the character and appearance of the site and wider conservation area environs, therefore meeting the NPPF, SPG2 'Conservation and archaeology' and draft SPG3c 'Backlands Development', saved UDP Policies UD3 and CSV5, London Plan Policies, 7.4, 7.5, 6.6 and 7.8 and Local Plan policies SP11 and SP12.

6.5 Living conditions for future occupants

- 6.5.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development. In assessing the proposal against these requirements, the gross internal area (GIA) of the 4 bedroom 8 persons dwelling houses proposed (220 sqm and 215 sqm) would meet the London Plan minima (133 sqm) to offer a satisfactory and generous living environment for occupiers of these units.
- 6.5.2 The London Plan also sets out the individual room sizes for the proposed units. In line with the London Plan space standards, all the individual rooms of the 2 houses will meet the minimum thresholds for a 4 bedroom 8 persons unit: 31 sqm for combined kitchen/living/diner; 12 sqm for bedrooms and 9 sqm for private amenity.
- 6.5.3 The orientation of the new units is dual aspect with a north/east (House 1) and north/south (House 2) orientation as recommended by the London Plan for family-sized accommodation. This arrangement affords an acceptable level of natural ventilation and daylight within the individual rooms. The layout and orientation of the new accommodation is therefore acceptable and in accordance with Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing SPG.

6.6 Impact on the amenity of adjoining occupiers

Daylight/sunlight, outlook & overshadowing

- 6.6.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity

or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

- 6.6.2 The properties that would be most affected by the siting and orientation of the 2 houses are 21 and 22 Haringey Park (east), 1 to 4 and 5 Prime Zone Mews (west) and 43 Weston Park (north).
- 6.6.3 The property at 43 Weston Park has a deep rear garden which abuts the northern boundary at the application site. The proposal for House 2 has been set in 4.5m from the northern boundary, and the first floor building line is distanced some 36m away from the first floor rear-facing windows of 43 Weston Park. Such a separation distance is considered acceptable so as to ensure that the privacy and amenity of these neighbouring occupiers are not adversely affected. In addition, the line of existing mature trees to the rear of the site provides a natural screening in this direction.
- 6.6.4 In terms of impact to 1 to 4 Prime Zone Mews, the ground and first floor building lines of House 2 has been positioned 1.48m away and 4.37m respectively from the western boundary. The first floor wall facing onto 1 to 4 Prime Zone Mews has been designed with no windows, and hence, the new development, namely House 2, would not lead to overlooking issues upon residents of 1 to 4 Prime Zone Mews.
- 6.6.5 The end of terrace residential property at 5 Prime Zone Mews is located some 11.7m from the site. There appears to be 2 non-habitable windows to the flank wall of this property, and the first floor wall of House 1 overlooking this property has been designed with no windows. For these reasons, the proposal would not lead to any loss of amenity to 5 Prime Zone Mews.
- 6.6.6 The building line of the semi-detached properties at 21 and 22 Haringey Park is situated approximately 4.2m from the site. An inspection of the site reveals a large first floor dormer window to each of the properties that overlook the site. The eastern first floor wall of House 1 will be sited 7.6m (projecting bay) and 8.6 (principal wall), away from these dormer windows. The design of House 2 means that no east-facing, first floor windows are proposed, and thus, there will be no loss of privacy to residents at 21 and 22 Haringey Park.
- 6.6.7 By reason of the siting of the building and in particular that of the first floors and its fenestration the proposal would not lead to unacceptable overshadowing or loss of daylight/sunlight to neighbouring sites. The applicant has provided a computer generated 3D model for the summer and winter months, which demonstrate that the location of the 2 houses would have a minimal overshadowing impact to adjacent properties.

Noise and disturbance

- 6.6.8 In terms of the noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes. These policies align with London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.
- 6.6.9 The imposition of an environmental code condition to the decision would ensure that the construction of the new development at the site would have minimal impact upon the living conditions in terms of noise, dust and smells of nearby residential units. Such details required would be wheel washing, appropriate screening, etc in accordance to the London Code of Construction Practice.
- 6.6.10 Local residents have expressed concerns about noise arising from the car turntable when in operation. Officers consider that such instillations would not cause a greater degree of noise and disturbance over the existing garage use and associated general activities within the site, such as the opening and closing of garage doors and the general movement of cars. Officers take the view that the proposal would not cause any significant degree of undue noise disturbance upon adjacent residential properties in line with the NPPF, saved UDP Policies UD3 and ENV6 and London Plan Policies 7.14 and 7.15.

Basement

- 6.6.11 A new basement level will be created under the current proposal. Local residents have objected to the principle of the basement proposal due to the environmental consequences. In support of the submission, the applicant has provided a technical basement impact assessment (Symmetrys Limited) as the proposal is considered a 'type 4' subterranean development under the Council's Basement Development Guidance Note, July 2012.
- 6.6.12 The underlying soil strata and geology of the site is low permeable as it comprises London Clay (Made ground up to 1.7m below ground level and Orange Brown Silty Clay between 1.7m and 12m below ground level). The clay acts as a barrier owing to its lower permeability. As such, there is no standing ground water, and only local pockets of perched water.
- 6.6.13 The closest known watercourse (the New River) is located west of the site approximately 1.1 km away. This water course is too far away to have any impact at the site. The applicant has carried out borehole testing up to 12m deep. No ground water and only perched water was encountered during the findings.

6.6.14 A flood risk assessment is not required as the site is less than 1 hectare and is located in FRA zone 1 meaning low risk to flooding from a 1 in a 1000 year flood event. The report concludes that the basement development could be safely constructed in a simple construction method without prejudicing the integrity of neighbouring structures and surrounding land. There is no evidence to counter the findings of this specialist study. The basement element of the proposal will therefore not have any detrimental impact on the amenity of the neighbouring properties in terms of structural integrity or increasing surface water run-off.

6.6.15 The structural integrity of the proposed basement will need to satisfy the modern day building regulations and separate permission would be required under the Building Regulations. The proposed development would also be subject to party wall agreements with both adjoining neighbours. However in order for any associated impacts to be fully understood and minimised a condition will be imposed requesting that a suitably qualified chartered engineer monitor the excavation and construction of the basement and that the contractor be a member of the 'Considerate Constructors Scheme'.

6.7 Parking and highway safety

6.7.1 The application site has a PTAL of 2 meaning low access to local public transport services. The site is located within the Crouch End "A" controlled parking zone, subject to on-street parking controls between Monday to Friday 10:00hrs to 12:00hrs. The site also falls within an area identified by the Council as suffering from high on-street parking pressure.

6.7.2 Appendix 1 of the Haringey UDP sets a maximum number of car parking spaces of a dwelling house: 1.5 spaces per unit. The proposal makes provision for two off-street parking spaces for each unit which on balance is considered to be acceptable.

6.7.3 The application includes secure cycle storage facilities which would promote a sustainable mode of travel over the private motor vehicles in accordance with London Plan Policy 6.9 and Local Plan Policy SP7. The provision of an electrical car charging point in line with guidance set out within the London Plan.

