

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1041	Ward: Bruce Grove
<p>Address: 5 Bruce Grove N17 6RA</p> <p>Proposal: Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping.</p> <p>Applicant: Islington Property Limited</p> <p>Ownership: Private</p> <p>Case Officer Contact: Jeffrey Holt</p> <p>Site Visit Date: 27/03/2013</p>	
<p>Date received: 09/04/2014 Last amended date: 20/08/2014</p> <p>Drawing number of plans: 154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1</p>	
<p>1.1 The application is for a development of 10 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 principle of additional residential development on this site is in accordance with London and Local policy
- The restoration of residential dwellings within the Listed Building will secure its long term sustainable use
- The dwelling mix addresses a local housing need for family homes
- The proposed residential accommodation would be of an acceptable standard
- 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 design of the scheme is considered to be high quality and cause no harm to the character and appearance Listed Building, its setting or the Conservation Area
- Subject to appropriate mitigation, the development would have no significant impact transport or highway networks
- The development would not result cause significant harm to the local ecology
- The development meets current sustainability standards and subject to mitigation, would not increase the risk of flooding or contamination
- The development would be adequate facilities for waste and recycling storage and collection
- A s106 agreement would secure the following
 - Education - £95,426
 - Cycle network improvement - £20,000
 - Car restricted development - £1,000
 - Travel Plan providing:
 - Two year free car club membership and £50 credit to all new residents in the development
 - Welcome induction packs containing public transport and cycling/walking information like available bus/rail/underground services, map and time-tables to all new residents
- The development would be liable for Mayoral CIL of £40,219

2. RECOMMENDATION

- 1) 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 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 15 October 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 attachment of all conditions imposed on application ref. HGY/2014/1041 including:

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) No occupation of new build until works to Listed Building are complete
- 5) Land Contamination
- 6) Emissions
- 7) Combustion and Energy Plant
- 8) Piling Method Statement
- 9) Noise insulation
- 10) Construction Management Plan and Construction Logistics Plan
- 11) Service and Delivery Plan
- 12) Waste and Recycling storage and management
- 13) Sustainability
- 14) Surface Water Drainage

S106 Heads Terms

- 1) Education - £95,426
- 2) Cycle network improvement - £20,000
- 3) Car restricted development - £1,000
- 4) Travel Plan providing:
 - Two year free car club membership and £50 credit to all new residents in the development
 - welcome induction packs containing public transport and cycling/walking information like available bus/rail/underground services, map and time-tables to all new residents

Informatives

- 1) CIL liable
- 2) Hours of construction

- 3) Party Wall Act
- 4) Thames Water
- 5) Asbestos
- 6) Naming and Numbering
- 7) Transport for London

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

That, in the absence of the agreement(s) referred to above being completed within two weeks of the , the Planning application be refused for the following reasons:

- 1) In the absence of a financial contribution towards Education, the proposal would have an unacceptable impact on educational services and would be contrary to Local Plan policy SP9 and London Plan policy 3.18.
- 2) In the absence of a financial contribution towards designation as car-free development and towards car club membership, the proposal would have an unacceptable impact on parking and traffic and would be contrary to 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'.
- 3) In the absence of a financial contribution towards improvements to the cycle network, the proposal would generate additional cycle traffic within a substandard cycling environment contrary London Plan 2011 Policy 6.9 'Cycling' and Haringey Local Plan Policy SP7 'Transport'.

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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 side and rear extensions to the existing Listed Building and conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). In addition, permission is sought for the erection of ten houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping.
- 3.1.2 The rear development of ten houses consists of two rows 3-storey houses in a mews arrangement with a shared amenity space and access road in between. The design is revised from an earlier design which did not have a shared space in the centre and had the two rows of houses closer together.

3.2 Site and Surroundings

- 3.2.1 The subject site is a Grade II Listed building on the southwest side of Bruce Grove. It is one of a pair of semi-detached villas built in the late 18th or early 19th Century. There are 3 other similar pairs on the same of Bruce Grove (7-12 incl.). The building has a single storey side extension and a very large rear extension. The building is generally in poor condition. The property is used by The Conservative Club on the ground floor with residential on the upper floors. To the rear of the building is an open grassed area with trees along the boundaries. This area is completely enclosed by surrounding development. The front of the site has been covered in tarmac and is used as parking.
- 3.2.2 Development to the east consists of a Grade II Listed terrace of four 3-storey buildings with poor formed shops on the ground floor and residential above. The west is the building's attached counterpart and a series of 2-storey houses on Champa Close. To the rear is a Royal Mail sorting office and to the south east is a warehouse.
- 3.2.3 The site is in Bruce Castle Conservation Area. It is near Bruce Grove train station and Bruce Grove town centre.

3.3 Relevant Planning and Enforcement history

- HGY/1989/0238 - Erection of single storey rear extension to provide additional lounge facilities Listed Building Consent – WITHDRAWN
- HGY/1989/0247 - Erection of single storey rear extension to provide additional lounge facilities – WITHDRAWN
- OLD/1966/0092 - Ground floor extension at rear – GRANTED

4.0CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

- Transportation
- Conservation and Design
- Tottenham Team
- Education
- Arboriculturalist
- Housing, Design and Major Projects
- Economic Regeneration
- Building Control
- Contaminated Land
- Cleansing

External

- London Fire Brigade
- Tottenham Civic Society
- Metropolitan Police
- Tottenham CAAC
- Georgian Group
- Environment Agency
- Natural England
- Thames Water
- English Heritage
- Greater London Archaeological Service

The following responses were received:

Internal:

- 1) Conservation
 - Demolition of ground floor extension is acceptable
 - Conversion of upper floors is welcomed
 - New rear development would enhance the setting of the Listed Building
 - A series of conditions recommended
- 2) Transport
 - Smaller units do not have parking but parking is provided for disabled and family size units
 - The site has a high level of public transport accessibility
 - Level of parking is considered acceptable. Development will need to be 'car-restricted'
 - Cycle storage provided. £20,000 contribution towards cycle route improvement sought

- Car club contribution sought
 - Construction management and logistics plans along with Service delivery plans sought
 - Development would have no adverse impact
- 3) Contaminated Land
- Site investigation, risk assessment and remediation condition recommended
 - Control of construction dust condition recommended
 - Combustion and Energy plant NOx emission condition recommended
 - Asbestos removal informative recommended
- 4) Education
- A portion of any local CIL money should go to local school places
- 5) Cleansing
- Front flats will require 1 x 120L and 1 x 240L bins for refuse and 2 x 120L bins for recycling
 - Rear development will require 2 x 1100L and 1x1100L bins for recycling
 - Insufficient details submitted
 - A waste management plan and signage should be considered
 - RAG status of RED
- 6) Building Control
- No objection
 - More details be required to access for the fire brigade
 - A Regulation Application will be required

External:

- 7) Natural England
- No objection
- 8) Environment Agency
- Site is in Flood Zone 1 and under a hectare
 - Drainage must not increase flood risk either on-site or elsewhere
 - Surface water runoff and rates and volumes must be managed in accordance with London Plan 2011 Policy 5.13
- 9) Metropolitan Police
- No objection
- 10) English Heritage
- The application should be determined in accordance with national and local policy guidance, and on the basis of local specialist conservation

11) GLAAS

- No archaeological requirement recommended

12) Thames Water

- No objection
- A condition requiring a piling method statement is recommended
- Informatives on wastewater and water supply recommended

13) Design Panel

- Angular layout of units at the rear was a good solution to reduce overlooking and privacy issues however this zigzag form will create busy architecture that may add to a feeling of overdevelopment
- Concern that the site is too small for the amount of development and led to a cramped form of development.
- No objection to mews style development but height is excessive and would create an overbearing form of development
- Mansard roof was considered to be bulky, accentuated by its dark colour. Dormers and balconies made the blocks appear 'top heavy'
- Amount of parking is excessive and amount landscaping is insufficient
- Proposed material palette is too fussy
- Section drawings should be provided
- Balconies should be removed
- A flat roof with terraces could work better given the limited amenity space on the ground floor

5.0 LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of two site notices displayed in the vicinity of the site and 269 letters. Consultation was undertaken a second time in August 2014 following the submission of revised drawings.

