

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2013/2322	Ward: Northumberland Park
Address: 814A + B High Road N17 0DH	
Proposal: Demolition of existing building and erection of 1 x 3 storey building with A1 (retail) space on ground floor and 2 x two bed and 2 x one bed flats on upper floors (Revised Drawings)	
Applicant: Mrs Gladys Wilson	
Ownership: Private	
Case Officer Contact: Ruma Nowaz	
Site Visit Date: 18/02/14	
Date received: 06/11/2013 Last amended date: 16/06/2014	
Drawing number of plans: EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H	
1.1 Due to Councillor objection to the proposal under the current scheme of delegation the application needs to go to committee for approval.	
1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION <ul style="list-style-type: none">• The impact of the development on neighbouring residential amenity is acceptable• There would be no significant impact on parking• The proposed development would serve to protect and enhance the character of the North Tottenham High Road Conservation Area (part of the Tottenham High Road Historic Corridor). It would not cause harm to this heritage asset or the setting of listed buildings in the vicinity.• The proposal meets the standards outlined in the London Plan SPG Housing• The proposed mix of residential and retail is appropriate to this location	

2. RECOMMENDATION

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

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Breeam Registration
- 5) Code 4 level for Sustainable homes
- 6) Archaeological condition
- 7) Space heating and domestic hot water
- 8) Control of construction dust
- 9) Green Roof/walls details
- 10) Removal of redundant vehicle crossover
- 11) Construction management plan
- 12) Privacy screen to roof terrace and rear balconies
- 13) Commercial storage and disposal of refuse
- 14) Storage and refuse provision for residential

Informatives

- 1) CIL liable
- 2) Party Wall Act
- 3) Waste and refuse collection set
- 4) Arrangements for collection of commercial waste
- 5) Thames water –Surface water drainage
- 6) Thames water- pressure
- 7) Asbestos survey
- 8) Naming and numbering

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

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This is an application for the demolition of the existing 2-storey building and erection of a 3-storey building with 140sq.m. of commercial space (Use Class A1) on the ground floor and four self-contained flats comprising 2 x 2 bed, 3-person self-contained flats (68sq.m.) and 2 x 1 bedroom, 2-person self contained flats (50sq.m.) on the first and second floors.
- 3.12 The revised proposal has resulted in a number of significant revisions to the originally submitted proposal. These include the following:-
- Use of brick rather than timber cladding
 - Alteration to the window design to give vertical emphasis and rhythm and use of grey aluminium window frames
 - Removal of balconies to the rear elevation
 - The creation of a roof terrace to provide external amenity space for all the flats
 - Alterations to the shop front to provide a more symmetrical frontage with clear signage zones
 - Alteration to the massing, stepping up in very gradual steps from the height of 814 High Road to just below the height of the new supermarket
 - Design and composition has been amended to give a more balanced composition with a clearly indicated entrance to the flats

3.2 Site and Surroundings

- 3.2.1 The application site is situated to the rear of 814 High Road (site area 207 sq.m.) and was originally the rear of this building but is now a separate unit. The site is occupied by a 2-storey residential building containing 2 x 2 bedroom self-contained flats (currently vacant) and a parking area, both of which are accessed from Northumberland Park.
- 3.2.2 The site is bounded to the rear by the garden of 812 and 810 High Road (both Grade II* listed buildings) and to the east by a large Sainsbury's store, part of the Tottenham Hotspur Northumberland Development Project. No. 814 High Road is a richly detailed two storey local listed building of Victorian origin. It is constructed of red brick and has white rendered fascia detailing with a decorative arched fanlight and projecting pediment surmount the main entrance and is well preserved.
- 3.2.3 Policy SP1 of the Haringey Local Development Plan identifies Northumberland Park as a Growth Area and an Area of Change. The site is located within the North Tottenham High Road Conservation Area (part of the Tottenham High Road Historical Corridor) and falls within an area of Archaeological significance. It is also located within a Local Employment Area (LEA) and close to a Local Shopping Centre.

3.3 Relevant Planning and Enforcement history

- 3.3.1 The most recent application in 2006 (HGY/2006/0338) was for an additional floor on the main building 814 High Road and was refused permission in April 2006 on the grounds of external amenity and overdevelopment.
- 3.3.2 No relevant enforcement history although the two storey building existing on the site does not have any relevant planning history but has been there for a significant period of time.

4.0 CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

LBH - Tottenham Team
LBH - Housing Renewal
LBH - Cleansing
LBH - Conservation & Design Team
LBH - Building Control
LBH - Transportation Group
London Fire Brigade
Tottenham CAAC
Thames Water Utilities,
Greater London Archaeology Advisory Service - English Heritage
National Grid

The following responses were received:

- 4.2 Internal:-

4.3 Conservation

- 4.3.1 There is no objection to the demolition of the existing building which makes no contribution to the character and appearance of the Conservation Area and its loss would not cause harm to the Conservation Area or to the setting of listed buildings.
- 4.3.2 The scale, massing and design of the proposed building is supported subject to conditions in respect of the proposed cladding.
- 4.3.3 The amended scheme addresses concerns raised previously with regards to timber cladding. The new proposal in brick with longer windows, is an improvement to the original design and would be considered as an enhancement to the conservation area.
- 4.3.4 The new building is also considered to be within the setting of the listed buildings 808-810. Given their distance, the proposed development would not be considered to have any adverse impact on the setting of the listed buildings.
- 4.3.4 As such the proposal is considered acceptable from a conservation point of view.

4.4 Design

4.4.1 The proposed design is acceptable subject to conditions requiring details of the materials are submitted to and approved by the Council.

4.5 Transport

4.5.1 No objections subject to conditions. The site does not fall in a restricted conversion area and there is no formal requirement for off-street parking in this accessible location (PTAL level 5).

4.6 Waste/Recycling:- Cleansing

4.6.1 The domestic refuse and recycling part of the application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.

4.6.2 Arrangements for scheduled collections with a commercial waste contractor required including internal or external storage of waste.

4.7 Commercial Environment Health

4.7.1 No objection subject to site investigations, the control of dust, air pollution, energy and green roof and wall.

4.8 Building Control

4.8.1 No objections

4.9 External:

4.10 Thames Water

4.10.1 No objections

4.11 English Heritage –Archaeology

4.11.1 No objection subject to condition.

4.12 English Heritage-London Division

4.12.1 The application should be determined in accordance with National and Local Policy Guidance and on the basis of the Council's specialist Conservation Advice.

5.0 LOCAL REPRESENTATIONS

5.1 The following were consulted: 50 Neighbouring properties and two site notices put up following amendments to plans.

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

No of individual responses:

Objecting: 1

Supporting: 0

Others: 0

- Residential units: It does appear to be over-development.
- Commercial units: The right-hand one would have access to the interior of 814 High Road, which is a bookmaker. For security reasons that would seem to imply that there would be a close relationship between the businesses. Is there anything to prevent this new unit becoming another bookies?

5.3 The following local groups/societies made representations:

Tottenham CAAC had concerns over the use of timber cladding and the appearance of and the privacy provided by the balconies.