6.7.4 The restricted width of the access road means that access for fire appliances is restricted. However, the installation of an appropriate fire suppression system such as sprinkler systems within the individual units which would be overseen by Building Regulations would overcome this concern.

6.7.5 A designated area for waste and recycling bins is situated adjacent to the pedestrian entrance and against the eastern boundary. Its location is considered acceptable for occupiers of the units and waste collectors. However, there are no refuse details in terms of whether they will be enclosed, and in order to protect the owners of 21 Haringey Park from unwanted smells

emanating from the bin location, a condition seeking such details would be attached to the decision.

6.8 Accessibility

- 6.8.1 The NPPF and London Plan Policies 3.8 and 7.2 and Local Plan Policy SP2 require all development proposals to provide satisfactory access for disabled people. All residents units should be built in accordance with Lifetime Homes Standards (LTH) and Part M of Building Regulations to ensure any new housing development is suitable for the disabled users.
- 6.8.2 The applicant has shown its commitment in creating an inclusive environment and recognising the requirements of Lifetime Homes standards within its submission. The approach and entrance to the individual units are flat and level. A min. 800mm clear width has been achieved to the entrance doors and the stairs will be a min. 900mm wide. A 300mm leading edge on the pull side is achieved to all doors, and a level entry WC as required by Lifetime Homes has been provided for within the separate dwelling houses. As such, the proposed development has been designed to meet Lifetime Homes standards in meeting the policy intent of the NPPF, London Plan Policies 3.8 and 7.2 and Local Plan Policy SP2.

6.9 Trees

- 6.9.1 All trees within the curtilage of the site, and the supporting text to Local Plan Policy SP13 recognises, “trees play a significant role in improving environmental conditions and people’s quality of life”, where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.9.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.
- 6.9.3 There are no trees within the site but there are a number along the boundaries of this site and within adjoining sites, a number of which are protected by way of a group Tree Preservation Order (TPO). These are considered to contribute to the visual amenity of the area, and are located in the rear garden of 43 Weston Park (T.1G and T.2) and within the gardens of 19 to 23 Haringey Park (T3 to T9) situated to east.
- 6.9.4 The applicant’s tree report concludes that the implementation of a tree protection plan would negate any damage caused to all the existing trees adjacent to the site. The mitigation measures shall include the installation of a tree protection barrier outside the canopy of T.1G and in accordance to BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. It should be noted that proposed House 2 is situated some 6m away from T.1G and T.2, and approximately 4m away from T.3. These distances are outside of the estimated Root Protection Areas (RPA’s) of the

trees. A tree protection condition ensures the compliance of the aforementioned mitigation measures and the well being of the existing mature trees.

6.10 Sustainability

6.10.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far residential development proposals meet the Code for Sustainable Homes Level 4 criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.

6.10.2 Although no evidence/report has been submitted to demonstrate how the new residential proposal would achieve code level 4, the applicant nonetheless has produced an environmental strategy which considers different technologies in order to reduce the overall carbon footprint of the new development. A condition will be imposed requiring the development to meet a minimum of code level 4.

6.11 Conclusion

6.11.1 This current planning application for this site for the creation of 2 x 4 bedroom houses is considered to be acceptable as it would provide family-sized residential dwellings to help in the delivery of mixed sustainable and cohesive communities.

6.11.2 The design of the proposal is considered a visual improvement over the existing garages, and would enhance and improve the character and appearance of the area and overall conservation area. The new individual houses by reason of their scale and location will not cause any significant loss of residential amenity in terms of outlook, daylight/sunlight, overshadowing and noise and disturbance impacts to adjacent properties at 21 and 22 Haringey Park, 1 to 5 Prime Zone Mews and 43 Weston Park.

6.11.3 The design of the proposal is considered a significant visual improvement over the existing garages, and would enhance and improve the character and architectural appearance of the streetscene and along this part of Haringey Park and Crouch End Conservation Area. The proposal has been inclusively designed to meet the needs of the wider community.

6.11.4 The proposal does not prejudice existing road conditions regarding vehicular movement along Haringey Park and the local road network generally, would not have an adverse impact on pedestrians, and this development which provides 4 off-street parking spaces would not cause any further pressure on parking in the locality.

- 6.11.5 The development subject to a tree protection condition would not result in the root damage and subsequent loss of trees that adjoin the site.
- 6.11.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

- 7.1 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the proposal would be liable to Mayoral CIL at a rate of £35 per square metre.
- 7.2 Based on the net increase in floor area of the change of use proposal (435 sqm less 236 sqm), the application will to attract a total CIL sum of £6,965 (£35 x 199).

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and informatives

Applicant's drawing No.(s) 2008-209-1-002, 2008-209-1-02-100, 2008-209-1-002, 2008-209-1-02-100, 2008-209-1-02-101, 2008-209-1-02-102, 2008-209-1-02-103, 2008-209-1-02-104, 2008-209-1-02-105, 2008-209-1-02-200, 2008-209-1-02-301 and 2008-209-1-02-400

Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

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

3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the 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.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area

5. Details of proposed replacement/ new boundary treatments shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

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

6. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

7. a) No development shall commence until 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.

8. No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. (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 the Local Planning Authority prior to any works being carried out on the site.

Reason: To minimise loss of amenity to neighbouring residential premises during the construction of the development.

9. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors

- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area.

10. The dwellings 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.

Reason: To ensure that the development achieves a high level of sustainability.

11. 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, an update Arboricultural method statement (in accordance with BS 5837: 2012) must be submitted to and approved in writing by the Local Planning Authority confirm the tree protection measures and sequence of events.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed

12. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

13. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to, and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

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

14. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of

practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

15. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended) or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling houses hereby approved shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

Informatives:

a) Positive and proactive manner

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 work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

b) Thames Water

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

c) *Transportation*

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

d) *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.

e) *Environmental Health*

Asbestos survey

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.

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.

f) *CIL*

The applicant 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 £6,965 (£35 x 199). 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.