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: 71

Objecting: 71

Supporting: 0

Following second round of consultation:

No of individual responses: 1

Objecting: 1

Supporting: 0

5.3 The following local groups/societies made representations:

- Tottenham Conservative Club
- Tottenham CAAC

5.4 The following Councillor made representations:

- n/a

5.5 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/cramped form of development
- Loss of Conservative club facilities, including parking, toilets, green space at rear and pool hall and associated loss of business and community facility
- Loss of employment
- Would result in noise conflicts between the residential units and the club below (with reference to PPG24)
- A noise survey could not adequately assess the impact
- Part demolition of the Listed Building would harm its historic character. Element to be demolished are original to the building
- Harm to the setting of the Listed Building
- Harm to conservation area
- The Heritage statement is inaccurate
- The conservative club does have 'communal value' in respect of heritage value
- Visually incongruous development in terms of form and materials
- Poor outlook and lighting for future occupiers
- Poor amenity space
- Overlooking
- Increased traffic congestion and parking pressure, particularly on the adjacent TfL Red Route
- Poor access to the rear for vehicles, including emergency vehicles
- Loss of trees and impact on habitat, including bats
- Loss of natural drainage
- Lack of disabled access
- Excessive parking – development should be car free

- Loss of light to existing club
- Location of refuse bin at the front of the site raises fly-tipping and health and safety concerns
- Extent of consultation is unclear

5.6 The following issues raised are not material planning considerations:

- Disruption from construction work and traffic

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. Design, bulk and massing
4. The impact of the proposed development on the Listed Building
5. The impact on archaeological remains
6. The impact on the amenity of adjoining occupiers
7. Living conditions for future occupants
8. Parking and highway safety
9. Waste
10. Trees and Ecology
11. Sustainability
12. Safety by Design
13. Land Contamination
14. Water Management and Flooding
15. Affordable Housing
16. S106 Planning Obligations and Community Infrastructure Levy (CIL)

6.2 Principle of the development

- 6.2.1 The proposed development converts the upper floors of the Listed Building to four self contained flats and provides ten new-build houses in the rear. 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).
- 6.2.2 The upper floors of the Listed Building have historically been in residential use but in association with the Conservative Club on the ground floor. However, in planning terms no change of use is considered to occur on the upper floors.
- 6.2.3 The development involves the demolition of parts of the Listed Building. These parts include a ballroom, pool room and welfare facilities used by the Conservative Club. However, these facilities fall outside the demise of the Conservative Club. The part of the building under lease to the club will remain. Although continued operation of the club is likely to require some construction work (such as re-provision of toilets), it is considered that the development would not result in the loss of community facility having regard to London Plan 2011 Policy 3.16, Local Plan 2013 Policy SP16.

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 6, thus development should be within the density range of 200 to 700 habitable rooms per hectare (hr/ha). The proposed development is on a 0.2027 ha site and provides 51 habitable rooms. This results in a density of 289 hr/ha when the non-residential uses are accounted for. This density is within the target 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.
- 6.3.4 The proposed development provides 3 x 1-bedroom, 1 x 2-bedroom, 9 x 3-bedroom and 1 x 4 bedroom. This mix provides a high number of family size units and is therefore considered acceptable.

6.4 Design, bulk and massing

- 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 The application includes a new-build development on ten houses to the rear of the existing building. The design quality of the element is considered in this section with the impact on the Listed Building and Conservation area considered in the following section (section 6.5).
- 6.4.3 The applicant consulted Haringey officers on the design and presented an early version to the independent Haringey Design Panel. This design established the height and basic layout of the development. The Panel had no objection to a mews style development but had concerns over the amount of development, its height and the bulky appearance of the proposed mansard roof with balconies.
- 6.4.4 The applicant's initial application submission attempted to respond to these criticisms by providing a simpler layout for the southern terrace and a simpler roof design. Haringey Officers supported the mews style arrangement and it is noted that elsewhere on Bruce Grove there have been substantial but sensitively designed developments situated behind Listed Buildings. The design also maintained a gap at the end of the site to create an 'open-ended' mews to allow for integration into future development in the wider area. However, officers considered that the height and spacing of the building

resulted in a cramped form of development. The design was further revised in response.

6.4.5 The revised design benefits from a 1m greater separation between the two terraces. This has resulted in the north terrace losing their private ground floor amenity spaces but gaining a first floor terrace which would receive greater daylight. By using a structural glass floor for this terrace, the room below would also receive ample daylight.

6.4.6 The revised design is considered to provide a high quality development which responds sensitively to the scale, pattern and character of development in the local area. Objections have been received on grounds of it being cramped overdevelopment however the applicant is considered to have responded to the Council's concerns in this respect. The Haringey Design Officer has assessed the revised design and is broadly in support. The application is therefore considered to be in compliance with the above policies.

6.5 The impact of the proposed development on the Listed Building and Conservation Area

6.5.1 Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering applications for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.5.2 London Plan Policy 7.8 'Heritage Assets and Archaeology' requires developments affecting "Heritage Assets" to conserve their significance. Saved UDP 2006 Policy CSV4 requires development affecting a Listed Building to preserve or enhance the historic character of the building.

6.5.3 The NPPF is material consideration and under para.128, it states that applicants are required to describe the significance of any heritage assets affected and the impact of the development.

6.5.4 Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering applications for development, the LPA shall pay special regard to the desirability of preserving or enhancing the character and appearance of the conservation area. Policies 7.4 and 7.6 of the London Plan 2011 and Saved Policy UD3 of the Haringey UDP 2006 require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area. London Plan Policy 7.8 'Heritage Assets and Archaeology' requires developments affecting "Heritage Assets" to conserve their significance.

6.5.5 Saved UDP 2006 Policy CSV5 requires extensions in conservation areas to preserve or enhance the character of the conservation area.

6.5.6 The application involves the part demolition of a Grade II Listed Building, the refurbishment of the upper floors and part of the ground floor as well as the erection of ten contemporary houses in the rear. These works would have implications for the historic character of the Listed Building and its setting.

Assessment

6.5.7 The Council's Conservation Officer has assessed the application and does not object. Below is a summary of the reasons for this:

Part-demolition

- The front extension to be demolished is understood to be a later addition which detracts from the character and appearance of the Listed Building;
- The ancillary extension built between 1862 and 1867 and extended in the 1930s makes a limited contribution to the significance of the Listed Building
- Removal of the single storey elements is therefore considered to preserve the original character and appearance of the building in accordance with the Council's statutory duty under Section 66
- Securing the long term use of the building is considered to be a public benefit outweighing the limited harm caused by the removal of the extension as per NPPF para. 134

Conversion of upper floors

- Conversion is welcomed to secure long term use of the building
- The original layout of the principal rooms would be retained and any new partitions would be light and reversible

Impact on the setting of the Listed Building and wider conservation area

- The established burgage plot layout of the application site and neighbouring site has been compromised substantially by later development and now make a limited contribution to the conservation area. As such, the proposed 10 units would cause limited harm to the setting of the Listed Building but this is given considerable weight
- The scale and design of the new townhouses are complimentary to the established high architectural quality of the conservation area, would be a contemporary interpretation of the existing Georgian townhouses. They would appear subtle and ancillary to the Listed Building
- Overall the houses would enhance the setting of the listed building and conservation area
- Whilst the development may cause limited harm to the historic burgage plot layout of the Listed Building and that established in the wider area it would enable the restoration of the Listed Building
- The restoration of the Listed building is a public benefit which would outweigh the limited harm

- 6.5.8 Officers agree that the proposed works to the Listed Building would preserve the historic character of the building. Whilst the Conservation Officer considers that the new development at the rear would cause limited harm to the setting of the Listed Building due to the impact on the historic burgage plot, the harm is considered to be outweighed by restoration of the Listed Building and that its setting would be enhanced by the new development. Officers agree with this view.
- 6.5.9 Objections have been received in respect of the proposed work to the Listed Building and the associated new development however it is considered that the original historic character of the Listed Building would be preserved and its setting, as well as the wider conservation area would be enhanced by the contemporary development at the rear. Officers have had due regard to Sections 66 and 72 of the Planning Listed Buildings and Conservation Areas Act 1990. The proposed development is also considered to be in compliance with the above policies.

6.6 The impact on archaeological remains

- 6.6.1 London Policy 7.8 states that “development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site’s archaeology” and UDP Policy CSV8 restrict developments if it would adversely affect areas of archaeological importance.
- 6.6.2 The site is not within an area of Archaeological Importance as identified in the Local Plan. A desk-based assessment has been submitted which concludes that the site is considered to have low archaeological importance. GLAAS recommends no archaeological requirement be applied.

6.7 The impact on the amenity of adjoining occupiers

- 6.7.1 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

- 6.7.2 The development would result in greater overshadowing at the rear due to the presence of new houses. However the site is enclosed on the three sides by development with no facing windows. Any shadow cast would fall onto blank walls, causing no harm. Towards the Listed Building there is a sufficient gap in development to avoid the shadow cast by these houses. It is therefore considered that there would be no harmful loss of daylight or sunlight for nearby residents.

Overlooking and impact on privacy

- 6.7.3 Due to the blank walls enclosing the site, there would be no views directly into surrounding properties from the new houses. Views to the south-east and

south-west would be over the roofs of adjoining commercial/industrial development. There are two corner windows facing towards the Listed Building however there is a gap of 25m, which is sufficient to maintain privacy.

- 6.7.4 The works to the Listed Building would not result in any new windows.
- 6.7.5 Within the development, the north-east row of houses is arranged in a staggered angled manner to avoid direct overlooking between the two rows of mews houses.
- 6.7.6 Therefore there would be no overlooking or loss of privacy caused by the development.

Noise

- 6.7.7 Objections have been raised over the potential for noise conflicts between the conservative club and the flats above. The applicant has submitted a noise report following a survey over a number of days, including a weekend and it found that the existing separating structure between the conservative club and the proposed residential above does not provide sufficient noise insulation. This concern has been raised by a number of objectors. The report recommends an upgrade treatment to achieve a high level of insulation to protect future residents. Outline details of a scheme are set out in the report. A condition will be applied requiring the submission, approval and installation of a noise insulation scheme in accordance with the recommendations of the report.