5.4 The following Councillor made representations:

Cllr Bevan:- Objection as the proposal does not comply with SPD Housing standards:-

- This application for 4 units and retail on the ground floor would be over development.
- Concerns as to the design in this conservation area.
- No amenity space will be available for the use of the residents.
- There could also be overlooking and loss of light issues.
- No parking spaces are available or will be provided concerning this application in an area that already suffers from parking stress,
- Wood cladding - it will be an eyesore within a few months.

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:-

- Over development
- Design and impact on the character and appearance of the Conservation Area
- Private amenity space. Overlooking and loss of light
- Lack of parking in an area that already suffers from parking stress,
- Wood cladding - it will be an eyesore within a few months
- Concern that the retail units would become another bookmaker as the buildings at 814 High Road are linked.

6.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the conservation area and the setting of listed buildings
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants
5. Parking and highway safety

6.2 Principle of the development

6.2.1 The principle of making full re-use of previously developed and accessible land for housing purposes complies with NPPF and the London Plan Policy 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP0 Presumption in favour of sustainable development.

6.2.2 The proposal site falls within the Northumberland Park Area of Growth and Change (SP1 of the Local Development Plan 2013). The Tottenham Area Action Plan had its first consultation stage January-March 2014 and locates this part of the High Road, including 814 High Road, within a mixed retail and residential area and within a primary retail centre.

6.2.3 Local Plan Policies SP1 and SP2 Housing seek to maximise the supply of additional housing to meet future demand in the borough and in London as a whole. The existing two storey building containing two self contained flats and rear yard will be replaced by a three storey block comprising of four new residential units above 140sq.m. of retail floor space on the ground floor. The proposal would create 2 x 2 bedroom and 2 x 1 bedroom units on the first and second floors.

6.2.4 The vacant building and yard does not make a positive contribution to the Tottenham High Road Conservation Area. As such demolition of this building would be considered to be acceptable provided a good replacement scheme which would leave the character and appearance of the Conservation Area unharmed came forward.

6.3 Loss of an employment site within Employment Area- Employment Location

6.3.1 The land has been identified to fall within the borough's designated LEA 20 Local Employment Area - Employment Land (within the saved UDP). The existing site contains a two storey residential building. Local Plan Policy SP8 states, "*The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas*".

6.3.2 However, this area has now been re-developed (with the new Sainsbury's being built immediately to the east of this site) and falls within the Northumberland Park Area of Change (Growth Area in the Local Development Plan 2013) where

the Council will promote development that, amongst other matters, provides of a mix of land uses; appropriate residential use, including new build and renewal; and appropriate retail and leisure uses.

- 6.3.3 The supporting text to Policy SP8 (paragraph 5,1,13) states that Local Employment Areas will be treated more flexibly in terms of the form of employment on such sites, noting that, *“uses that generate employment not included in the B use class will be considered.”* In this case, the proposed mixed residential and retail use would complement the new Sainsbury Building and the Local Shopping Area on the High Road and also the mixed parade of shops and residential on the opposite side of Northumberland Park, whilst also introducing employment onto this site.
- 6.3.4 The proposal is therefore not in conflict with Policy SP8: Employment of the Local Development Plan and is consistent with policies SP1 Managing Growth and SP10 Town Centres which support new shopping uses within growth areas.
- 6.3.4 An objection was raised on the grounds of a potential link between the ground floor bookmaker at 814 High Road and this site. No link would exist and the proposed retail space is A1 non-food retail which does not include bookmakers. A change from class A1 to another retail use would require planning permission.

6.4 Impact of the proposed development on the character and appearance of the conservation area and the setting of listed buildings

- 6.4.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.
- 6.4.2 NPPF chapter 12 ‘Conserving and enhancing the historic environment’ and London Plan policy 7.8 ‘Heritage Assets and Archaeology’ states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. The London Plan Policy 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 Policy UD3 and SP11 Design and SP12 Conservation of the Local Development Plan continue this approach.
- 6.4.2 The surrounding area is a mix of residential and commercial uses and directly adjacent to the new large Sainsbury’s store, part of the Tottenham Hotspur Northumberland Development Project. Otherwise the area is comprised of a mixture of two and three storey properties of a mix age and style. In close proximity, located to the east of the site are Grade II* listed buildings and a

locally listed building directly adjacent. The site is located within North Tottenham High Road Conservation Area (part of the Tottenham High Road Historic Corridor).

- 6.4.3 The existing structure is two storey red bricks with a flat roof. This is a later addition to the area, and whilst small in scale, does not make any particular contribution to the conservation area. As such, there would be no objections to its demolition.
- 6.4.4 The new building would be three storeys in height with retail on ground floor and residential flats on the upper floor. In terms of scale and massing, the building would sit appropriately between the older buildings on the High Road and the new Sainsbury's immediately to the east.
- 6.4.5 The contemporary design of the building is also welcomed. This would create a positive contrast with the traditional architectural styles prevalent within the North Tottenham High Road Conservation Area and would enhance its character and appearance.
- 6.4.6 The design has been amended since submission, removing the original timber cladding with brick to match the neighbouring building. The revisions also include changes to the windows and balconies being replaced to the rear of the site and a terrace on the roof of the development providing external amenity space to the flats. These amendments are welcome and improve design quality. The finished materials will be subject to control by planning condition to ensure quality is assured throughout the development process.
- 6.4.7 The site lies within the historic core of the Upper Edmonton White Hart Lane settlement, on or near the site of the medieval inn and farmhouse recorded on the Greater London HER. In view of the site's proximity to the historic route of the High Road. English Heritage-Archaeology advise that an archaeological watching brief on ground works would be appropriate and that a number of conditions be attached to secure this brief.
- 6.4.8 The revised proposal is now considered to be of design quality and responds adequately to the site context. The proposed materials (brick) are also considered to be in keeping with the character of the area. The proposal would leave the character and appearance of the conservation area unharmed and it would also not cause impact or harm to the setting of listed buildings in the area. Hence the proposal is considered to comply with chapter 12 of the NPPF, policies 7.8 of the London Plan, SP12 of the Local Plan and the Council's SPG2.

6.5 Impact on the amenity of adjoining occupiers

- 6.5.1 London Plan Policy 7.6 Architecture and UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding developments in terms of loss of daylight or sunlight, privacy, overlooking.

- 6.5.2 The development backs on to the gardens of 810-814 High Road. The closest building is no. 814 with habitable room windows overlooking the existing site at first and second floor level. Currently, the building on the site has windows overlooking 814 High Road directly. The proposed scheme amends this relationship so that there is no direct overlooking of 814 High Road from this site with the western elevation of the new building being free of window openings, thereby improving neighbouring privacy. This scheme proposes windows in the residential element facing towards Northumberland Park Road, Sainsbury's and has angled windows on the rear elevation and rear balconies screened to prevent overlooking of the gardens and windows of adjoining residential units.
- 6.5.3 No objections have been received in respect of loss of amenity to nearby residents. The scale of the development is such that although larger than the existing two storey building it does not have significant impacts in terms of light or outlook. Hence, the proposed development is not considered to cause any significant harm to residential amenity and is not in conflict with the above policies.

6.6 Living conditions for future occupants

6.6.1 Dwelling Mix, Form and Layout

6.6.2 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' seeks to ensure that development schemes deliver a range of housing choices in terms of mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.

