

SUMMARY OF REPORT:

The proposal is for the redevelopment of an irregularly-shaped parcel of land between no. 10 and no. 12 Muswell Hill Place to provide 2 x four bedroom dwelling houses.

The site currently comprises vacant green space enclosed by a boundary brick wall and has a large tree positioned within the centre of the site.

The surrounding area is predominantly residential in character with a range of dwelling types.

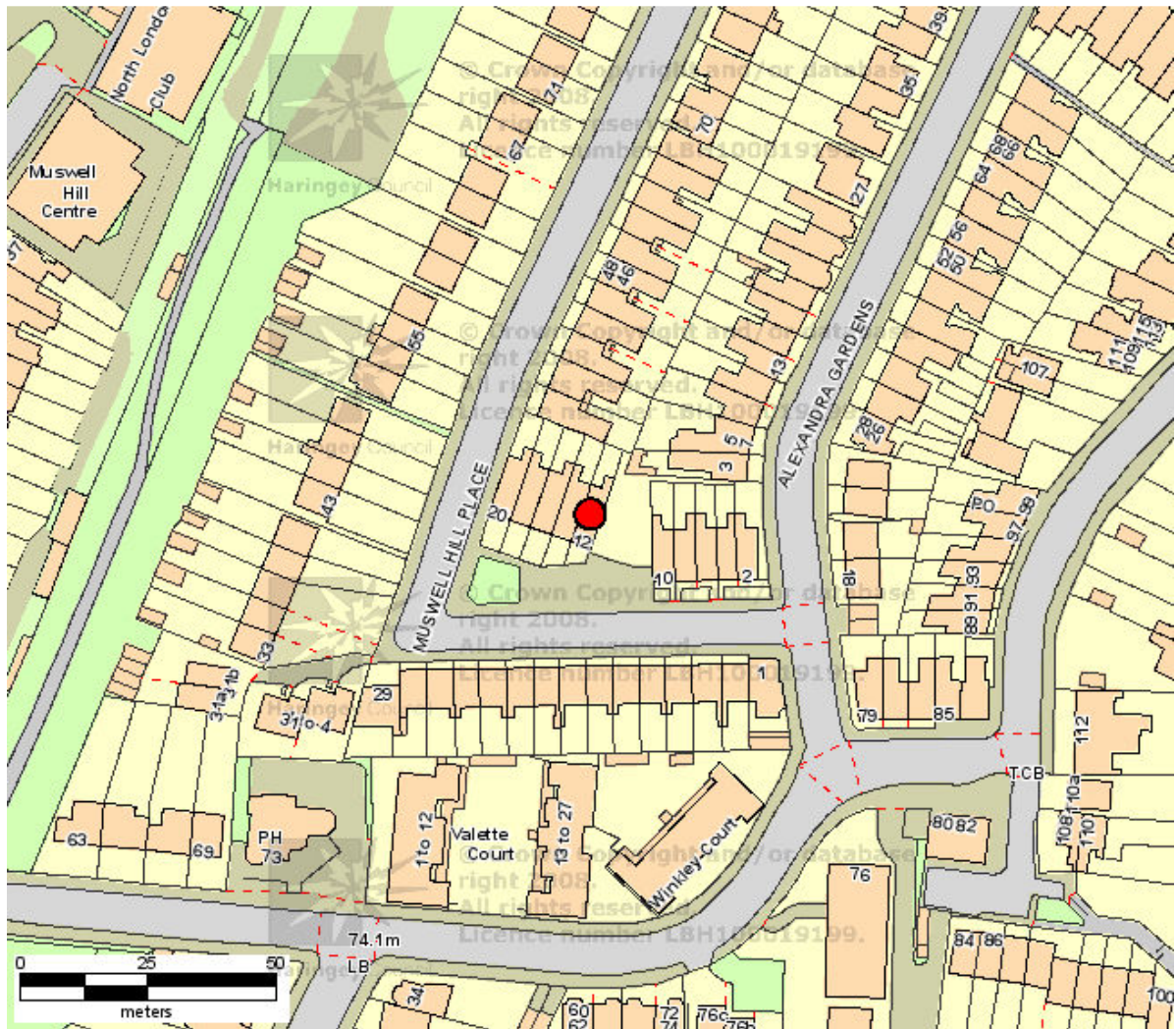
This site forms part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

The proposal is seen to be an acceptable development to provide additional affordable family sized housing. The proposed housing is well proportioned and would not harm the amenities of surrounding neighbours. Given the above, this application is recommended for APPROVAL.