6.8 Living conditions for future occupants

- 6.8.1 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.
- 6.8.2 The proposed conversion of the upper floors of the Listed Building provides four flats. All except one 1-bedroom flat would exceed the minimum space standards. The flat which does not meet the minimum has a shortfall of 8 sqm (42 sqm instead of the 50 sqm minimum). Although this represents a significant shortfall, it is considered the proposed layout makes the best use of the space available while balancing the need to minimise interventions into the building fabric as required to preserve its historic character.
- 6.8.3 The proposed houses at the rear meet or exceed the minimum internal space standards set out in the Mayor's Housing SPG. Each house has multiple aspects and would receive adequate light and ventilation. A submitted daylight assessment concludes that the proposed design would satisfy the relevant BRE guidelines.

Amenity space

- 6.8.4 Each of the houses in the southern terrace has a private garden. The houses on the north terrace have a first floor amenity space. All of these exceed the minimum for private external amenity spaces set out in the London Plan.
- 6.8.5 The flats within the Listed Building would not have private amenity space but this is considered acceptable due to the limitations presented by the building's protected status.

Child playspace

- 6.8.6 London Plan Policy 3.6 'Children and young people's play and informal recreation facilities' requires developments make provision for play and informal recreation, based on the expected child population generated by the scheme. The 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 sets out the Council's own play space standards under the Local Plan.
- 6.8.7 Using the formula set out in the above SPG the scheme would have a child yield of 6.75. The London Plan only requires on-site playspace for developments where there is an expected child yield of 10 or more. However, the proposed private external amenity spaces will provide doorstep playable space and the area between the houses is proposed as a shared space for both pedestrian and vehicles. The space is intended to be used both for vehicle and pedestrian circulation as well as amenity and play space (also known as a 'HomeZone'). Officers are satisfied with this approach as it will provide a communal supplement to the private amenity space provided to each house.
- 6.8.8 For older children or more intensive outdoor activities, Bruce Castle Park is less than 800m away.

Inclusive design

- 6.8.9 All of the mews houses have level access and are designed to Lifetime Homes standard. The flats within the Listed Building would not have level access but this is considered acceptable due to the limitations presented by the building's historic design and the need to preserve its original building fabric.

6.9 Parking and highway safety

- 6.9.1 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'.

- 6.9.2 The proposed development provides ten parking spaces, with one space designated for each house. One of these spaces is for blue badge holders. Access to these spaces is via a 4.1m wide drive from Bruce Grove.
- 6.9.3 The Council's Transportation Team has assessed the application and do not object. Although the site is within a restricted conversion area and is therefore in an area of identified parking pressure, the site has a high public transport accessibility level of 6. The proposed access arrangement and level of parking provision is therefore acceptable provided that the development is designated as 'car-restricted', which would prevent prospective residents from applying for on-street parking permits should parking restrictions be put in place. Cycle parking is also provided in accordance with London Plan standards but a contribution of £20,000 is sought to improve connectivity of local cycle routes.
- 6.9.4 Officers agree with the assessment of the Transportation Team. The proposed development is therefore considered to cause no significant harm to the surrounding transport highway network. Subject to s106 contributions towards cycle route improvement, car-restriction, car club membership, and travel plans, as well as conditions securing a construction management plan, logistics plan and service delivery plan.

6.10 Waste

- 6.10.1 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.
- 6.10.2 Waste and refuse collection will be from the street, as is the case currently. The communal refuse store is located within 25m of the collection point. The houses have individual refuse storage in front of each unit. The Council's Waste Management Officer is satisfied with the details submitted so far and recommends a waste management plan be sought. This plan as well as any further necessary details can be secured by condition.

6.11 Trees and Ecology

- 6.11.1 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.
- 6.11.2 A full arboricultural survey has been submitted and it concludes that the existing trees are low quality. During pre-application discussions, the Council's Arboricultural officer agreed that none of the existing trees were of sufficient quality for retention and sufficient new planting would mitigate their loss.

6.11.3 A landscaping scheme has been submitted which includes sufficient compensatory planting.

Ecology

6.11.4 London Plan Policy 7.19 'Biodiversity and access to nature' requires development to make a positive contribution to the protection, enhancement, creation and management of biodiversity. This approach is continued by Local Plan Policy SP13 'Open Space and Biodiversity'.

6.11.5 Local objections raise concerns about harm to ecology. The site is not within an ecological corridor or other designated nature conservation site. A phase 1 habitat survey has been submitted and it indicates that there are no protected species on site.

6.11.6 It is considered that there would be no harm to ecology in compliance with the above policies.

6.12 Sustainability

6.12.1 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.

6.12.2 The applicant has submitted an energy statement which concludes that the development is able to achieve a 43.5% reduction in carbon emission relative to a baseline based on the building Regulations 2010. This is achieved by energy efficiency measures and photovoltaics. This meets the requirement under Policy 5.2 of the London Plan 2011. The development is also designed to achieve Code for Sustainable Homes Level 4. A condition will be applied securing this at a later design stage.

6.13 Land Contamination

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

6.13.2 The applicant has submitted a Phase 1 Desk Top study which concludes that there is low risk of contamination. The Council's Environmental Health Officer has reviewed the statement and has recommended conditions for further investigative work.

6.14 Water Management and Flooding

6.14.1 London Plan 2011 Policy 5.12 requires developments to comply with flood risk and assessment requirements set out in PPS25 in order to minimise flood risk. Policy 5.13 requires the use of Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so. This is reflected Haringey Local Plan 2013 Policy SP5.

6.14.2 The Environment Agency has identified the site as being in Flood Zone 1, which is the zone least at risk. The Environment Agency do not object to the development provided that it can comply with London Plan Policy 5.13, which seeks to ensure that development achieve greenfield run-off rates. The submitted Flood Risk Assessment sets out that the applicant is committed to achieving this. A condition has been applied to ensure that an appropriate surface water drainage strategy is implemented.

6.15 Affordable Housing

6.15.1 The NPPF 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 (para. 50).

6.15.2 Similarly, 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”.

6.15.3 Policy SP2 of the Local Plan requires developments of more than 10 units to provide a proportion of affordable housing subject to viability to meet an overall borough target of 50%.

6.15.4 The applicant has submitted a financial viability assessment which shows that the provision of affordable housing is not viable due to the costs of restoring the listed building. This has been independently assessed and found valid.

6.16 S106 Planning Obligations and Community Infrastructure Levy (CIL)

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

- Education - £95,426
- Cycle network improvement - £20,000
- Car restricted development - £1,000

- Travel Plan providing:
 - Two year free car club membership and £50 credit to all new residents in the development
 - welcome induction packs containing public transport and cycling/walking information like available bus/rail/underground services, map and time-tables to all new residents

Balancing paragraph

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

6.6 CIL

Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £40,219 (1,149.11 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATIONS

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

Applicant's drawing No.(s) 154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1

Subject to the following condition(s)

TIME LIMIT

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.

DRAWINGS

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

154-B10P00 P1, 154-B10P01 P1, 154-B20E01 P1, 154-B20P00 P1, 154-B20P01 P1, 154-B20P02 P2, 154-PL20P00 P5, 154-PL20P01 P2, 154-PL20P02 P2, 154-PL20P03 P2, 154-PL20S00 P3, 154-PL20E01 P2, 154-PL20E02 P2, 154-PL20E03 P1

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

MATERIALS

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

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

WORKS TO THE LISTED BUILDING

4. The newbuild houses in the rear of the site shall not be occupied until the restoration works to 5 Bruce Grove hereby permitted have been completed in accordance with the approved plans and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

LAND CONTAMINATION

5. Before development commences other than for investigative work:
 - a) 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.

CONTROL OF DUST

6. (a) No demolition works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

(b) No construction works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Construction Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

COMBUSTION AND ENERGY PLANT

7. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

PILING METHOD STATEMENT

8. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

NOISE

9. The structure between the Conservative Club and the dwellings above shall be upgraded with noise insulation so as to achieve a minimum 15dB reduction in noise transmission in accordance with the recommendations set out in the report 'Noise Assessment for Proposed Conversion Residential Flats Above Tottenham Conservative Club At 5 Bruce Grove, London N17 6RA' by Philip Acoustics Ltd dated June 2014.

Reason: In order to protect the amenities of future residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

CMP & CLP

10. The applicant shall submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval

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prior to demolition or construction work commencing on site. The Plans should provide details on how demolition and construction would be undertaken in a manner that disruption to traffic and pedestrians on Bruce Grove and High Road Tottenham is minimised. Additionally, the plans will need to ensure that all construction related activity can be restricted to within the site boundary without stopping or encroaching on Bruce Grove or creating a need for vehicles to reverse into or off site. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

SERVICE AND DELIVERY PLAN

11. The applicant shall submit a Service and Delivery Plan (SDP) for the Local Planning Authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing including refuse collection and deliveries will take place. It is also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce traffic and congestion on the transportation and highways network.

WASTE

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

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

SUSTAINABILITY

13. 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.

DRAINAGE

14. The authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy 5.13 of the London Plan 2011, Policies SP0 and SP4 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2013.

INFORMATIVE: Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £40,219 (1,149.11 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or aresituated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

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.

INFORMATIVE: Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1bar) 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: The new development will require numbering. The applicant should contact the local land charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The applicant/developer is advised to liaise directly with Transport for London to clarify the scope of the delivery service/construction management/construction logistics plans prior to their submission to the local planning authority.