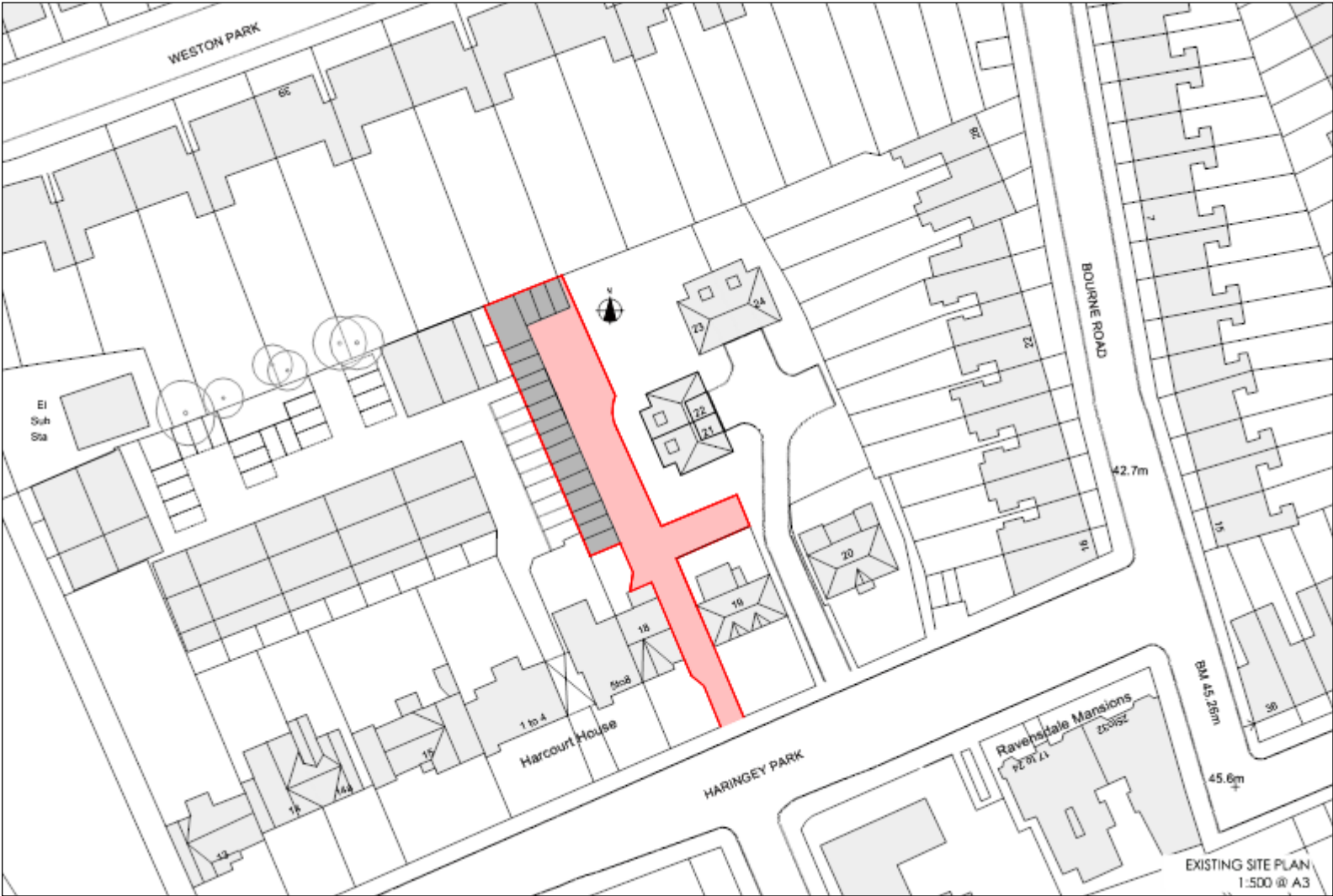
9.0 APPENDICES:

APPENDIX 1: COMMENTS ON CONSULTATION RESPONSES

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH - Conservation	Although they did not object to the proposal they did state that The footprint of the two houses should be reduced slightly to allow a more spacious layout	The first floors of the dwellings were subsequently reduced after the comment were made here
3	Ex Cllr Winskill	Supportive of the residents concerns – see No. 5 below	Noted.
4.	London Fire Brigade	The LFB objected to the proposal as fire appliance access will not be within 45m of the dwelling units	Noted. A domestic sprinkle system as recommended by the LFB will be regulated by BC.
5	Local Residents	<p>Overdevelopment/density</p> <p>Basement impact upon adjacent properties and water table</p> <p>Loss of mature tree;</p> <p>Inadequate sightlines at entrance;</p> <p>Loss of privacy and overlooking;</p> <p>Overshadowing;</p> <p>Loss of light;</p> <p>Noise from electric charging point, turn table and entrance gate;</p> <p>Loss of existing garages;</p>	<p>The development falls within the London Plan density standards.</p> <p>Addressed with 6.611-6.6.15 above.</p> <p>No trees being removed; tree protection measures required.</p> <p>The entrance/egress will remain unaffected by the new development</p> <p>No habitable room windows are orientated towards existing habitable windows of the adjacent properties</p> <p>No the development is adequately set back from the property boundaries so as to not cause any significant loss of amenity</p> <p>As above</p> <p>No evidence to confirm the operation of the electric charging point, turn table and entrance gate will caused significant noise disturbance.</p> <p>The existing garages are mainly used for storage purposes and too small to accommodate vehicles</p>

No.	Stakeholder	Comments	Response
		Design and layout;	The design is an improvement over the existing garages and considered to enhance the conservation area
		Inadequate parking provision;	The quantum of the parking provided accords with the London Plan parking standards
		Refuse location giving rise to noise and smells;	Unlikely to lead to harm to amenity
		Quality of habitable accommodation in particular at basement level;	The living accommodation meets the London Plan space standards. The lightwells provides an acceptable level of basement conditions.
		Unacceptable provision of amenity space in line with the Council's SPG	The Council adopts the London Plan amenity standards which supersede the SPG. The amenity space offered meets the London Plan requirements
		Loss of open space/garden land	The land is a brownfield site and has no specific open space land use designation within the Proposals Map
		Lack of boundary details	Condition imposed asking for detail.
		Pedestrian safety especially to young children at the entrance	The entrance to the site in between 18 and 19 Haringey Park is a private access road and the entrance to the existing garages
		Damage to adjacent land and properties	This is a Building Control and Part Wall matter.
		Allocated parking on land belonging to 19 Haringey Park	This is a civil matter
		Impact on property values;	This is not a material planning consideration
		Increase burglary during construction	There is no evidence to suggest the construction at the site would result in an increase in unwanted criminal risk and activities
		Disruption during construction	Not a reason in itself to refuse permission.