6.6.3 The SPD provides a recommended dwelling mix by percentage proportion for private market dwellings. For a 4 unit development, the recommended mix is 1 x 1 bed, 1x 2 bed and 1 x 3 bed minimum. However as the residential element is above retail space in a busy location the lack of a 3-bedroom family accommodation is not objectionable and in this location, a mix of smaller units is thought appropriate. The proposal is not therefore in conflict with the above policies.

6.6.4 Density

6.6.5 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.

6.6.6 Table 3.2 of the London Plan 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 rating of 5, thus development is recommended to be within the density range of 200 to 700 hr/ha. The proposed density for this mixed scheme is 1014 hrh. The proposed

density is higher than the 700hrh for a mixed development however, the scale and form of the proposal is felt to be appropriate to this context. The Mayor's Housing SPG notes that where proposals are made for development above the relevant density range particular attention should be paid to aspects such as the 'liveability' of the proposed units which in this case are considered acceptable. Moreover, the scale of the development is felt to be appropriate to its setting, and will enhance the Conservation Area.

6.6.7 Quality of accommodation

6.6.8 Local Plan Policy SP2, London Plan Policy 3.5 and accompanying London Housing Design Guide sets out the living space standards for all new residential development to ensure an acceptable level of living accommodation offered. The proposed dwellings all meet the minimum unit sizes as stipulated in the London Plan. All flats benefit from dual aspect windows and will receive adequate light and ventilation.

6.6.9 An amendment to the proposal has now incorporated a roof terrace. A second consultation of surrounding properties resulted in no objection to the terrace, which is set in from all sides on the roof. A previous shortfall in the floorspace of one flat and in living areas and some bedrooms has now been addressed. Accordingly the scheme is considered to offer accommodation in accordance with the requirements of the Mayor's Housing Design Guide and with that Haringey Local Plan policy.

6.7 Tottenham Hotspur proposal

6.7.1 The site lies adjacent to an electrical sub-station and a bike parking area related to the Sainsbury's development. It is not considered that the activities associated with the adjacent uses will have a detrimental impact on the living conditions of future occupiers

6.8 Traffic, Parking and Waste

6.8.1 Transportation has not objected to the proposal. This location has not been identified by the Haringey Council adopted UDP (saved policies 2013) as that suffering from high on-street parking pressure. It is considered that the proposal would not have any significant adverse impact on the existing generated vehicular trips or car parking demand at this location. Cycle storage details have also been incorporated at the rear of the site. Transportation has requested the vehicle crossover be removed thereby creating a new space at the front of the property.

6.8.2 London Plan Policy 5.17 'Waste Capacity' and UDP Policy UD7 'Waste Storage' requires development proposals make adequate provision for waste and recycling storage and collection. There is provision of an external area at the rear ground floor area or within the residential bin storage area where provision for storage of commercial waste could be provided and therefore not stored on the public highway.

6.9 Sustainability

- 6.9.1 London Plan 2011 sets out the approach and requires developments to make fullest contribution to minimizing carbon dioxide emissions. This is also outlined in SP4 of the Local Plan 2013 and the Council's SPD Sustainable Design and Construction 2013.
- 6.9.2 The proposal incorporates a green roof and a green rear wall. Pre commencement and pre-occupation certified reports will be sought by condition to show how this development will achieve a Code for Sustainable Homes Level 4 as required by policy.

6.10 Conclusion

- 6.10.1 The proposal seeks the demolition of the existing Builder's storage and workshop and the erection of a three storey building containing 4 flats. The creation of new housing complemented by new retail space is supported by National, London and local planning policy
- 6.10.2 The building is considered to be of good design quality and it responds well to its context, will not harm the setting of listed buildings on the High Road and will enhance the character and appearance of the Conservation Area.
- 6.10.3 For the above reasons, the design, dwelling mix and accommodation standard are considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.
- 6.10.4 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

6.10.5 CIL - Community Infrastructure Levy (CIL) Applicable

- 6.10.6 The development will be liable for the Mayors Community Infrastructure Levy (CIL). The development creates 231m² of new residential floor space. The existing residential floorspace is 117sqm. The total new floorspace is 113sqm. The development will be liable for (113 x 35) £ 3955.00

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H

Subject to the following conditions

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

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

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: EX01, 03, 04, 05, 10, 11, 12, 13, 14, PL03H, 04H, 05H, 06H, 10H, 11, 12 & 14H

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

3. Samples of materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating (Very Good) has been achieved for this development,

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

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

6. Condition: A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

7. Prior to installation details of the boiler 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 dryNOx 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.

8. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. 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.

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

9. Full details of the green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:
- (a) biodiversity based with extensive/semi-intensive soils;
 - (b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum;
 - (c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit;
 - (d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates;
 - (e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No

alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

10. Prior to the first occupation of the development hereby permitted the applicant is required to remove the redundant vehicular crossover onto Northumberland Park Road and to re-instate the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: To improve conditions for pedestrians and maintain pedestrian amenity.

11. 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 would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham and Northumberland Park is minimised. 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.

12. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along all boundaries of the roof terrace and balconies on the rear boundary adjacent to the garden of 810 High Road shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONIES and TERRACE AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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

13. The commercial business unit will require storage for both refuse and recycling waste either internally or externally. Arrangements for scheduled collections with a Commercial Waste Contractor will be required. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenity of existing and future occupiers

14. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities for the residential element 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. The plans should show a bin storage area and this should be of a suitable size in which to contain the amount of bins required at this new development. The bin storage area must be easily accessible to both the residents and the collection crews. All the residual and recycling waste must be contained within the wheelie bins provided. The waste storage area should be kept clean and tidy at all times.

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.

INFORMATIVES

Informative 1

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 £3,955.00 (113 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 2

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

Informative 3

Each two bed flat will require 1 x 240 litre residual waste bin, 1 x 240 recycling waste bin, and 1 x food waste bin. Each one bed flat will require 1 x 120 litre residual waste bin, 1 x 120 litre recycling waste bin and 1 x food waste box. A total of 2 x 240 litre residual waste bins, 2 x 240 litre recycling waste bins, 2 x 120 litre residual waste bins, 2 x 120 litre recycling waste bins and 4 x food waste boxes.

Informative 4

Arrangements for scheduled collections with a Commercial Waste Contractor will be required. Commercial Business must ensure all waste produced on site are disposed of responsibly under their Duty of Care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the Criminal Court System.

Informative 5

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

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

Informative 6

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

Informative 7

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Informative 8

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.