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.

Appendix 1: Consultation Responses

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Environmental Health	<p>With reference to above planning application for demolition of side and rear extensions, conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed) and erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping, I recommend the following conditions;</p> <p><u>Contaminated land:</u></p> <p>I have reviewed the Phase I Desk Top Study carried out by envirep.co.uk; ref: 62102R1_v2 and dated April 2014. The desk top study concludes that whilst there is a low risk of land contamination at the subject site; a limited intrusive site investigation, with soil sampling and analysis is recommended. The following condition is therefore intended;</p> <ul style="list-style-type: none"> ❖ Before development commences other than for investigative work: <ul style="list-style-type: none"> b) 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 	Noted. Conditions and informative added.

No.	Stakeholder	Question/Comment	Response
		<p>enable:-</p> <ul style="list-style-type: none"> ▪ a risk assessment to be undertaken, ▪ refinement of the Conceptual Model, and ▪ the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>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.</p> <p>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.</p> <p>Reason</p>	

No.	Stakeholder	Question/Comment	Response
		<p>To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>❖ <u>Control of Construction Dust:</u></p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the London Code of Construction Practice. The site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.</p> <p>❖ <u>Combustion and Energy Plant:</u></p> <p>Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p><i><u>Reason:</u> To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The</i></p>	

No.	Stakeholder	Question/Comment	Response
		<p><i>London Plan Policy 7.14.</i></p> <p><u>As an informative:</u></p> <p>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.</p>	
	<p>Conservation</p>	<p>Background: This is a listed grade II building within the Bruce Grove Conservation Area. The building was erected in the late eighteenth century, likely 1780-1785, and is a three storey building with basement, in yellow stock brick. Architectural details include stuccoed cornices with paired quasi-modillions and blocking course. Fenestration is recessed sash windows with glazing bars and gauged flat brick arches and 6 panel doors. Original fanlight to the entrance, now lost. The building also has later addition to the side, front and rear.</p> <p>Within the conservation area, the building forms part of a group of similar contemporary buildings, positively contributing to the character and appearance of the conservation area.</p> <p>Comments:</p> <p>Proposal for demolition on ground floor: The scheme proposes the</p>	<p>Noted. Conditions applied.</p>

No.	Stakeholder	Question/Comment	Response
		<p>demolition of a front extension attached to bay immediately left on the main entrance. This was a later addition and is considered to be detrimental to the character and appearance of the listed building. Its removal would, therefore, preserve the appearance of the building and would be acceptable from a conservation point of view.</p> <p>The scheme also proposes the demolition of ancillary extension to the building build between 1842 and 1867. This was later extended to the rear between 1915 and 1936. The extension is single storey and whilst it may have some historical and evidential value, its overall contribution to the significance of the main listed building is limited. As such, its demolition would not be considered to have a substantial harm to the significance of the listed building. Nevertheless, its demolition would lead to the partial loss of the evidential value the building and should be adjudged accordingly.</p> <p>From a conservation point of view, it is considered that the removal of the single storey element would reinstate the original elevation of the house and facilitate the conversion of the building to flats, thus ensuring its restoration and long term future use. As such, its removal would preserve the original character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long term use of the building, the public benefit of the scheme would outweigh the limited harm that would be caused by the removal of the extension as per NPPF Policy 134.</p> <p>It is therefore acceptable from a conservation point of view.</p> <p>It is felt, however, that this demolition will lead to the loss of utility</p>	

No.	Stakeholder	Question/Comment	Response
		<p>facilities currently being used by the Conservative Club. Whilst not conservation matter, their relocation to sustain the Club use should be sought.</p> <p>Conversion of upper floors: The conversion of the upper floors is welcomed as this would ensure the restoration of the building and its long term future use. The proposal would require removal of some partition walls and construct further partitions to enable this conversion. From a conservation point of view, the original layout of the principal rooms would be retained and any new partitions would be light and reversible in nature. As such, the proposal would preserve the character of the building and would allow the long term future of the building. It is, therefore, acceptable.</p> <p>Impact of new development on the setting of the listed building and the wider conservation area: To enable works to the listed building, the scheme proposes 10 units to the rear. This would have a substantial impact on the burgage plot layout of the existing building, typically characterised by similar deep gardens. The scale of the development is such that it would also have a considerable impact on the setting of the listed building.</p> <p>From a conservation point of view, it is felt that the established burgage plot layouts of this and the adjacent properties contemporary to it, has been compromised substantially by later and more recent developments. As such the contribution the layout makes to the setting of the listed building and the wider conservation area is limited. In this respect, the proposed development would cause limited harm to the setting of the listed building. In accordance with the recent Barnwell Manor case, this</p>	

No.	Stakeholder	Question/Comment	Response
		<p>limited harm has been given considerable weight.</p> <p>On balancing the merits of the new development and the limited harm on the setting of the listed building, considerable weight has been given to the preservation of the setting of the listed building, as per the statutory duty of the Council. It is felt that the overall scale and design of the new townhouses are complimentary to the established high architectural quality of the conservation area. The design of the new houses is such that they would be considered a contemporary interpretation of the existing Georgian townhouses. The overall appearance and proposed materials are such that these would appear subtle and ancillary in relation to the listed building.</p> <p>Overall, it is felt that the new houses are of high quality and would enhance the setting of the listed building and the conservation area. Additionally, whilst the development may cause limited harm to the historic burgage plot layout of the listed building and that established within the wider conservation area; it would enable funds required for the restoration of the listed building, the public benefit of which outweigh this limited harm. It is, therefore, acceptable from a conservation point of view.</p> <p>In addition to standard conditions, the following conditions should be attached:</p> <p>Listed building conditions:</p> <ol style="list-style-type: none"> 1. A detailed schedule of repair works and methodology statement should be submitted to the Council for further approval. 2. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional 	

No.	Stakeholder	Question/Comment	Response
		<p>harm to the existing fabric, this should be repaired or replicated to match existing.</p> <ol style="list-style-type: none"> 3. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority. 4. Details of all joinery including the proposed fanlight to front entrance, all internal and external doors, frames, architraves, windows, cornices and skirtings should be submitted to the council at an appropriate scale (1:5 advised). 5. All materials including external cladding, metal and any masonry should be submitted to the Council for approval. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture. <p>Planning Permission condition:</p> <ol style="list-style-type: none"> 1. None of the new dwellings as part of the enabling development shall be occupied until works to restore 5 Bruce Grove have been completed in accordance with the approved plans to the satisfaction of the Council. 	
	Transportation	<p>The application site has a high PTAL level of 6 and is situated within the immediate vicinity of Bruce Grove rail station. The site is also served by a number of bus routes, available on Bruce Grove and High Road Tottenham, which run with a combined two-way frequency of 157 buses per hour. It is therefore considered that the majority of prospective residents are likely to use public transport for journeys to and from the site.</p>	<p>Noted. Conditions, informatives and s106 contributions sought</p>

No.	Stakeholder	Question/Comment	Response
		<p>The proposed 14 unit development consists of 10 new build family sized houses as well as a proposal to form 4 flats within the existing main building. It is intended that the houses be served by a shared surface access road which will measure 4.1 metres in width and will be surfaced in Tegula setts to highlight the shared nature of the road. The width of the access exceeds the minimum of 3.7metres required for access by fire appliances. The drawings also indicate a refuse storage area within 25metres of the public highway. It is intended that the existing kerbside refuse arrangements remain in place.</p> <p>The site falls within the Bruce Grove Restricted Conversion area, which has a requirement for a higher level of off-street parking provision. However, it has been noted that the disabled access unit as well as all of the family sized units will be served by their own designated parking space as indicated on the proposed ground floor plan drawing no. 154-PL20P00. It has been noted that 20% of the parking spaces will be equipped with electric charging points, with an additional 20% passive provision in line with standards set out within the London Plan.</p> <p>Although the smaller sized flats will not be served by designated on-site parking provision it is considered that the very high level of public transport accessibility and the lack of on-street parking opportunities within the immediate vicinity of the site will severely limit car ownership for the prospective residents of this part of the development. However, we will require that the applicant enter into a S106 agreement to secure the developments designation as “Car-restricted”, this will prevent prospective residents from applying for on-street parking permits should new controlled on-street parking restrictions be put in place in the future.</p> <p>It has also been noted that cycle storage has been provided in line with London Plan standards. However, in order to encourage the further uptake of cycling we will require that the applicant makes a financial</p>	

No.	Stakeholder	Question/Comment	Response
		<p>contribution towards the upgrade and improved connectivity of local cycle routes that feed into the wider cycle network, especially LCN link 79 and the proposed Cycle Superhighway route CS1.</p> <p>The highway and transportation authority agree with the findings of the Transport statement and consider that the development will not have any significant negative impact on the surrounding highway network. Therefore, the highway and transportation authority do not wish to object to this application subject to the imposition of the following S106 obligations and condition:</p> <p>S.106 Obligations:</p> <p>1. The Applicant/ Developer will be required to contribute by way of a S.106 agreement £20,000 (twenty thousand pounds) for improvements to the wider London cycle network within the vicinity of the site.</p> <p>Reason: To facilitate travel by sustainable modes to and from the site.</p> <p>2. The applicant shall enter into a S106 agreement requiring that the residential units are defined as car-restricted and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) Controlling on street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (one thousand pounds) towards the amendment of the TMO for this purpose.</p> <p>Reason: To encourage the prospective residents of this development to use sustainable travel modes.</p> <p>3. A Travel Plan Statement must be secured by a S.106 agreement. As</p>	