APPENDIX 2: PLANS AND IMAGES





West bird's eye view



North bird's eye view



East bird's eye view



Site entrance



Property next to the site at 21 Haringey Park

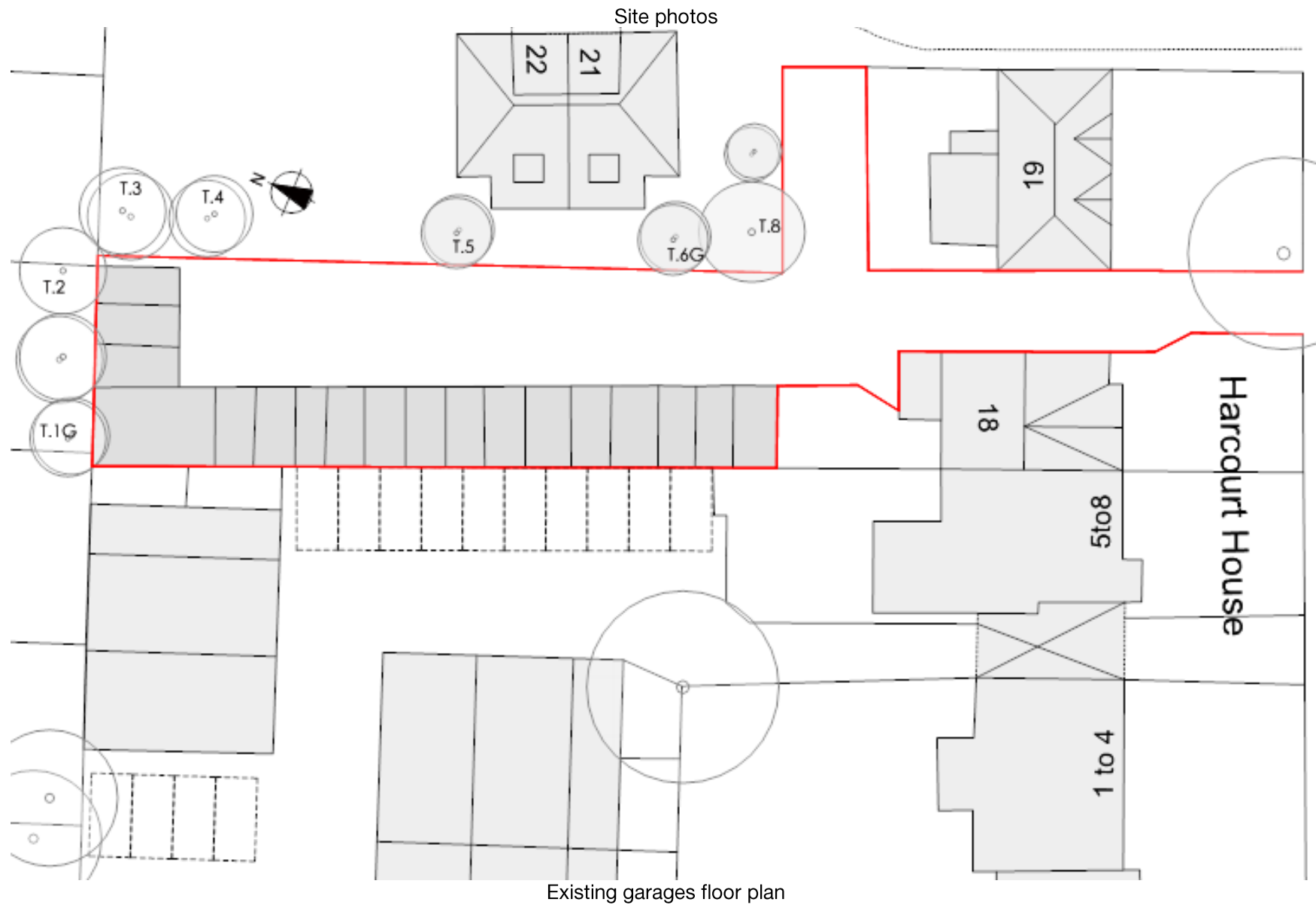


Property behind garages at 5 Prime Zone Mews