GRANT PERMISSION subject to conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- Code for Sustainable Homes
- Removal of permitted development rights
- Construction hours
- Land contamination investigation works
- Contamination remediation if required
- Control of dust
- Combustion and energy plant

1.0 SITE LOCATION PLAN



Site Location Plan

2.0 DRAWINGS & IMAGES

Aerial View of site (image below)



Street View from Blake Road (image below)



3.0 SITE AND SURROUNDINGS

- 3.1 The application site is an irregular 'wedge' shaped site measuring approximately 13 metres wide (on the southern street boundary) and 19 metres deep with a total area of 188 square metres. The site is currently vacant and unused however was originally conceived as communal play space/ amenity area for the adjoining Council properties on either side.
- 3.2 There are a number of young trees and bushes to the rear of the site and two mature trees in the centre.
- 3.3 The application site does not fall within a Conservation Area and does not comprise any Listed Buildings.
- 3.4 The site has a medium PTAL of 3, is within walking distance of local bus routes, and has a formalised off-street parking area immediately adjacent to the road.
- 3.5 The surrounding area is predominantly residential in nature and has a highly varied character with Victorian and modern developments. Many of the houses in the area have been extended and altered significantly.

4.0 PROPOSAL

- 4.1 The proposal is for the erection of 2 x three storey dwellings. The dwellings will have a similar internal layout and will have 4 bedrooms. Each dwelling will benefit from private external amenity space to the rear.
- 4.2 This site forms part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

5.0 PLANNING HISTORY

- 5.1 The adjoining Council houses were constructed at some point in the mid 1970s.
- 5.2 It is understood from the limited information available that the green space within the site was intended to be a play area for the adjoining houses.
- 5.3 A pre-application meeting to discuss the proposal was held at the Council offices.

6.0 RELEVANT PLANNING POLICY

- 6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 7.4 Local Character
Policy 7.6 Architecture

6.3 Haringey Local Plan – Strategic Policies – Adopted 2011

SP0 Presumption in favour of sustainable development
SP1 Managing Growth
SP2 Housing
SP11 Design

6.4 Unitary Development Plan 2006 (Saved Policies)

UD3 General Principles
UD7 Waste Storage
HSG2 Change of Use to Residential
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

6.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPD Sustainable Design and Construction, (Feb 2013)

7.0 **CONSULTATION**

7.1 Pre-application Committee: Pre-application briefing was held on the 28th July 2014.

4.2 The minutes set out that: 'Two design options were being considered; one plain brick and one white rendered to reflect neighbouring properties. Concerns were expressed that the white rendered design preferred by ward Councillors would suffer over time from discolouration to the base. The potential could be considered of introducing a brickwork design to the base to mitigate this.

Clarification was required as to whether any prescribed car parking rights had been established on the site.

- Concerns were expressed regarding the use of flat roof construction as opposed to pitched. Officers advised that the roof would have a min 1:60 fall and provided assurance that the design and construction of modern flat roofs had greatly improved, with 25 year warranties even available in some instances.
 - Members stressed that the development would need to conform to London Plan space standards. Officers identified that this had been an error within the report and provided assurance that compliance would be required.
- 4.3 Haringey Design Panel briefing was held on 8th May 2014.