No.	Stakeholder	Question/Comment	Response
		<p>part of the travel plan statement, the following measures must be included in order to maximise the use of sustainable transport:</p> <p>a) The applicant/developer must offer all new residents of the proposed development two years free membership to a local Car Club and £50 credit to all new residents.</p> <p>b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/underground services, map and time-tables to all new residents.</p> <p>Pre-commencement condition: 1. The Applicant/ Developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Bruce Grove and High Road Tottenham is minimised. Additionally, the plans will need to ensure that all construction related activity can be restricted to within the site boundary without stopping or encroaching on Bruce Grove or creating a need for vehicles to reverse into or off site. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.</p> <p>The applicant/operator are required to submit a Service and Delivery Plan (SDP) for the local authority's approval prior to occupancy of the proposed development. The Plans should provide details on how servicing including refuse collection and deliveries will take place. It is</p>	

No.	Stakeholder	Question/Comment	Response
		<p>also requested that servicing and deliveries should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce traffic and congestion on the transportation and highways network.</p> <p>Informative: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>The applicant/developer is advised to liaise directly with Transport for London to clarify the scope of the Delivery service/Construction Management/Construction Logistics plans prior to their submission to the Local Planning Authority.</p>	
	Education	<p>I have looked at the above application which proposed the provision of four self-contained units within the existing building and a further ten new dwellings at the rear of the site, making a total of fourteen units. The mix proposed is for 3 x 1-bed flats, 1 x 2-bed flat, 8 x 3-bed houses and 2 x 4-bed houses. This mix will result in an expected child yield and a subsequent demand for school places locally.</p> <p>I understand that the GLA is in the process of formulating a new child yield formula which will use tenure as opposed to housing type as the important indicator in determining child yield. Without the GLA's formula I am unable to work out an indicative child yield as the Haringey formula previously used is now seriously out of date.</p> <p>I believe we have now adopted our CIL and so my understanding is</p>	Noted. A separate education s106 contribution has been sought

No.	Stakeholder	Question/Comment	Response
		<p>that a levy will be placed on this development. Given that the surrounding area is close to capacity in terms of demand for school places I would ask that a portion of CIL is provided to contribute towards the increase in the demand for school places arising from this development.</p>	
	Cleansing	<p>The proposed planning application for Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping will require 3x1 bed – 1x120 litre refuse & 120 litre recycling 1x2 bed – 1x240 litre refuse & 120 litre recycling</p> <p>Rear of the property 8x3 bed – 2x1100 litre refuse & 1x1100 recycling</p> <p>The proposed planning application has not provided detailed information on how refuse & recycling will be stored and disposed. Detailed information is required on refuse & recycling arrangements for the development. A waste management plan should also be considered to ensure waste & or litter on the site does not become a detriment to the local amenity.</p> <p>Signage should be considered informing residents and visitors on the correct manner in which to dispose of their domestic waste. An area within the bin chamber should be considered to house bulky items.</p> <p>This part of the application has been given RAG traffic light status of RED for waste storage and collection arrangements.</p>	Noted. Condition applied requesting further details
	Building Control	<p>However, It is noted from the deposited drawings that with regard to Access for the Fire Brigade, more details may be required.</p> <p>This type of work will require a Building Regulation application to be made after Planning permission has been granted.</p>	Noted. Width of access is 3.7m which is sufficient for fire appliances.
	EXTERNAL		

No.	Stakeholder	Question/Comment	Response
	Natural England	<p>Statutory nature conservation sites - no objection This application is in close proximity to the Walthamstow Reservoirs Site of Special Scientific Interest (SSSI). This SSSI forms part of the Lee Valley Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site).</p> <p>Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Lee Valley has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.</p>	Noted.
	Environment Agency	<p>We have assessed this application and identified flood risk as the only constraint at this site. This site is in Flood Zone 1 and is under a hectare and therefore falls under cell F5 of our Flood Risk Standing Advice (FRSA) Flood Risk Standing Advice.</p> <p>The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.</p> <p>We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.</p> <p>Surface water runoff rates and volumes from the site must be</p>	Noted. Flood risk assessment submitted with application and no significant risk identified.

No.	Stakeholder	Question/Comment	Response
		<p>managed in accordance with the London Plan (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 – Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.</p> <p>If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.</p>	
	Thames Water	<p>Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk</p> <p>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</p>	Noted. Conditions and informatives applied.

No.	Stakeholder	Question/Comment	Response
		<p>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.</p> <p>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.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.</p> <p>Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.</p>	

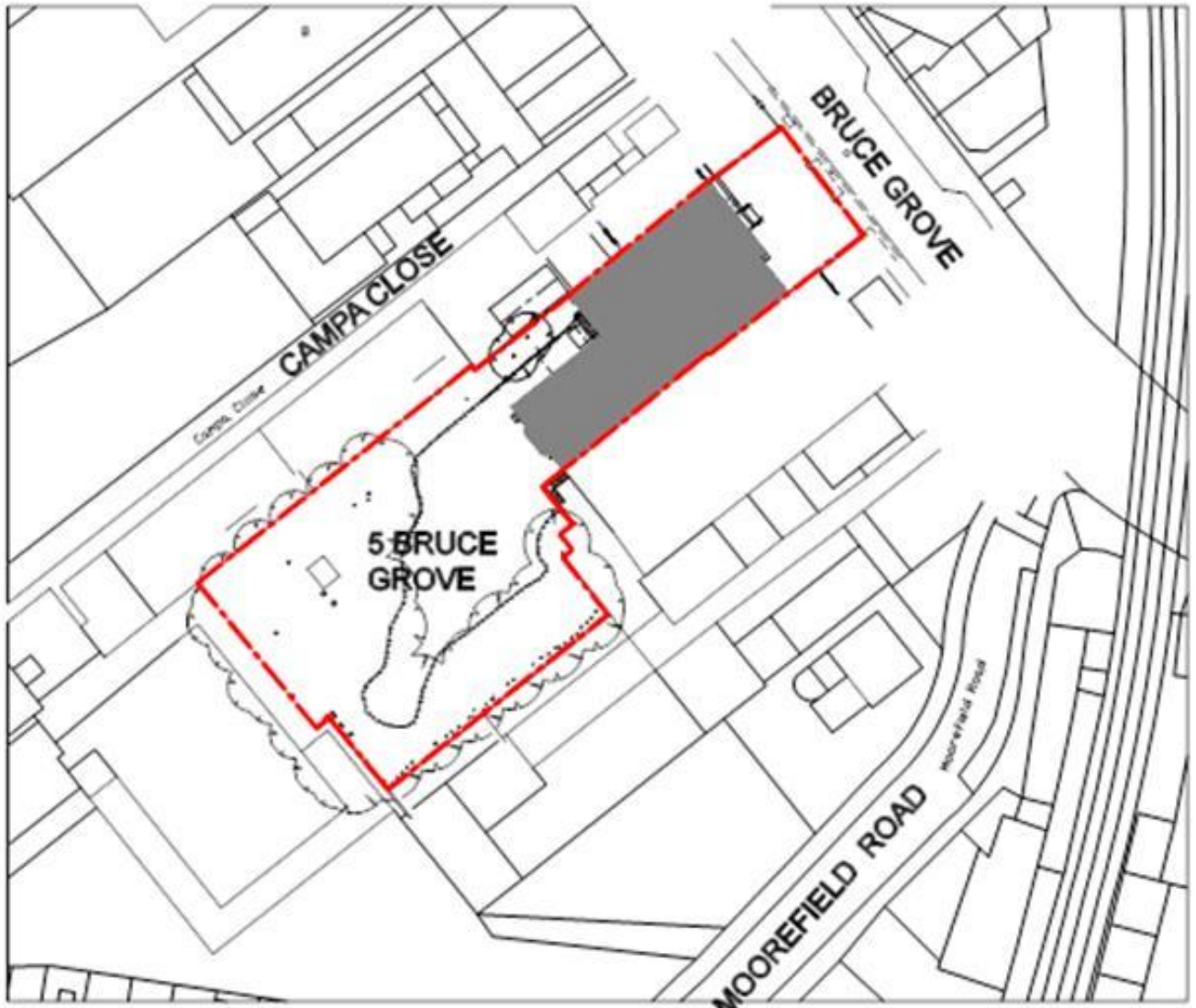
No.	Stakeholder	Question/Comment	Response
	Metropolitan Police	I have no objection to the proposals and the architect has already met with me and consulted on including measures to design out crime at the site. The homes should be built to the Secured by Design standard and I can give further advice as required throughout the lifetime of the project.	
	English Heritage	This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.	Noted.
	Design Panel	See Appendix 3	
	LOCAL GROUPS/SOCIETIES		
	Tottenham Conservative Club	<ol style="list-style-type: none"> 1. Grade II Listed Building: validity of heritage advice given to officers is questioned. Insufficient research has been undertaken and insufficient evidence is provided to support the proposed works (a number of alleged errors are stated). 2. The club has historic communal value 3. The close proximity of new contemporary development is not adequately supported by evidence 4. Overdevelopment 5. Insufficient parking provide for the club 6. Insufficient consultation for proposed Site Allocation document for wider area 7. Loss of light to club 8. Plumbing and drainage needs to be upgraded 9. Loss of toilets and TV room 10. Potential for noise conflicts 11. Impact on ecology 	<ol style="list-style-type: none"> 1. The heritage statement and internal heritage advice received is considered robust 2. The building does not have communal value in a heritage sense (irrespective of its current use) 3. The design and access statement sets out the design rationale 4. Density is within acceptable range and design is sensitive to local character 5. Parking for new existing uses found acceptable by transport officers 6. This is external to this planning application 7. No significant loss of light caused