Properties behind garages at 1 to 4 Prime Zone Mews





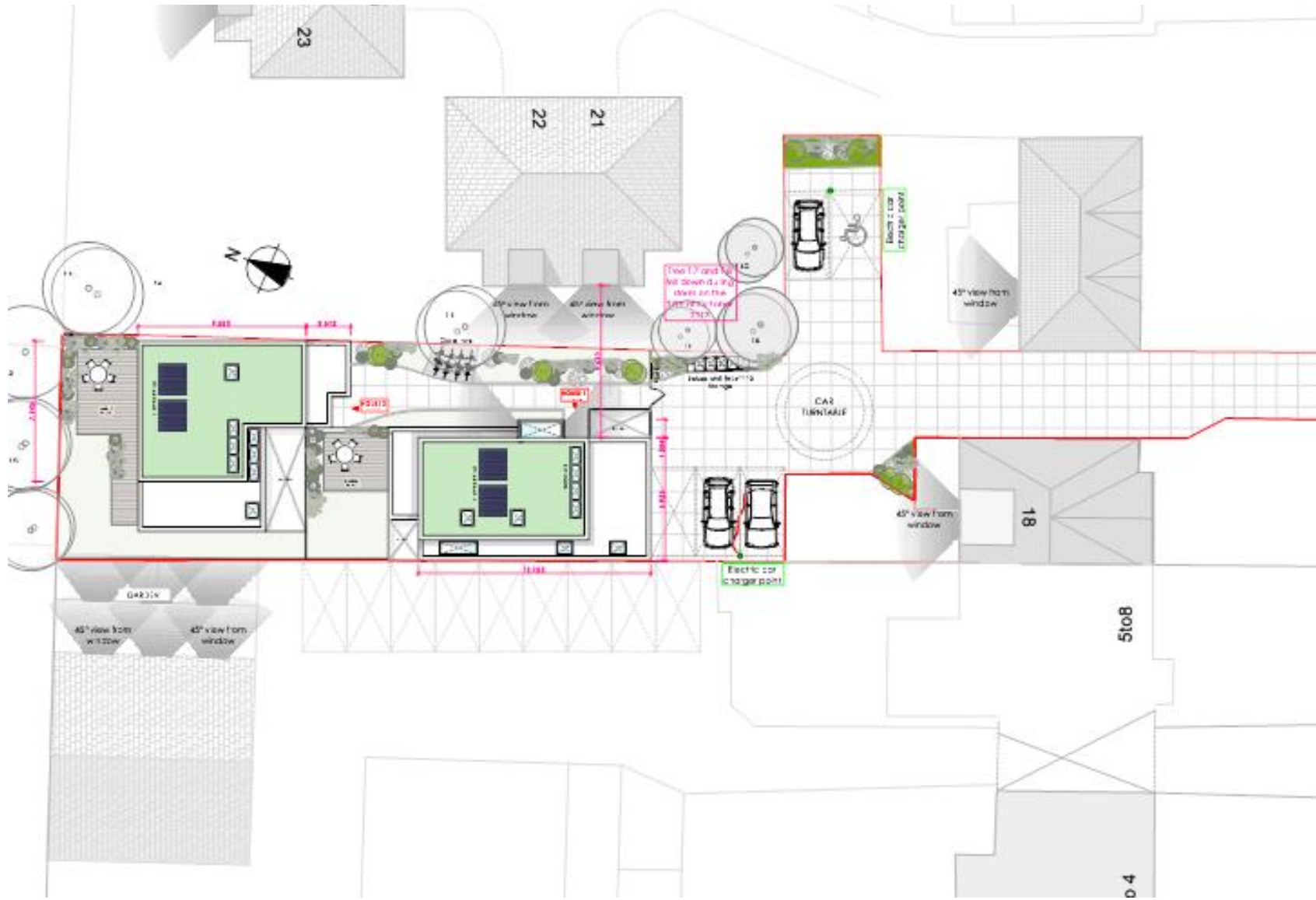
Site photos

Existing garages floor plan

Harcourt House

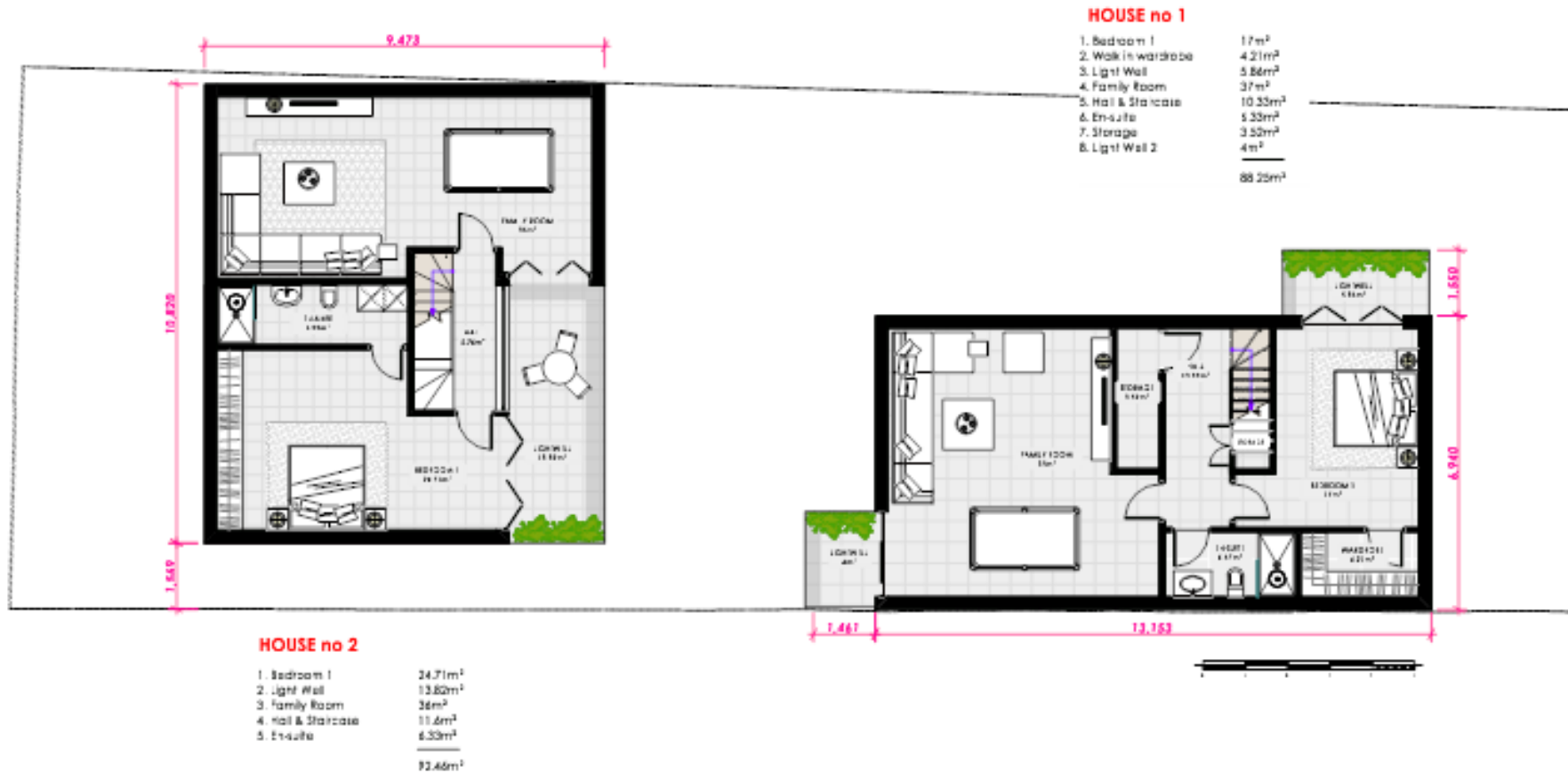
For Sub Committee

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Officers Report