8. APPENDICES:

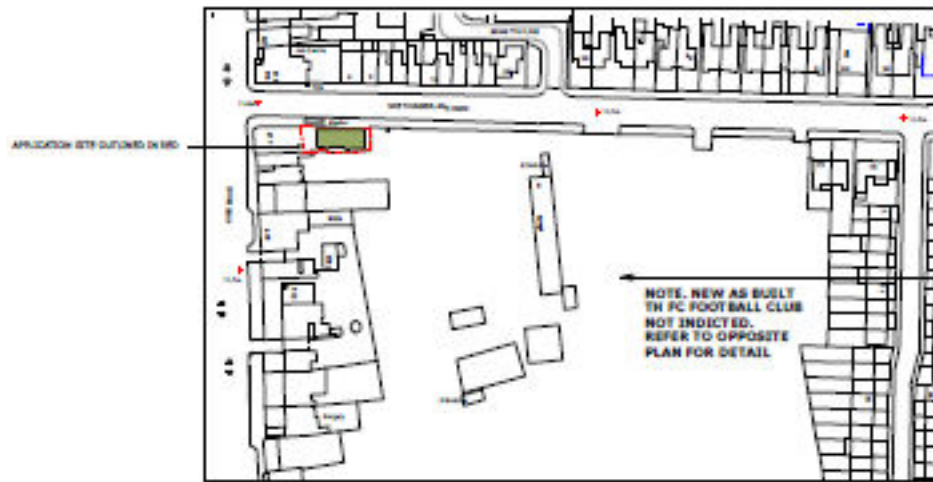
Appendix 1: Comments on Observations/Objections

No	Stakeholder	Questions/Comments	Responses
	External		
1	English Heritage	As the site lies within the historic core of the Upper Edmonton white Hart Lane settlement, on or near the site of the medieval inn and farmhouse recorded on the Greater London HER. In view of the site's proximity to the historic route of the High Road, advises that an archaeological watching brief on ground works would be appropriate. English Heritage advises that a number of conditions be attached to secure this.	Conditions attached as requested
2	Thames Water	<p>WASTE COMMENTS: Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>WATER COMMENTS: On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p>	Informatives attached
3	Tottenham CAAC	<p>Has two particular concerns</p> <p>a)the proposal to use timber cladding which soon looks unattractive;</p> <p>b) It would appear that the balcony frontages are open - this means that the residents have no privacy.</p> <p>c)It results in clutter showing on the balconies or if the residents erect straw matting this ends up looking very tatty.</p> <p>d)The frontages to the balconies should be opaque.</p>	Matters have been addressed
	Internal		
3	Conservation Officer	<p>Supports the proposal subject to conditions in respect of the proposed cladding:-</p> <p>The existing structure is two storey red bricks with a flat roof. This is a later addition, possibly 1950s, and whilst small in scale, does not make any particular contribution to the conservation area. As such, there would be no objections to its demolition.</p> <p>The new building would be three storeys in height with retail on ground floor and residential flats on the upper floor. In terms of scale and massing, the building would sit appropriately with the traditional development along High Road and the new Sainsbury's as part of the Spurs development.</p> <p>The contemporary design of the building is welcomed. This would create a positive contrast with the traditional architectural styles prevalent within the conservation area and would enhance its character and appearance.</p> <p>There are, however, issues regarding the use of timber cladding and its</p>	Application has been revised and the timber cladding has been removed

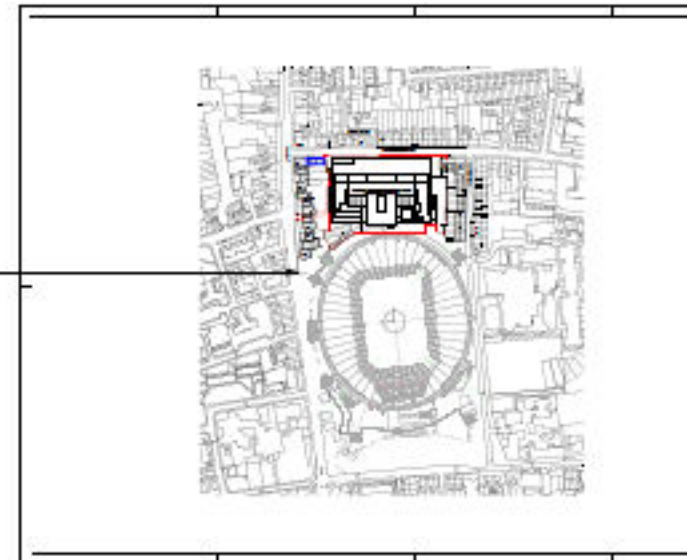
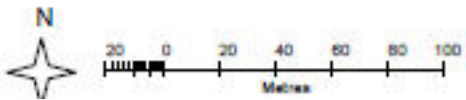
		appearance in time. The weathering properties of the proposed timber should be considered carefully. If possible, alternatives should also be sought in terms of using a material that can be treated appropriately to maintain desired effect over a foreseeable future. For example, cedar cladding, whilst an appropriate cladding material, weathers poorly leaving an irregular greyish patina on the facade, that may not sit appropriately with the elegant materials used on Sainsbury's and the more traditional brick face of the existing locally listed building.	
4	Design Officer	<p>Considers that the proposal is acceptable on the following grounds:-</p> <ul style="list-style-type: none"> • The materials will be brick to match no. 814 with grey aluminium window frames, which I think is fine provided samples are approved. • The shopfronts are simple but contain clear signage zones. • The massing is I think appropriate, stepping up in very gradual steps from the height of 814 towards just below the height of the new supermarket. • The window proportions give it a satisfyingly vertical emphasis and rhythm. • The composition is good now in being close to symmetry, clearly indicating the entrance, but sufficiently not quite symmetrical to have a more satisfying balanced composition, of one larger and one similar but smaller block either side of the taller, slender entrance / stair tower. In this it reflects the layout of 1 and 2 bed flats and accommodates the rooftop amenity space. 	Application has been revised in accordance with the comments of the Design Officer
5	Transportation	<p>No objections subject to conditions</p> <p>The application site has a high PTAL of 5 and is served by the 149, 259, 279, 349 and W3 bus routes, which run with a combined two-way frequency of 100 buses per hour providing links to Seven Sisters, Bruce Grove and Wood Green underground stations. The site is also within easy walking distance of White Hart Lane rail station. It is therefore likely that the prospective customers/occupiers of the development will use public transport for the majority of journeys to and from the site.</p> <p>The proposal does not include any on-site parking provision, however, it is accepted that the site does not fall within a restricted conversion area as listed in HSG 11 of the Haringey Council adopted UDP (saved policies 2013), therefore in this case there is no formal requirement for off-street parking provision in line with the maximum parking standards set out within the appendix of the UDP. It has been noted that the applicant wishes to install storage for six cycles in line with the London Plan standards.</p> <p>Given the good level of public transport available, it is considered that the proposal would not have any significant adverse impact on the surrounding highway network or car parking demand at this location. The highway and transportation authority does not wish to raise any objections to the above application subject to the imposition of conditions.</p>	Condition and informative attached

6	Waste/Recycling:- Cleansing	<p>The domestic refuse and recycling part of the application has been given RAG traffic light status of GREEN for waste storage and collection arrangements.</p> <p>RAG traffic light status not applicable for the Commercial Waste part of the application. Arrangements for scheduled collections with a commercial waste contractor required including internal or external storage of waste.</p>	Conditions attached
7	Building Control	No objection	
8	Local Residents (1 Objection summarised)	<ul style="list-style-type: none"> Residential units: It does appear to be over-development. Commercial units: The right-hand one would have access to the interior of 814 High Road, which is a bookmaker. For security reasons that would seem to imply that there would be a close relationship between the businesses. Is there anything to prevent this new unit becoming another bookies? 	The link between the Betting shop and the new development has been removed. The shop units will be retail (Use Class A1)
	Cllr BEVAN:-Objection	<ul style="list-style-type: none"> This application as 4 units and retail on the ground floor would be over development. Concerns as to the design for this a conservation area. No amenity space will be available for the use of the residents. There could also be overlooking and loss of light issues. No parking spaces are available or will be provided concerning this application in an area that already suffers from parking stress, Wood cladding - it will be an eyesore within a few months. 	<p>External amenity space has been created at roof level together with private Balcony space at the rear of the building.</p> <p>Conservation and Design now satisfied with the Design and impact on the Conservation Area</p>