Internal	External
Ward Councillors LBH Transportation Group LBH Arboricultural Officer LBH Cleansing LBH Building Control LBH Housing Renewal LBH Environmental Health	13 Neighbours

7.0 RESPONSES

- 7.1 LBH Building Control – No objection
- 7.2 LBH Transport – No objection conditions suggested
- 7.3 LBH Environmental Health – No objection conditions suggested

Neighbour Responses

- 7.6 No. 9 Muswell Hill Place – Objection
- Overlooking & Loss of privacy
 - Highways issues / parking
 - Removal of right of way
- 7.7 No. 13 Muswell Hill Place – Objection
- Loss of valuable play/ amenity space
 - Scale/ Massing out of character with surrounding area
 - Inadequate parking provision
 - Loss of trees
- 7.8 No. 119 Mansfield Street (Owners of 1 Alexandra park Road) – Objection
- Loss of amenity
 - Overshadowing
 - Overlooking from terrace
- 7.9 No. 74a Muswell Hill place

- Design is a poor pastiche of neighbouring housing– fails to take opportunities to do something exceptional
- Increased sense of enclosure
- Front dormers out of character with the street

7.10 No. 12 Muswell Hill Place– Objection

- Right of way issues
- Inadequate parking
- Loss of recreational space

7.11 No. 1 Alexandra Gardens – Objection

- Loss of privacy and overlooking
- Overshadowing
- Three storey houses would be out of character
- Loss of parking
- Noise nuisance and disturbance
- Impact from construction and heavy vehicles

7.12 No. 1 & 3 Alexandra Gardens (Managing Agents) – Objection

- Overlooking
- Overshadowing/ loss of light
- Out of scale with neighbouring properties
- Disruption from construction

7.13 No. 8 Muswell Hill Place

- Loss of children’s play area
- Loss of sunlight / overshadowing
- Density of the building
- Security/ Crime Prevention Through Design considerations re proposed walkway
- Inadequate parking

7.14 No. 17 Muswell Hill Place

- Disruption from construction
- Overlooking/ Loss of privacy
- Increased parking pressure
- Loss of play area

7.15 No. 16 Muswell Hill Place

- Loss of play space/ amenity area
- Loss of trees

- Inappropriate for housing
- Overlooking and loss of privacy
- Increased parking pressure

7.16 No. 4 Muswell Hill Place

- Loss of childrens play area
- Overlooking / Loss of play space
- Construction process would be disrupting and cause security issues

7.17 No. 34 Muswell Hill Place

- Loss of childrens green space/ play area
- Parking pressure
- Overshadowing of properties

7.18 No. 13 Muswell Hill Place (additional objections)

- Loss of childrens play space/ community amenity space
- Increased parking pressure
- Landscaping and loss of trees
- Design of houses is out of character with area
- Overlooking and loss of privacy

7.19 No. 7 Muswell Hill Place

- Increased parking pressure
- Loss of childrens play space
- Loss of light / Overshadowing

7.20 No. 10 Muswell Hill Place

- Loss of childrens play space/ community amenity space
- Increased parking pressure
- Loss of trees
- Overlooking and loss of privacy

7.21 No. 53 Muswell Hill Place

- Fire safety right of way though the site would be lost
- Houses would be out of character with adjoining houses

7.22 No. 15 Muswell Hill Place

- Overshadowing / Loss of outlook
- Increased parking pressure
- Increased noise nuisance
- Negative impact on character and appearance of the area

- Loss of trees
- Buildings would be too tall and would upset existing symmetry
- Japanese knotweed

7.23 Muswell Hill & Fortis Green Residents Association

- Site is an open green area which should, be used for children's green space
- Design is unsympathetic to the neighbouring architecture
- Loss of trees would adversely affect the quality of life of neighbours

7.24 No. 3 Muswell Hill Place – Objection

- Additional housing would cause increased congestion
- Increased parking pressure

7.25 Objection from David Laverick Barleywood Planning Consultancy

- Legal issues of right of way
- Highways & parking pressure/ PTAL 3 requires 1 parking space per dwelling
- Loss of sunlight / daylight
- Loss of play area
- Loss of trees

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Principle of Residential Use

8.1 The NPPF provides guidance on decision taking and in particular, introduces a presumption in favour of sustainable development and also outlines a number of core planning principles that should be adhered to. In particular this includes encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Local Plan Policy SP0 advocates a positive approach and a presumption in favour of sustainable development, unless any adverse impacts of granting permission would be significantly outweighed.