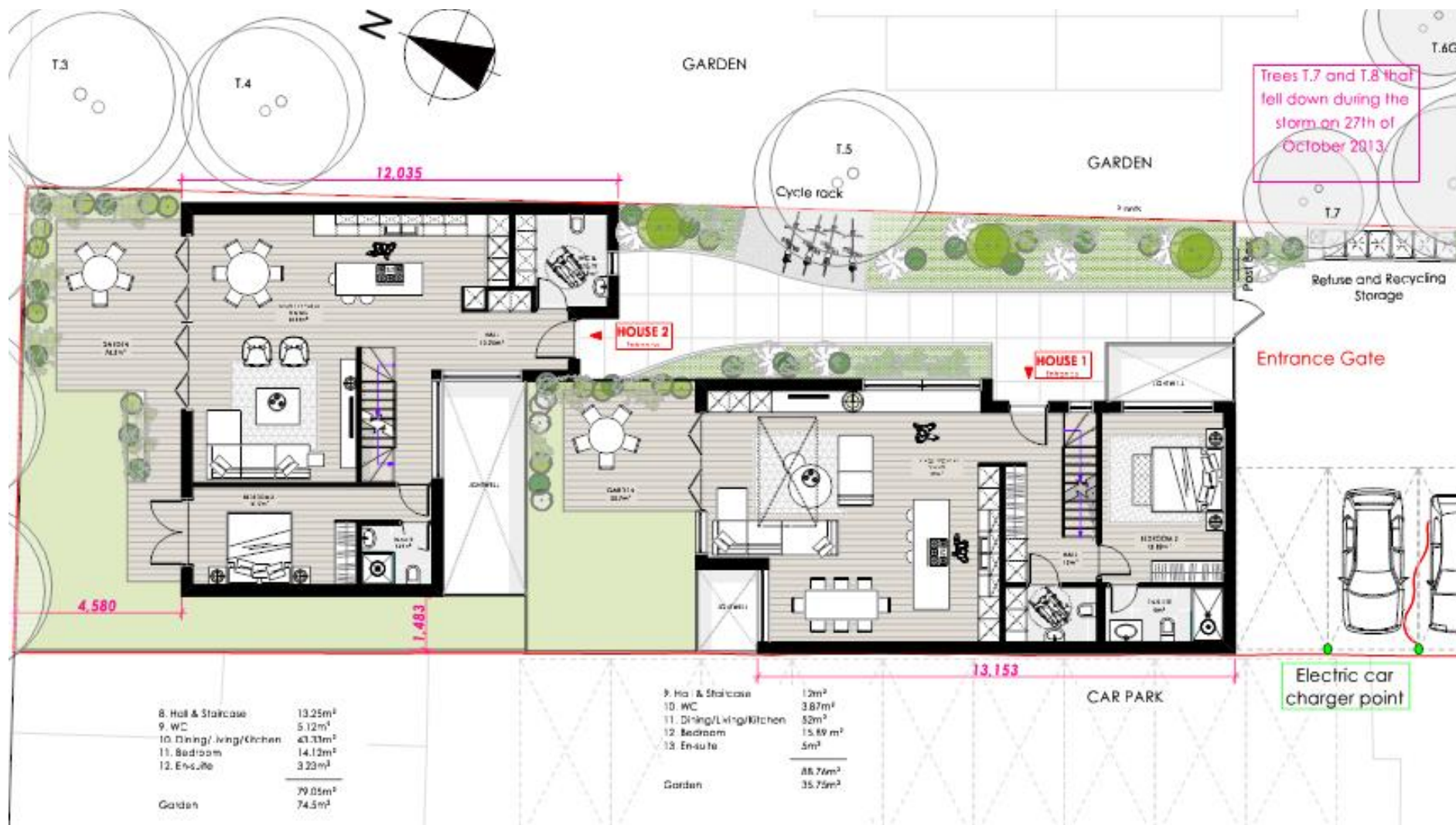


Proposed site plan

For Sub Committee



Proposed basement plan

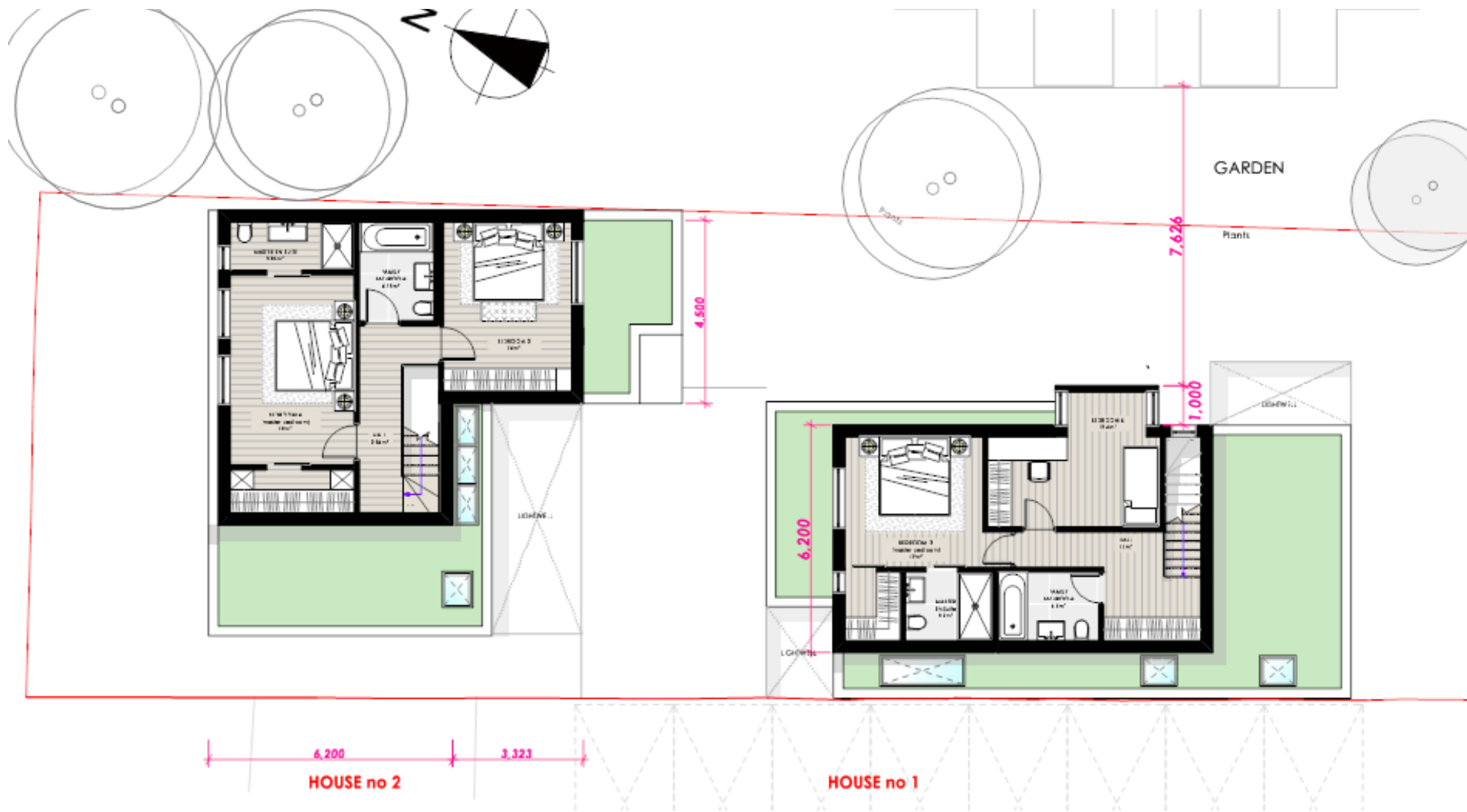


Proposed ground floor plan

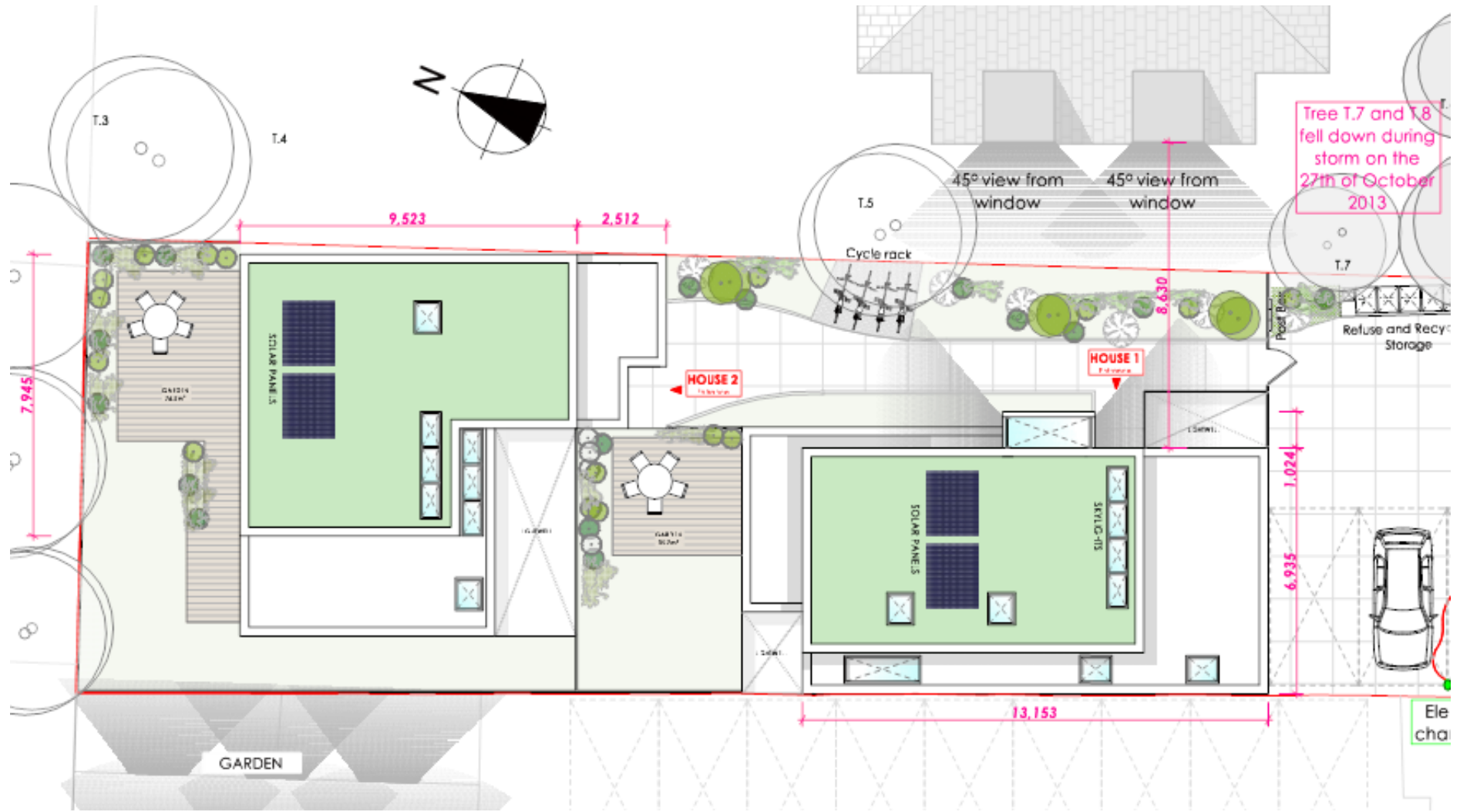
Trees T.7 and T.8 that fell down during the storm on 27th of October 2013.