Appendix 2: Plans and images

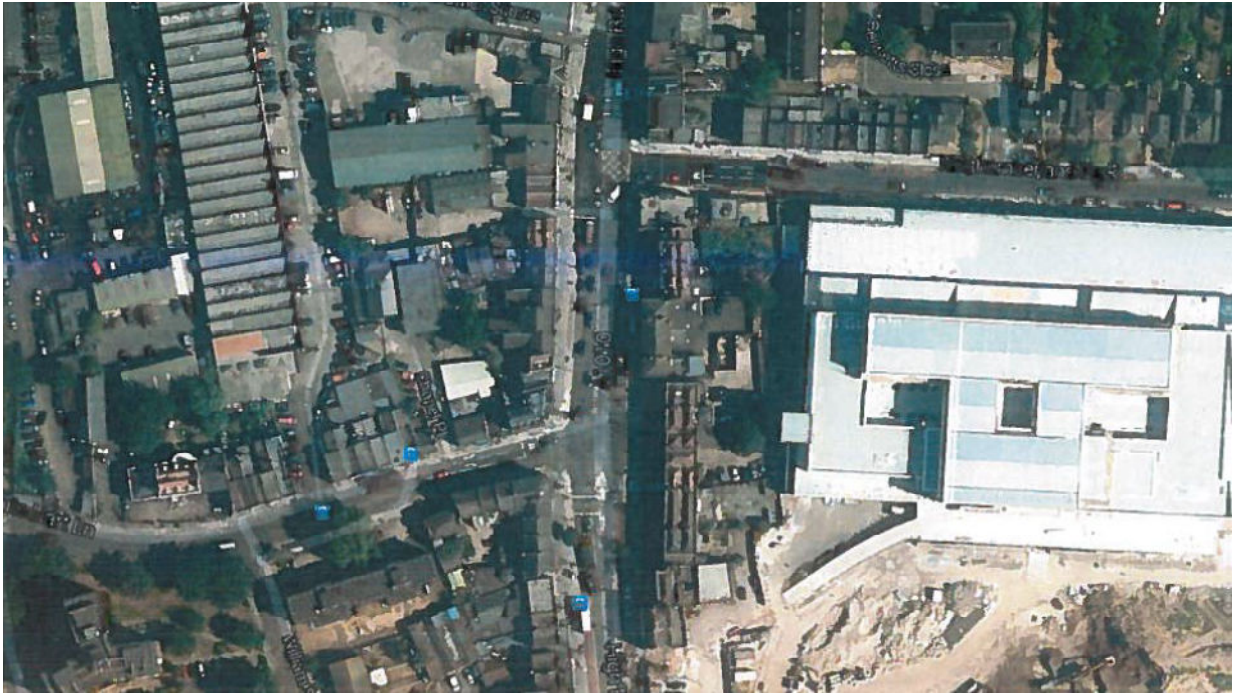


EXISTING SITE LOCATION PLAN 1:1250



PROPOSED TH FOOTBALL CLUB PLANNING APPLICATION BOUNDARY. NOT TO SCALE

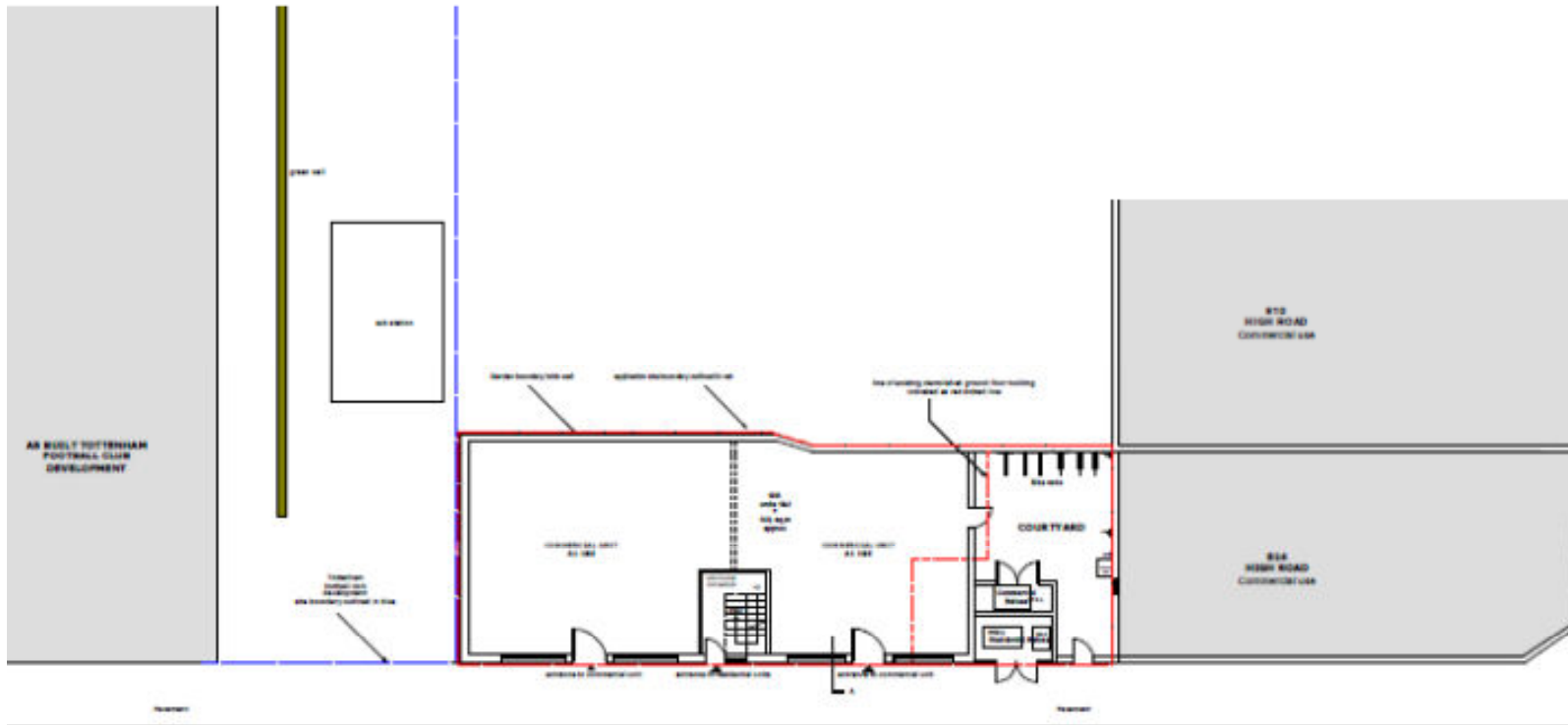
Appendix 2: Plans and images





For Sub Committee

OFFREPC
Officers Report

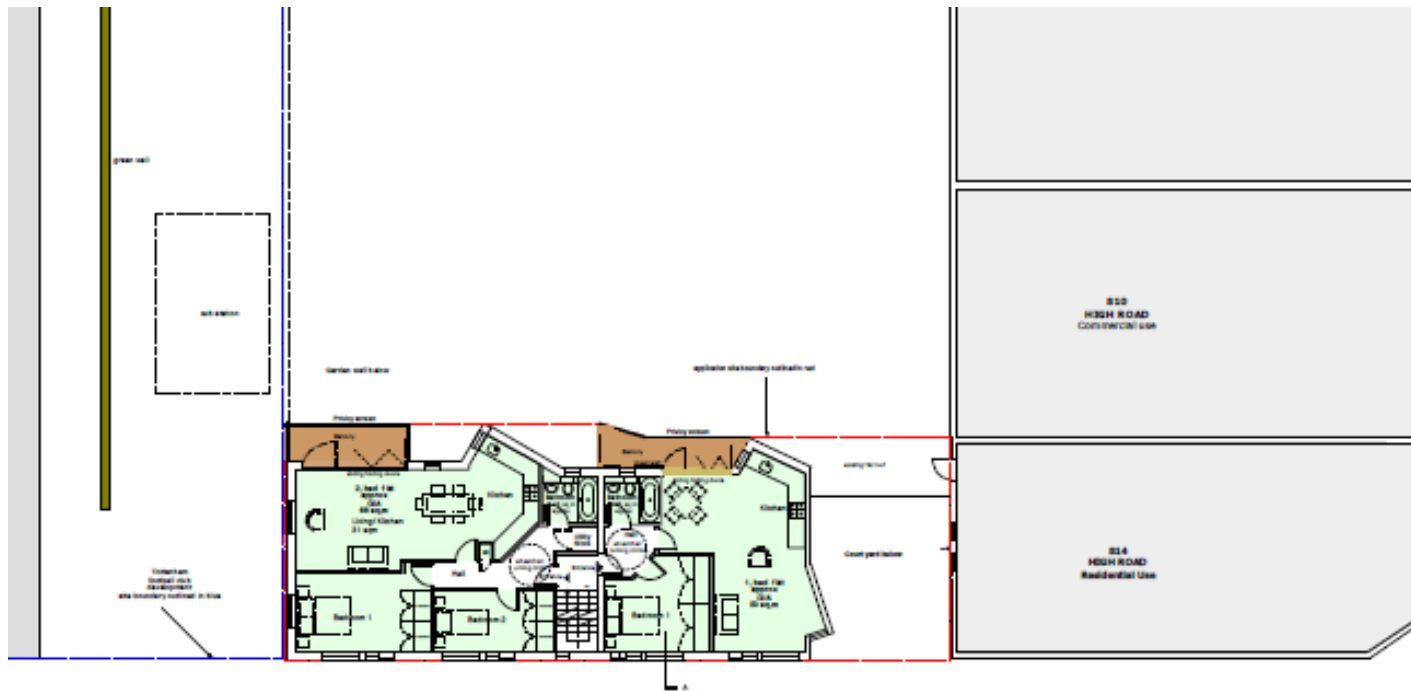


NORTHUMBERLAND PARK



NOTE:
GENERALLY 2 STORY RESIDENTIAL DWELLINGS
WITH COMMERCIAL USE UNITS ON GROUND FLOOR