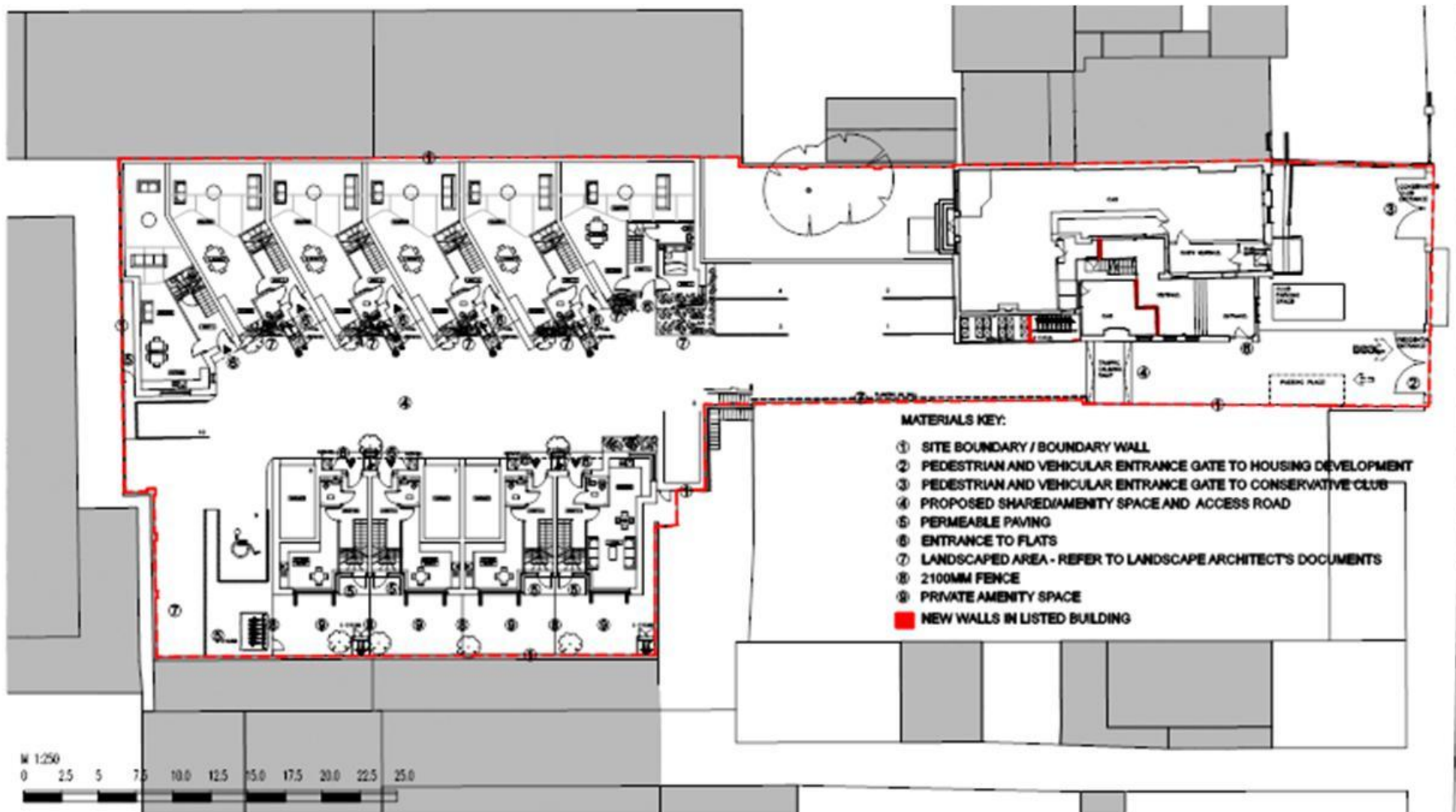
No.	Stakeholder	Question/Comment	Response
		12. Refuse and recycling storage would lead to health and safety issues and fly tipping	8. This is external to planning and covered by Building Regulations 9. These elements are outside the demise of the club 10. Noise insulation will be installed 11. No significant harm found to amenity 12. Refuse and recycling management plan required by condition
	Local Residents 72 objections in total	1. Overdevelopment/cramped form of development 2. Loss of Conservative club facilities, including parking, toilets, green space at rear and pool hall and associated loss of business and community facility 3. Loss of employment 4. Would result in noise conflicts between the residential units and the club below (with reference to PPG24) 5. A noise survey could not adequately assess the impact 6. Part demolition of the Listed Building would harm its historic character. Element to be demolished are original to the building 7. Harm to the setting of the Listed Building 8. Harm to conservation area 9. The Heritage statement is inaccurate 10. The conservative club does have 'communal value' in respect of heritage value 11. Visually incongruous development in terms of form and materials 12. Poor outlook and lighting for future occupiers 13. Poor amenity space 14. Overlooking 15. Increased traffic congestion and parking pressure, particularly on the adjacent TfL Red Route 16. Poor access to the rear for vehicles, including emergency vehicles	1. Density is within acceptable range 2. These facilities fall outside the club's demise 3. The club can continue operation 4. Noise insulation will be installed 5. Survey is best available evidence 6. Character of original building is retained 7. Setting to listed building is changed but not harmed 8. Development is sensitive to conservation area 9. Heritage statement considered sufficient 10. Conservative club can continue operating 11. Development is considered to be sensitively designed 12. Design has been amended to

No.	Stakeholder	Question/Comment	Response
		17. Loss of trees and impact on habitat, including bats 18. Loss of natural drainage 19. Lack of disabled access 20. Loss of light to existing club 21. Location of refuse bin at the front of the site raises fly-tipping and health and safety concerns 22. Extent of consultation is unclear	improve amenity space and light for residents 13. Sufficient private and communal amenity space provided 14. No overlooking between new houses or to surrounding properties 15. Sufficient parking and access provided 16. Sufficient access for fire brigade 17. Trees not considered worthy of protection. No harm to local ecology 18. Sustainable drainage scheme to be secured 19. Rear homes are built to Lifetime Homes standard to provide access 20. No significant change in light for club 21. Waste management plan secured by condition 22. Consultation list displayed on website

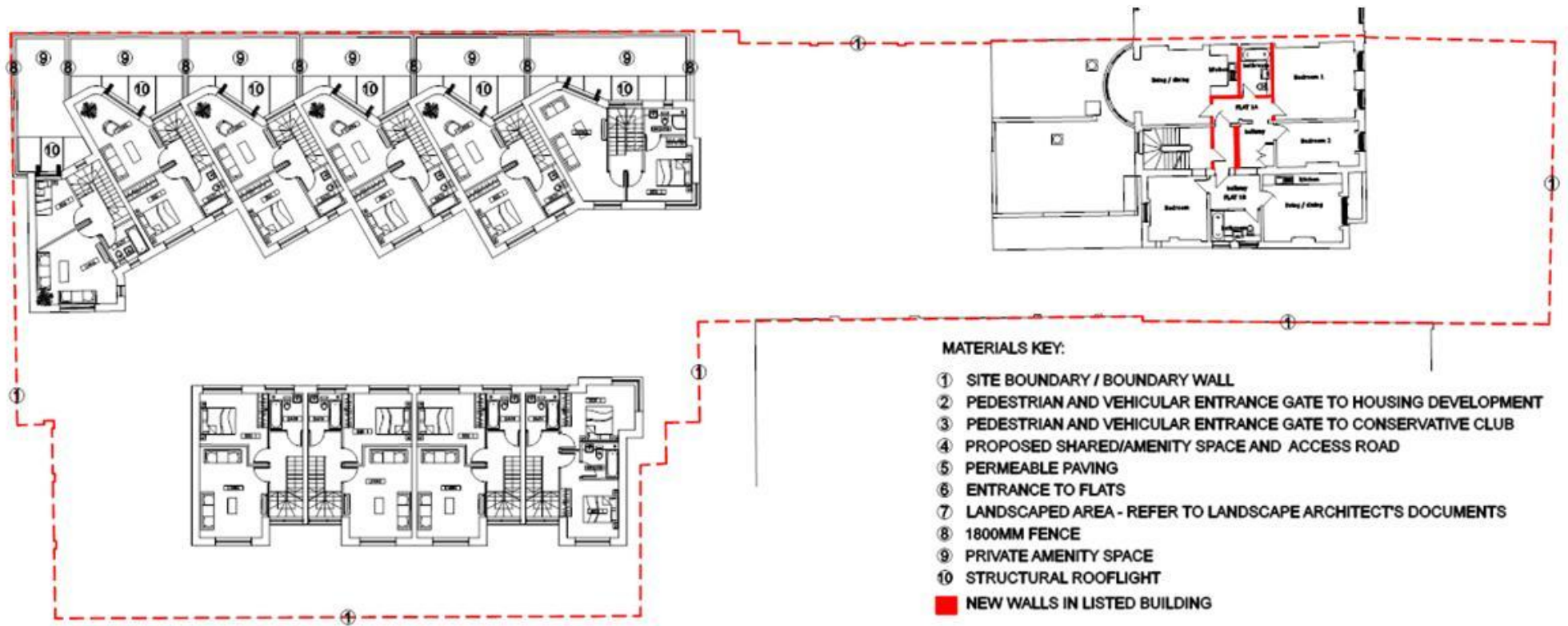
Appendix 2: Plans and images

Site Plan:

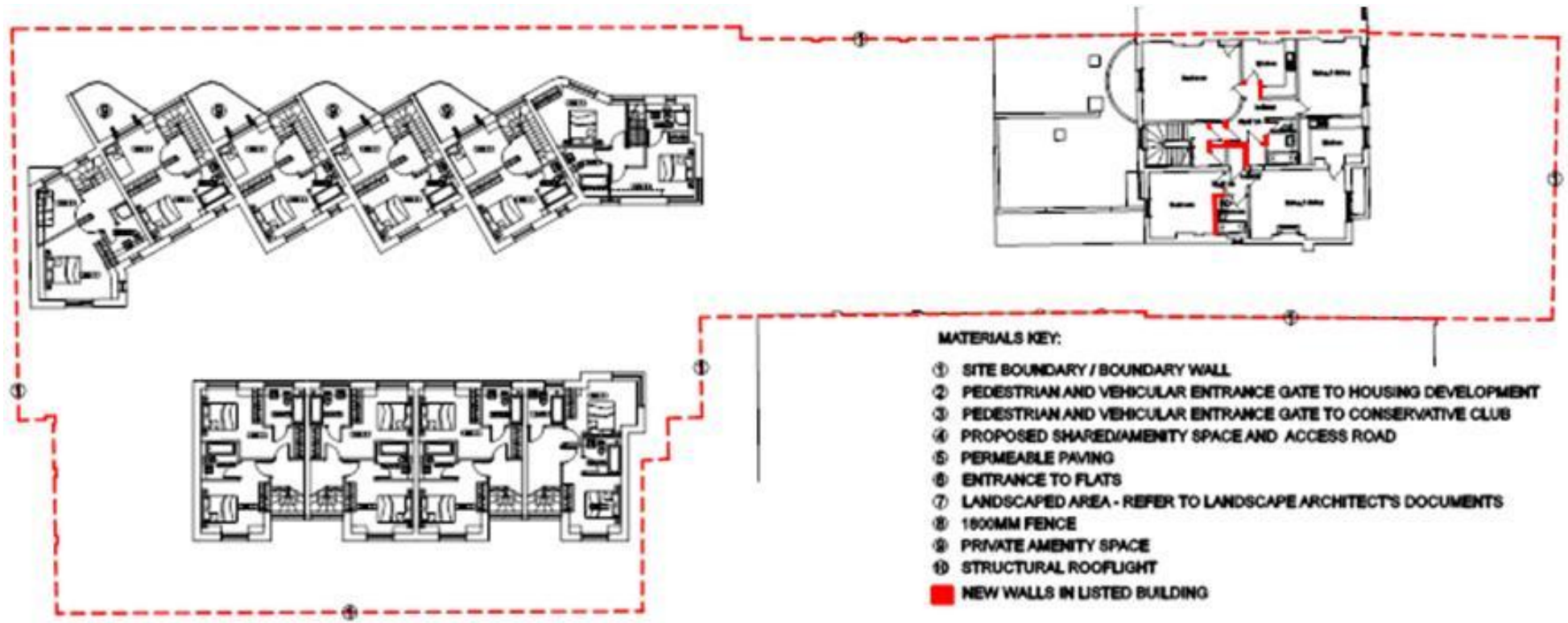




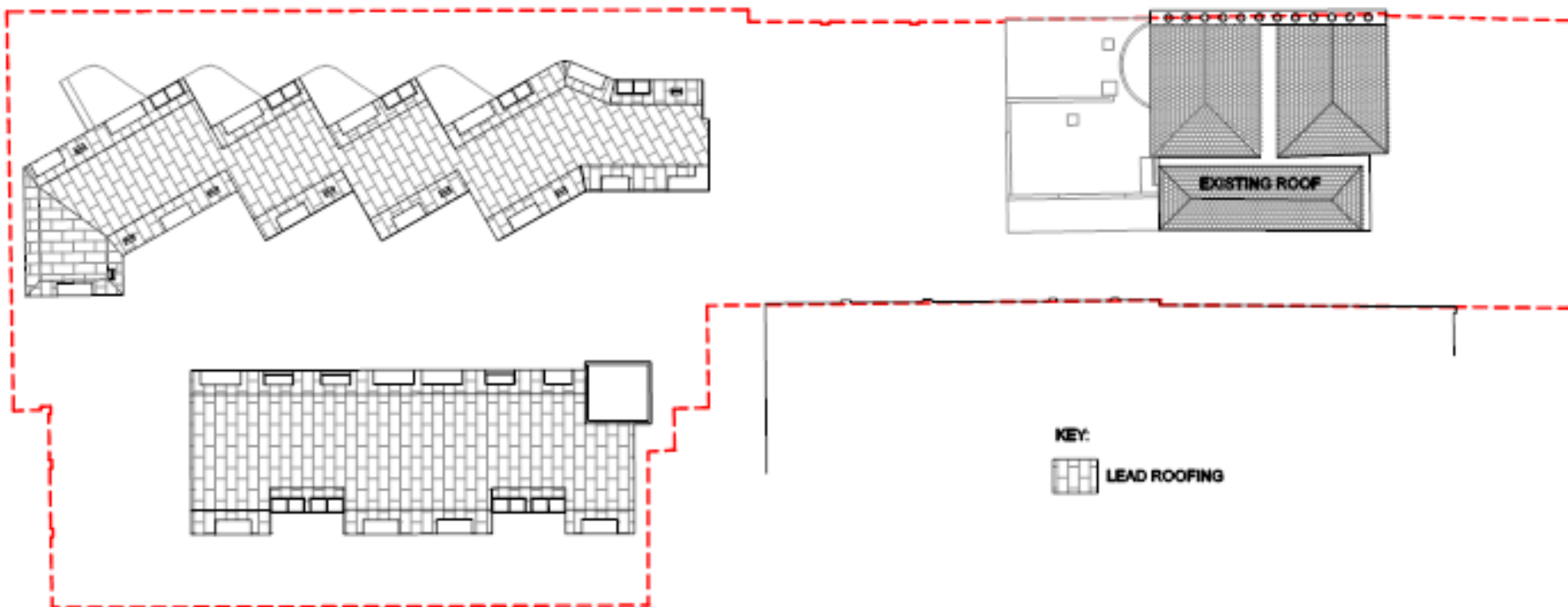
Ground floor plan



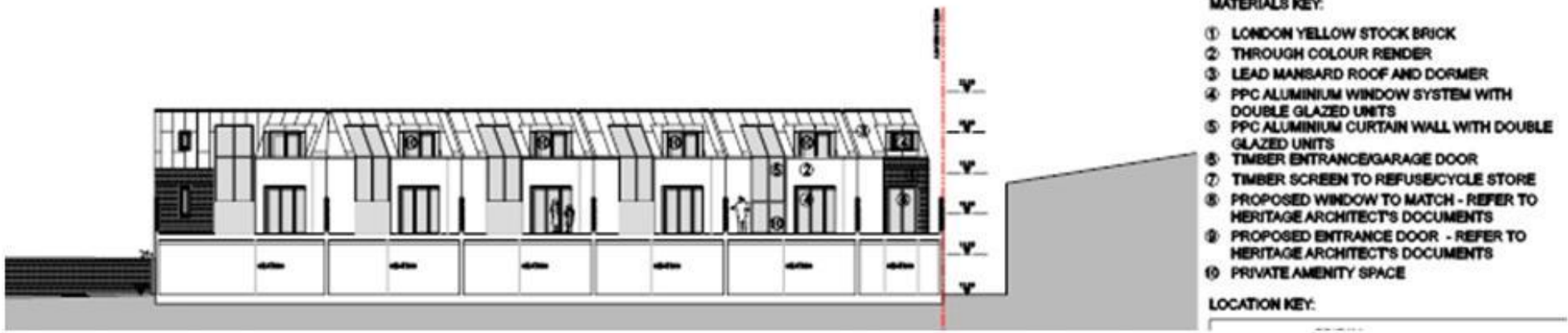
First floor plan



Second floor plan



Roof plan



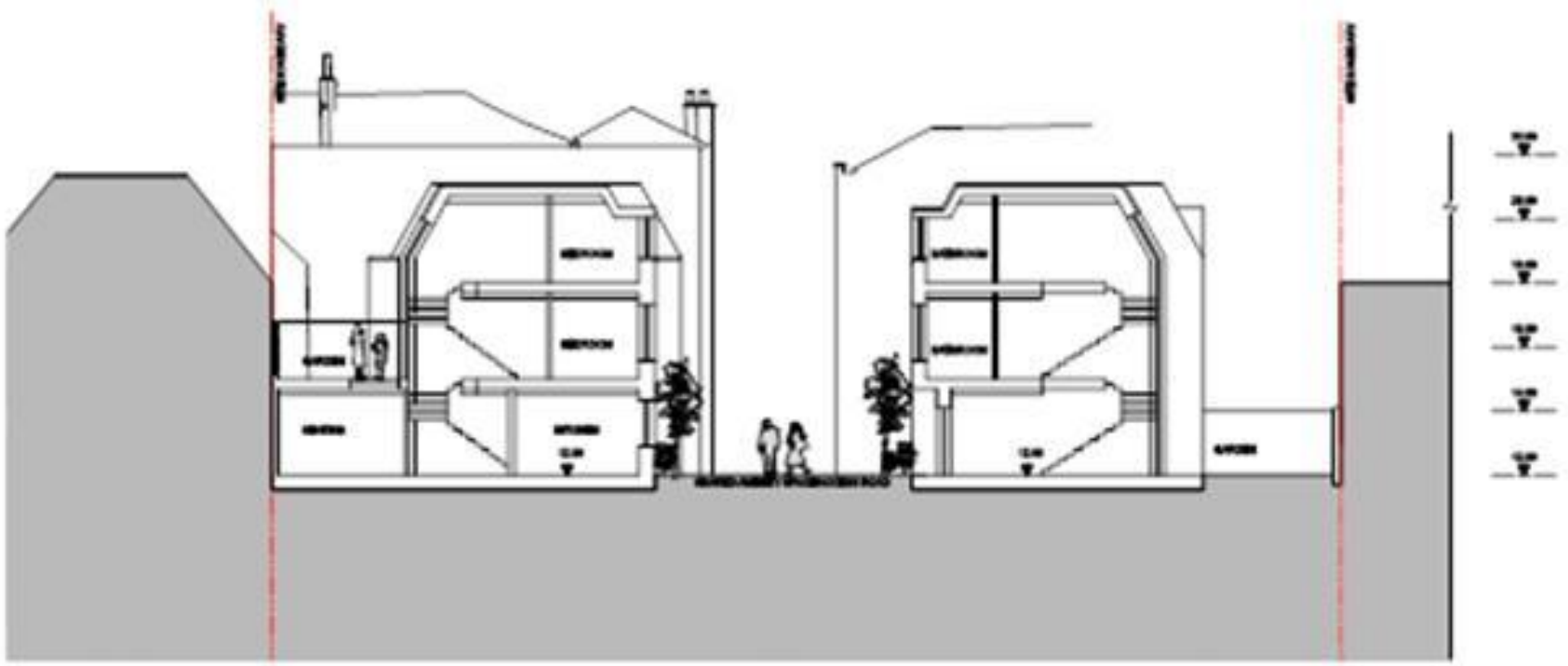
Elevations of northern terrace



1 ELEVATION C
SCALE 1/8" = 1'-0"



Elevations of southern terrace



Section through rear development



Haringey Design Panel no. 45

Thursday 17th October 2013

ATTENDANCE

Panel

Stephen Davy
Peter Sanders
Ruth Blum
Michael Hammerson
Phyllida Mills

Observers

(all Haringey Council unless otherwise stated)

Cllr John Bevan Design Champion
Ransford Stewart (Chair) Acting Assistant Director of Planning & Regeneration
Richard Truscott (Facilitator) Design Officer
Nairita Chakraborty Conservation Officer
Matthew Randall Policy and Programme Officer
Jeffrey Holt Development Control Officer

The following topics were considered by the Panel:

Proposed residential conservation of and development of 5 Bruce Grove, Tottenham N 17

Jon Sheldon Rolfe Judd Planning
Matthew Williams Create Design + Architecture
Cándido Guillén Create Design + Architecture
Carla Frati Create Design + Architecture
Jonny Levy Applicant, 5 Bruce Grove

Proposed street art as part of Wood Green/Green Lanes public realm improvements

Judith Loesing East Architecture, Landscape, Urban Design

Proposed residential conservation of and development of 5 Bruce Grove, Tottenham N 17

Project Description

The proposal is for a residential development of 10 (3, 4/5) bedroom townhouses to the rear of 5 Bruce Grove and change of use of part ground floor, 1st Floor, 2nd Floor of the existing building to create 4 x flats and associated Listed Building works.

The site is located in Tottenham on the corner of Bruce Grove and Champa Close. It includes the Conservative Club which is located in the Listed Georgian Building (grade II listed) with access to Bruce Grove and the enclosed site to the rear.

Works to the listed building would involve demolition of part of the existing single storey extension to the front in order to create access to the rear infill. The proposal would restore the listed building and convert the upper floors to four flats, including a secondary entrance either to the front or side to enable access to the upper floors independent of the Club entrance.

During previous discussions with the Council, the applicants were made aware of the wider development aspiration of the industrial sites to the south and south west and the need to allow for future access to them.

Panel Questions

What are the parking arrangements for the future residents? Have turning circles been assessed? Does the access allow for service vehicles and fire safety?

The architect explained that there were no parking spaces provided for the flats. The larger residential units had been allocated one parking space each and there was enough space within the central courtyard to turn and reverse vehicles.

Refuse was intended to be collected from Bruce grove entrance and the access was compliant with Fire Safety.

Were the sizes of the proposed units compliant with London Housing Standards? They appear rather sketchy and out of scale.

Yes, the proposed units are generous in size and are larger than the minimum standards of the London Plan. Whilst sketchy, the drawings were to scale and room sizes were designed keeping in mind the needs of family dwellings.

What is the distance between the two terraces and the depth of the rear gardens? What is the height of the wall between the site and 6 Bruce Grove and would it have an impact on the amenity standards of the gardens?

The width of the courtyard is 9m and would be paved in brick, allowing for vehicular access as well as creating a community space. The perpendicular depth of the garden is 4/5m whereas the angular depth allowed due to the site layout is 7m. The angular play layout would also reduce overlooking and privacy issues.

The height of the wall to the rear was 5m (?). However, there were no overlooking issues from the new development at 6 Bruce Grove.