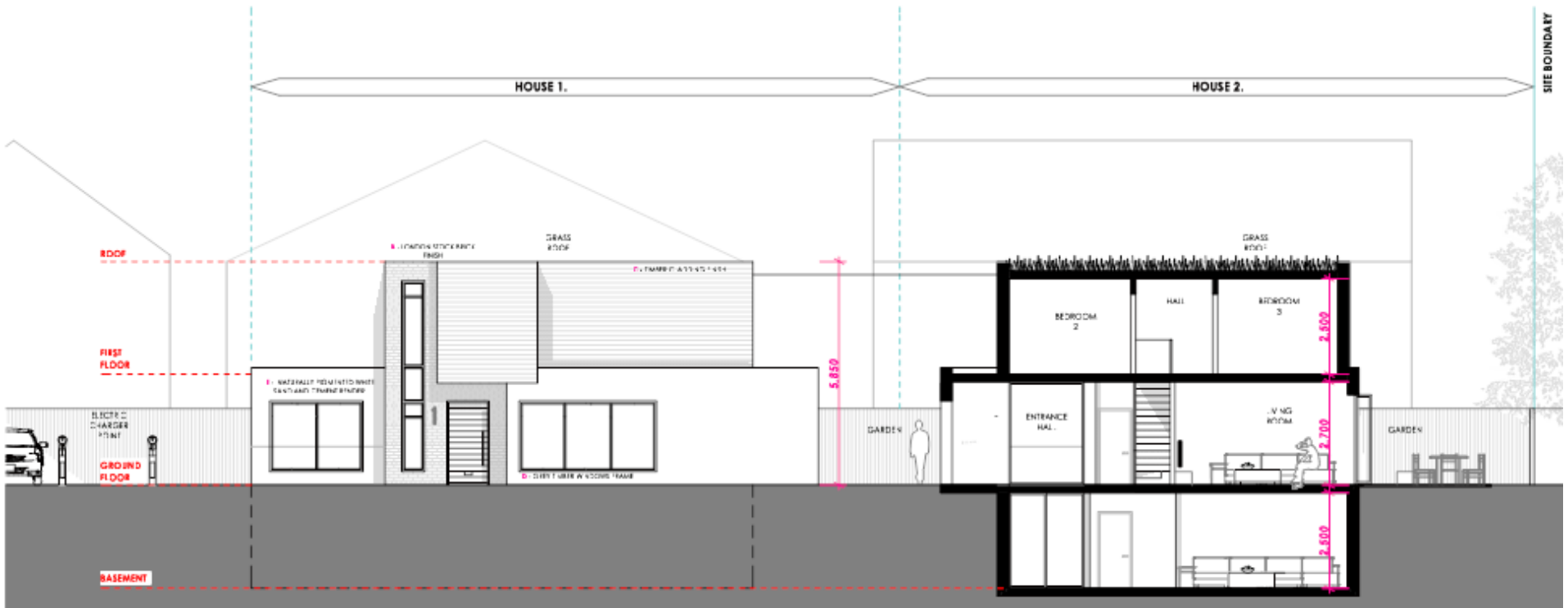
Electric car charger point



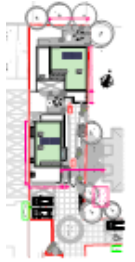
Proposed first floor plan



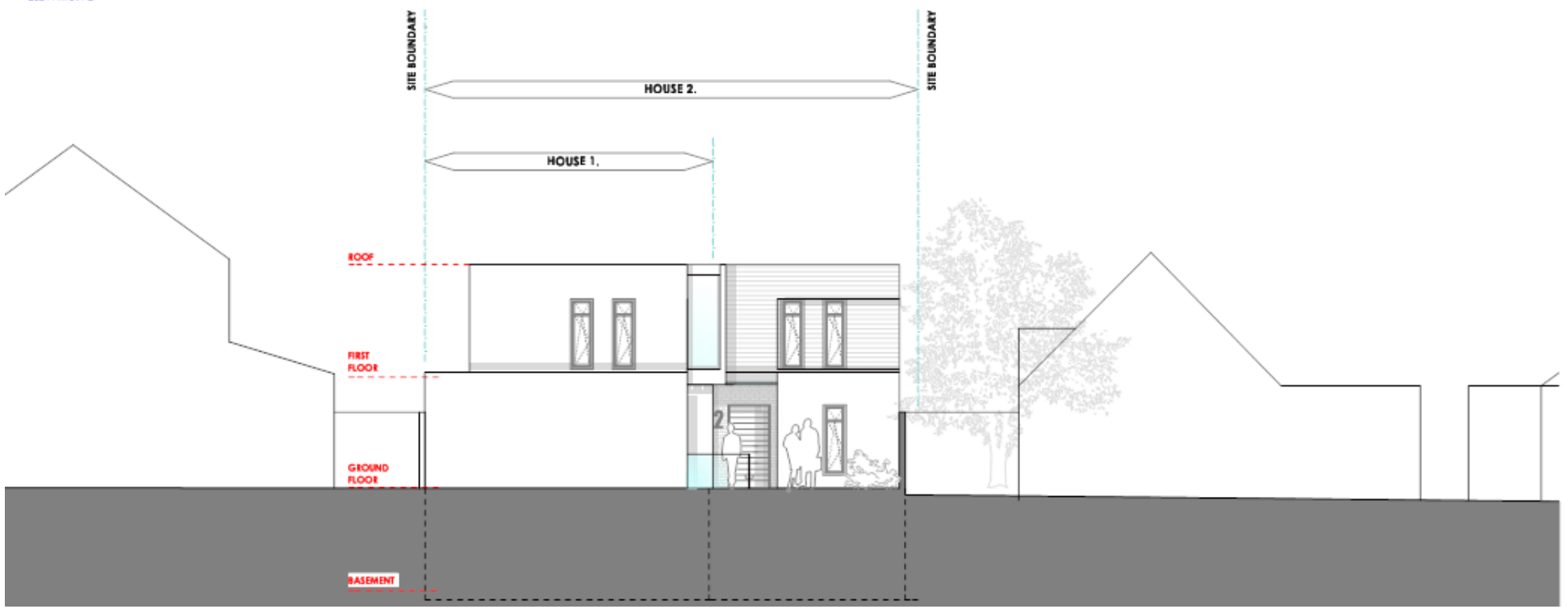
Proposed roof plan



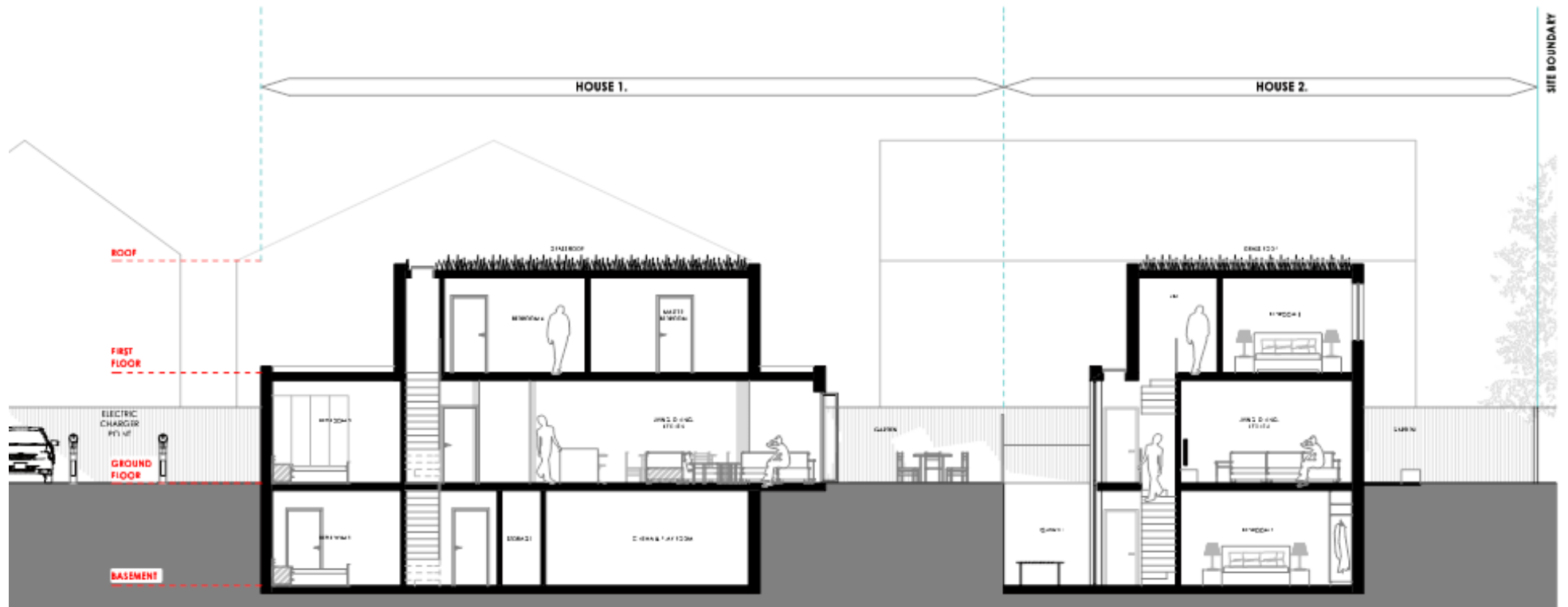
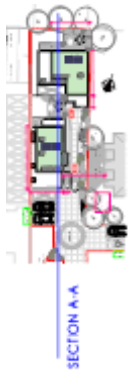