SCALE 1:500			
REAR OF 814 HIGH ROAD, LONDON N17 7 50W MR L. WILSON		PROPOSED GROUND FLOOR PLAN 1:1000 15/03/2011 PL 02	



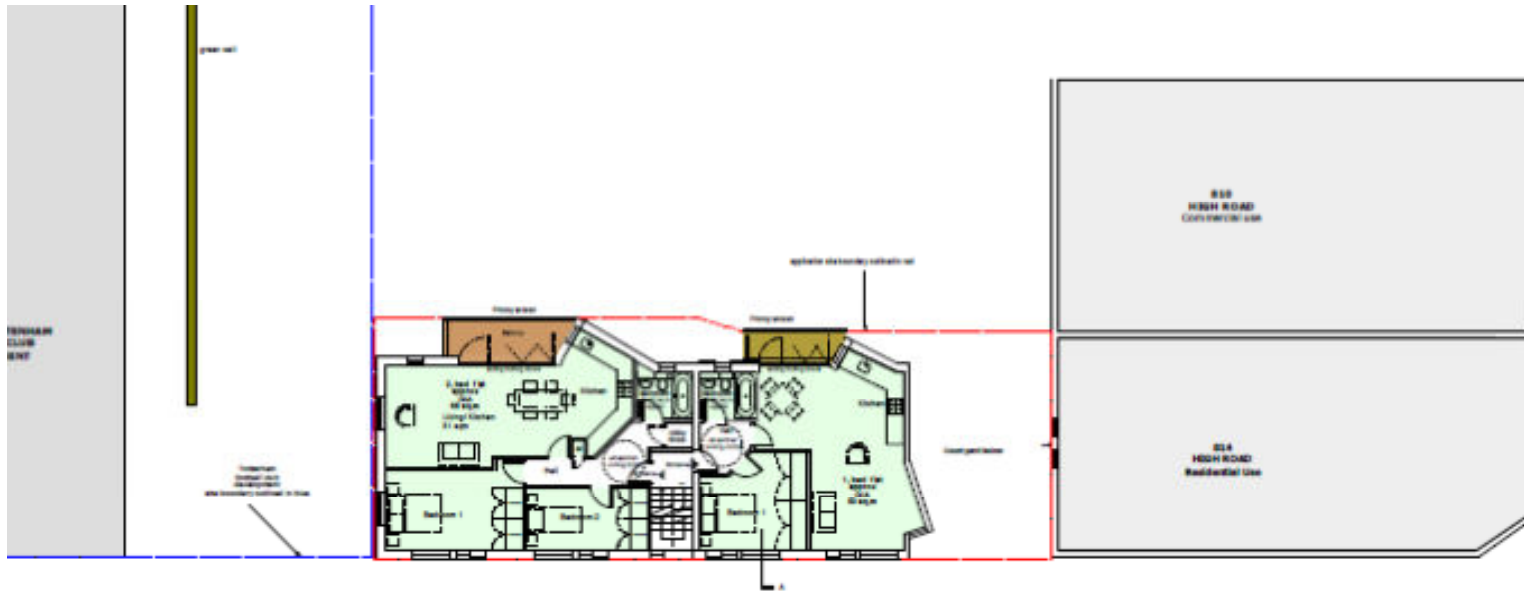
NORTHUMBERLAND PARK BELOW

SCALE BAR

0m 5m 10m 15m 20m

REAR OF 824 HIGH ROAD, LONDON (N17 0DE)		DRAWING NO: PROPOSED FIRST FLOOR PLAN
ARCHITECT: MR. I. WILSON		ARCHITECTURE: Mr. Ian Wilson 111 High Road, London N17 0DE
DATE: 11/08/04	DRAWN BY: PLW	SHEET NO: 1/1