8.2 Paragraph 53 of the NPPF states that “local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. The thrust of such a policy is however not to prohibit development on such sites, but rather to allow local authorities to introduce policies to control such development where it would cause harm to the local area. As discussed further on in this report the scheme proposed is well integrated into its surrounding in terms of scale, layout and use of landscaping. Officers consider the siting, scale and design of the proposed dwellings to be acceptable resulting in a good assimilation into the street scene. The buildings do not attempt to mimic exact design and proportions of the adjoining properties, as such an approach would create a larger/ more

dominant building form. The mass of the proposed building will be clearly in keeping with the traditional suburban housing, which inform the character and appearance of the area.

- 8.3 The site measures approximately 0.0143 hectares (188 sqm) in area and would be divided into two plots. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The proposal accords with the criteria outlined in policies SP2 of the Local Plan and HSG2 'Change of Use to Residential' in addition to London Plan Policy 3.3 'Increasing Housing Supply'.
- 8.4 This is one of the sites which form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the first phase of a programme and funding is in place to deliver these new homes.

Design, Form & Layout

- 8.5 London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable.
- 8.6 The proposal involves construction of 2 x three storey houses which would sit comfortably between the existing terraced properties on Muswell Hill Place immediately west and east of the site. The proposed dwellings would in effect bridge the gap between the adjoining terraces with a staggered transition from west to east and would help to rationalise the established settlement pattern. The overall built form, scale and massing would be similar to the existing dwellings adjoining the site on either side.
- 8.7 The dwellings would be of modern style with a simple use of materials in keeping with the terraced properties on either side. The new dwellings would have projecting 'dormer' elements at roof level which would provide some visual interest and articulate the facade without appearing too overbearing. The overall treatment would respond well to the adjoining housing typology which is characterised by three storey buildings with angular flat roof forms, and a deep emphasis.
- 8.8 Each new dwelling would be approximately 5.9 metres wide and 9.6 metres deep. The dwellings would both have flush front and rear building lines with no additional projections or ground floor elements to the rear. Due to the staggered formation of the pair of dwellings, the rear buildings lines would be such that the neighbouring dwelling immediately east (no. 12) would project further by approximately 2.9 metres however the neighbouring dwelling immediately east (no. 10) would be set back by approximately 2.8 metres. It

is considered that the proposed footprint would optimise the available space. A condition is included, should the application be approved, removing permitted development rights from the proposed buildings. This is to ensure any future plans to enlarge the properties can be adequately assessed to ensure there is no harm on neighbouring amenity and that any additions are sympathetic in appearance.

- 8.9 At street level the properties would appear as three storey houses incorporating 'dormer' style elements in the front and rear roof slopes providing additional bedroom space at loft level. This is considered to be in keeping with the surrounding residential properties, many of which have been altered significantly at roof level. The submitted drawings indicate that white painted render and roof tiles with brick-on-edge detailing above the window and door openings to match the neighbouring dwellings adjoining the site on either side would be used which is acceptable.
- 8.10 Overall, the form, siting, height and layout of the buildings within the site are considered to be acceptable. As such the proposal is considered to be in accordance with policies 7.4 and 7.6 of the London Plan and UD3 'General Principles' and SP11. They will make a modest contribution to the new increased housing target in Local Plan SP2 to meet or exceed 820 new homes a year.

Standard of Residential Accommodation:

- 8.11 The proposed dwellings would have a gross internal area (GIA) of approximately 117 sqm and 121 sqm which would exceed the 113 sqm floorspace minima for a 3 storey, four-bedroom dwelling set out in the London Plan. Whilst objections have been raised about the number of dwellings proposed, the density of the development is acceptable.
- 8.12 Each dwelling would have a combined kitchen/ living and dining area exceeding 27 sqm and all bedrooms would exceed minimum floorspace standards. The proposed layout is considered acceptable and all rooms would have reasonable natural light and outlook.
- 8.13 The standard of accommodation is considered acceptable and in line with Policy 3.5 Quality and design of housing developments of the London Plan 2011 and with the Mayor's Housing SPG 2013.

Impact on Trees and Play Space

- 8.14 The proposal would result in the loss of a space which it is understood was originally conceived as children's play space for the adjoining Council properties. It is noted however that the area has not been utilised as such for some time and that the proposal to construct two new dwellings each with external garden space would represent a more sustainable and efficient use of the land.