What were the lessons learnt from the adjacent similar developments and how have they been incorporated within the site?

Architects explained that in comparison to the adjacent sites, the current site was more permeable and allowed access to the rear landlocked sites. The layout of the site and the orientation of the blocks were determined keeping in mind the wider Master Plan for the area allowing pedestrian and vehicular access for the future.

What were the materials chosen and the rationale of the choice?

The development would reflect a palette of materials currently available in the vicinity including red brick, rendering (in two shades) and Lead/Zinc roof. This would break the elevations appropriately while providing individuality to each of the units.

Please could you explain the options of the proposed secondary entrances to the listed building?

The first option would be to reinstate what may have been the stable entrance to the site. This would be recessed from the elevation behind an archway with double doors. The second option would be to create an entrance on the flank elevation through a single door, with steps and perhaps a simple canopy. The existing double door entrance to the front would be replaced by a window to match existing fenestration design.

Have the trees on site been assessed?

An Arboriculture Report was under preparation. All trees that can be retained would be incorporated in the landscape strategy for the site. Landscaping is also proposed to the front courtyard, although most of the area would remain paved to provide parking spaces for use of the Club.

Observations

1. The Panel agreed that the angular layout of the units was a good solution to the limited space available. It also stopped 'eyeballing' thus reducing privacy and overlooking issues. However this zigzag form will create a very busy architecture that may add to a feeling of overdevelopment.
2. The Panel expressed concerns that the site was too small for the amount of units proposed and hence led to a crammed form of development. Whilst there were no objection a Mews style housing to the rear of the listed building, the height of the blocks proposed were excessive and would create an overbearing form of development.

3. The mansard roof, to create a third storey, was considered to be bulky, accentuated by its dark colour. The proposed dormers and balconies at the roof level made the blocks appear 'top heavy' and did not relate to what could be a successful Mews style scheme.
4. The proposed parking was too high, given the properties were next to Bruce Grove Station. The amount parking meant that the landscaped area had to be reduced considerably which was detrimental to the landscape setting of the listed building.
5. The proposed material palette was too fussy and perhaps the use of single brick would be more appropriate considering its adjacent context.
6. Panel suggested that further details such as sections through the mansard roof through the site would be helpful to understand whether the roof form is in fact overbearing. Balconies should be removed totally and the roof form should be continuous. Perhaps a flat roof with roof terraces could work better, given the limited amenity space at the ground floor. Further details on daylight assessment, scaled drawings and cycle and bin storage facilities would be required.
7. The Panel concluded by saying they 'welcomed the spirit, but awaited the details'.

Proposed street art as part of Wood Green/Green Lanes public realm improvements

Confidential until planning application submitted.

The advice given by the Design Panel does not constitute a formal response or decision by the Council with regard to future planning applications. Any views or opinions expressed are without prejudice to the Council's formal consideration of the application. Please note that the quality of the advice received will be dependent on the documentation presented to and in advance of the meeting.

Any other business and date of next meeting

The date of the next meeting is suggested to be Thursday 21st or 28th November