NOTE:
 GENERALLY 2 STORY RESIDENTIAL DWELLINGS
 4 COMMERCIAL USE UNITS ON GROUND FLOOR



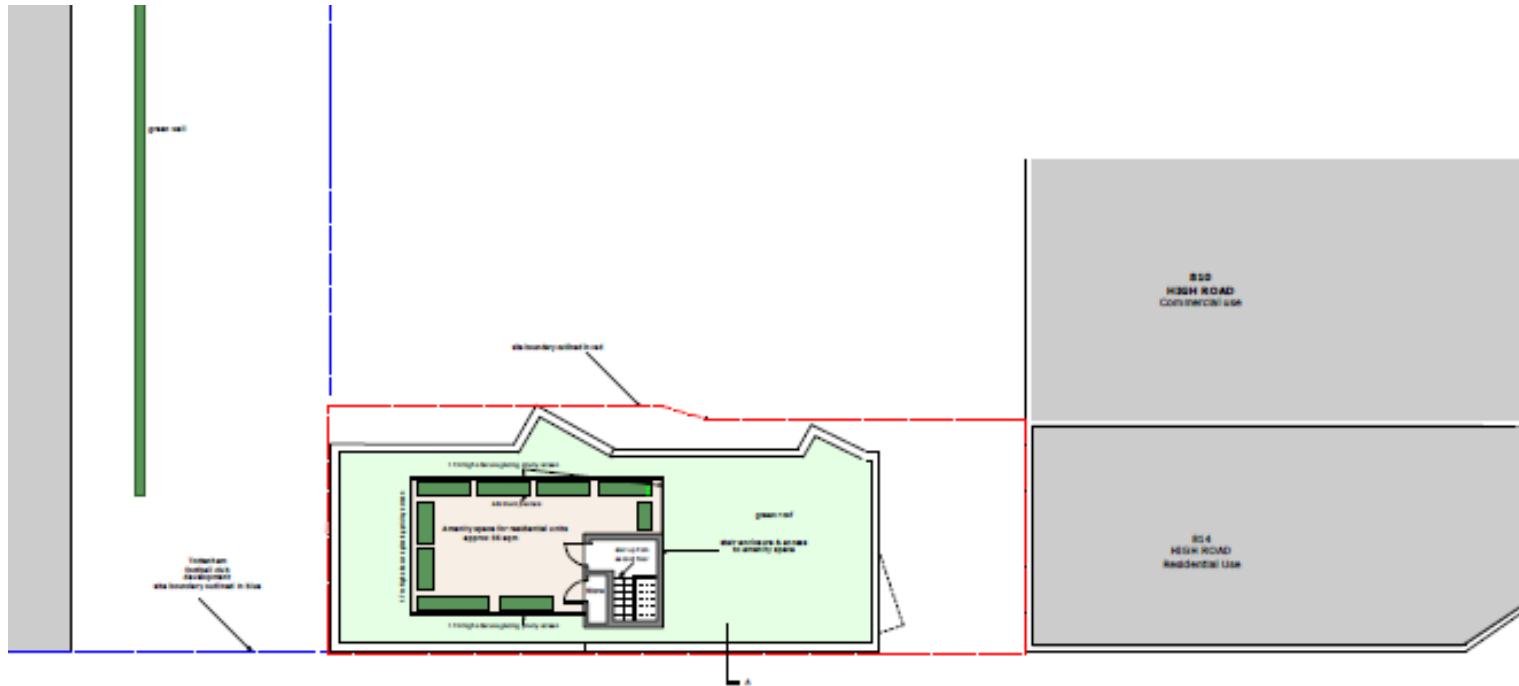
NORTHUMBERLAND PARK BELOW

NOTE:
 GENERALLY 3 STOREY RESIDENTIAL DWELLINGS
 WITH COMMERCIAL USE UNITS ON GROUND FLOOR

REAR OF 814 HIGH ROAD, LONDON PL7 5DN MK L WILSON		PROPOSED SECOND FLOOR PLAN 1:1000 15/01/2011 PL 02	

For Sub Committee

OFFREPC
 Officers Report



NORTHUMBERLAND PARK BELOW

NOTE:
 GENERALLY 2 STORY RESIDENTIAL DWELLINGS
 WITH COMMERCIAL USE UNIT IS ON GROUND FLOOR

SCALE BAR		N	
REAR OF 814 HIGH ROAD, LONDON N17 0DH		PROPOSED ROOF PLAN	
MR L WILSON		Author	
DATE: 11/08/20		DATE: 11/08/20	
PL 02		H	



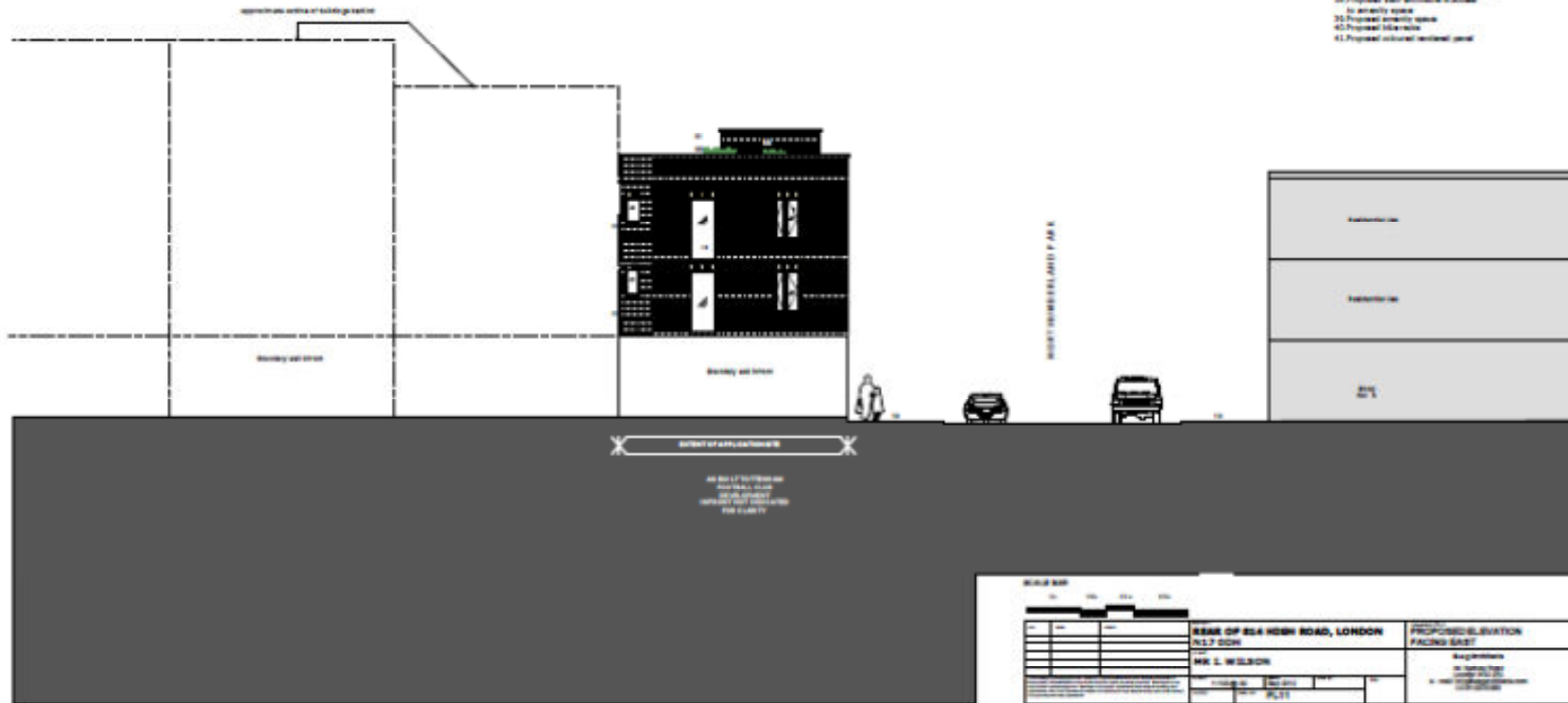
- KEY**
- 1. Building roof line
 - 2. Building gully
 - 3. Building facing brickwork
 - 4. Building balcony
 - 5. Building ground floor facade
 - 6. Building ground floor window
 - 7. Building ground floor window
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SCALE BAR