Proposed elevation 1



ELEVATION 2



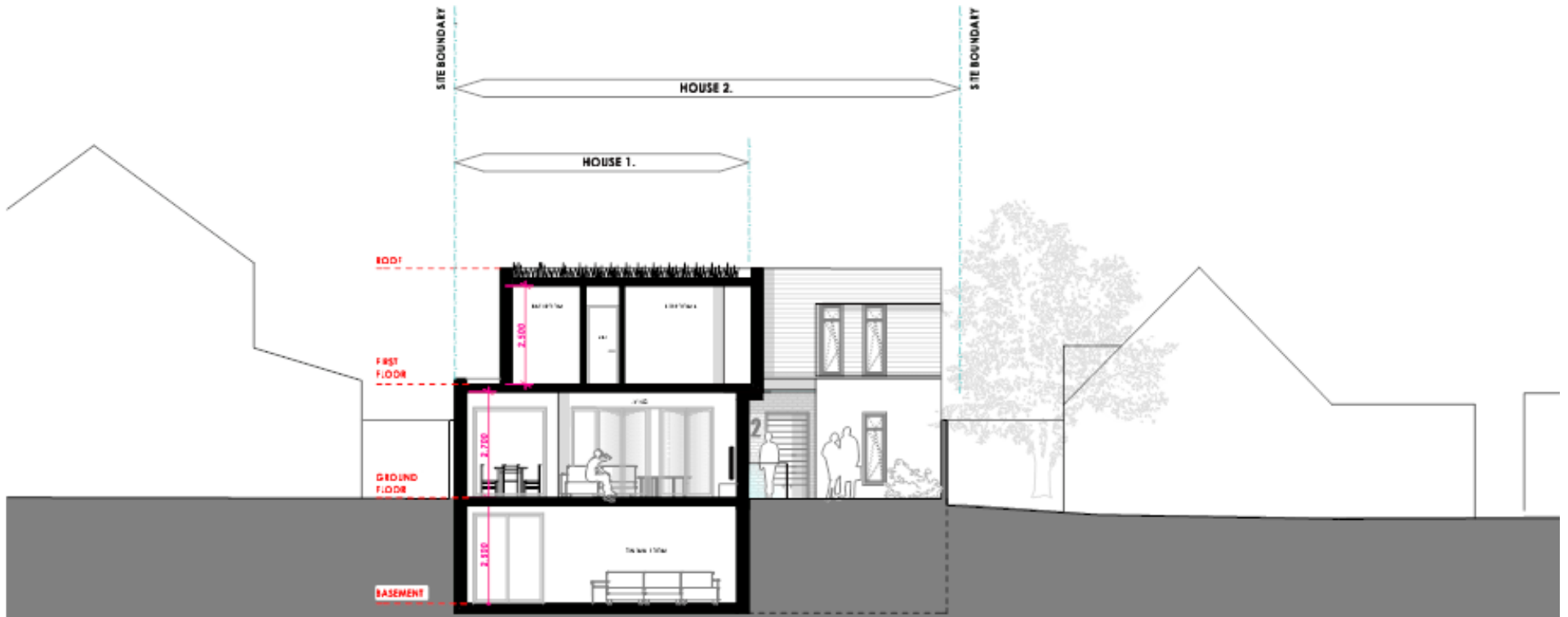
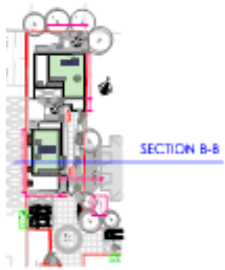
Proposed elevation 2



Proposed section A

For Sub Committee

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Officers Report



Proposed section B