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NEAR OF 114 NORTH ROAD, LONDON N17 2BN		PROPOSED ELEVATION OF THE SOUTHWICK ROAD
MR S. WILSON		Architect 114 NORTH ROAD LONDON N17 2BN
DATE: 10/10/2018 TIME: 10:00 AM	DRAWN BY: SW CHECKED BY: SW	SCALE: 1:50 SHEET: 1/1

- KEY**
- 1. Raining roof tile
 - 2. Raining felt
 - 3. Raining being laidback
 - 4. Raining felt/straps
 - 5. Raining glass fibre thermal ceiling down
 - 6. Raining glass fibre thermal ceiling down
 - 7. Raining glass fibre thermal ceiling down
 - 8. Raining chimney
 - 9. Raining chimney
 - 10. Raining chimney
 - 11. Raining roof window
 - 12. Raining roof window
 - 13. Raining roof window
 - 14. Raining rain water down pipe
 - 15. Proposed being laminated to support high load
 - 16. Proposed front double glazed light
 - 17. Proposed glass down
 - 18. Proposed opening window in glass aluminium frame (with space glazing)
 - 19. Proposed internal window panel
 - 20. Proposed balcony / Aluminium balcony beam
 - 21. Proposed double pane window
 - 22. Proposed roof tile (to match existing)
 - 23. Proposed window
 - 24. Proposed entrance to residential office area
 - 25. Proposed entrance to residential office area
 - 26. Proposed entrance to residential office
 - 27. Proposed balcony glass roof
 - 28. Proposed glass to entry from window
 - 29. Proposed glass roof
 - 30. Proposed brick infill/straps
 - 31. Polystyrene (1.5 meters high)
 - 32. Proposed entrance to residential unit
 - 33. Proposed entrance to residential unit
 - 34. Proposed window cladding
 - 35. Proposed window cladding
 - 36. Proposed glass ceiling down to glass aluminium frame
 - 37. Proposed window with space glazing
 - 38. Proposed brick structure to window to security screen
 - 39. Proposed window panel
 - 40. Proposed window panel
 - 41. Proposed window panel

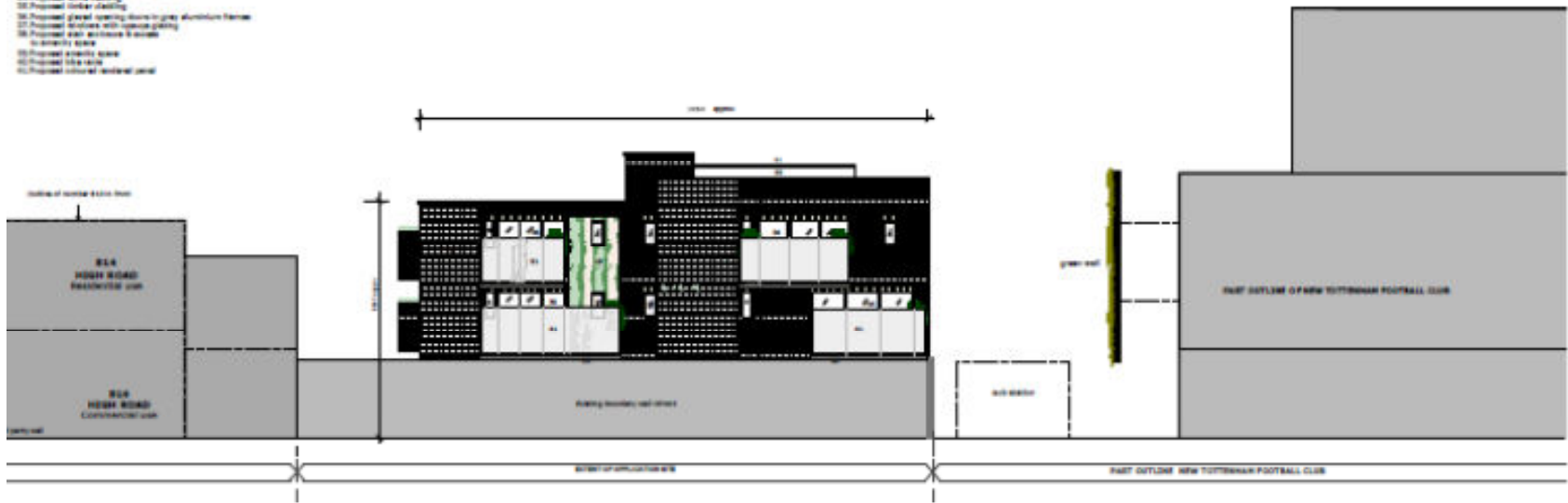


For Sub Committee

OFFREPC
Officers Report

KEY

1. Existing roof line
2. Existing roof
3. Existing flying buttress
4. Existing balcony
5. Existing glass curtain framed opening
6. Existing garden fence
7. Existing brick wall window
8. Existing window
9. Existing screen
10. Existing pavement
11. Existing roof window
12. Existing UPVC window
13. Existing lead flashing
14. Existing flat roof stone base
15. Proposed flying buttress to match Old High Road
16. Proposed flat double glazed light
17. Proposed glass door
18. Proposed opening window to grey aluminium frame (with uprose glazing)
19. Proposed external window panel
20. Proposed balcony / aluminium balcony fence
21. Proposed double glazed window
22. Proposed roof line (to match existing)
23. Existing stone
24. Proposed entrance to residential office area
25. Proposed entrance to residential office area
26. Proposed entrance to residential site
27. Proposed external garden roof
28. Proposed glass or white front window
29. Proposed glass wall
30. Proposed brick balcony
31. Existing screen (1.8 metres high)
32. Proposed entrance to residential units
33. Proposed entrance to residential units
34. Proposed white cladding
35. Proposed brick cladding
36. Proposed glass opening frame to grey aluminium frame
37. Proposed window with uprose glazing
38. Proposed brick wall to match Old High Road
39. Proposed brick wall
40. Proposed brick wall
41. Proposed external window panel



SCALE BAR		REAR OF 81A HIGH ROAD, LONDON N17 2DH		PROPOSED ELEVATION FACING SOUTH	
0m	10m	0m	10m	0m	10m
DRAWN BY: MR. J. WILSON		DATE: 15/01/2024		PROJECT: NEW TOTTENHAM FOOTBALL CLUB	
CHECKED BY: MR. J. WILSON		DATE: 15/01/2024		SCALE: 1:50	

KEY

- 1. Building roof line
- 2. Building roof
- 3. Building facade
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SCALE BAR

0m	5m	10m	15m
0	5	10	15
NAME OF 254 HIGH ROAD, LONDON		PROPOSED ELEVATION (FACING WEST)	
MR. G. WILSON		Architect	
100, 254 HIGH ROAD, LONDON		ELEVATION	
DATE: 10/10/2024		SCALE: 1:100	