- 8.15 Furthermore it is considered that Alexandra Park lies immediately north east of the site within 10 minutes walk with Crouch End Playing Fields also within walking range. Given the abovementioned accessibility to well maintained formal open and play space, the proposal is not considered to harm the amenity of the adjoining residents with regards to diminished access to open space.
- 8.16 It is noted that two mature trees would require removal in order to facilitate the new dwellings. The Council's Arboricultural Officer has advised that the two trees in question are relatively poor specimens, not of high amenity value and have been subject to regular maintenance. It was advised that in order for the proposal to be made acceptable there should be an agreement to plant 5 new street trees in the area.
- 8.17 A condition will be attached to the permission to ensure that appropriate measures are taken to ensure the replacement and future protection of trees. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Impact on Amenity

- 8.18 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. The buildings that could be affected by the proposal are considered to be no. 10 and no. 12 Muswell Hill place.
- 8.5.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report which provides 3D modelling of expected shadowing throughout the day. The report findings are as follows:

Shadowing

- The front facade of Number 12 has been found to be shadowed by the addition of the proposed development. The length of shading is not considered to be significant and does not go beyond the fraction of current daylight being achieved suggested by the BRE
- The rear garden of Number 12 is not significantly overshadowed by the proposed development, although the proposal would cause significant overshadowing of the rear garden of no. 12.

Daylight / Sunlight

- The report concludes that an average daylight factor of 2% has been targeted for kitchens with all other rooms targeting an average daylight factor of 1.5%. As highlighted in table 1, all of the rooms achieve above this and

can therefore be described as being adequately lit. The scheme is therefore acceptable in this regard.

- 8.5.3 Neighbours have objected to the potential loss of light within gardens and have expressed concern about overshadowing. Whilst it is acknowledged that there would be some loss of daylight/sunlight to neighbouring gardens, the loss of light to rear gardens is not considered to be so harmful as to warrant refusal of the scheme, given the habitable rooms of neighbouring properties would still receive adequate levels of daylight/sunlight. It is fully accepted that the overshadowing to the rear garden of no. 10 would be significant however it is considered that on balance, this would not be significantly harmful within an urban context. It is also noted that all affected rear gardens would be north facing and would receive little sunlight in any event.
- 8.5.4 It is considered that whilst this impact would be material, the benefits of providing new residential accommodation with good quality amenity space would outweigh the harm identified particularly given the close proximity to Alexandra Park as stated above.
- 8.5.5 Some concern has been raised with regard to overlooking into adjoining properties however it is accepted that many of these objections related to the scheme proposed at pre-application stage which incorporated roof terraces to the proposed dwellings. These terraces have been removed from the current proposal and it is not considered that the proposed dwellings would increase overlooking over and above the existing situation given they would essentially infill the gap within the terrace of properties which already overlook each other's gardens.
- 8.5.6 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 8.5.7 The site is located on a secondary road with low ambient road noise owing to the low number of vehicle and pedestrian movements during the day and evening. The proposal has the potential to accommodate up to 16 occupants. This number of people is unlikely to cause a significant degree of noise and disturbance impact upon nearby residents in meeting the above policy framework. Any unneighbourly noise from the domestic use of the proposed flats would be controlled by the Council's Noise Control team.
- 8.5.8 Neighbouring residents have raised concerns about the construction phase of the development. Conditions have been included requiring adequate dust control and hours of operation to protect the amenities of neighbours during the build phase of the development.
- 8.22 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal

is considered to be in accordance with UDP Policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Access & Parking

- 8.23 The proposed site is in an area with medium public transport accessibility level (PTAL 3), with good public transport connectivity to Finsbury Park Underground/ Rail station and Highgate underground station with bus routes W3, W7, W5, 144, 43, 234, 299, 134 and 108 providing some 78 buses per hour for frequent connection to and from the site.
- 8.24 The area surrounding the site is heavily parked and is on the edge of the Muswell Hill restricted conversion area; however the site does not fall within the restricted conversion area. The applicant is proposing an infill development of 2 residential family size units. The site is accessed off Muswell Hill via Muswell Hill Place; the area surrounding the sites has high parking pressures.
- 8.25 The applicant's transport consultant TTP consulting has submitted a parking survey; the survey has been conducted in line with the Lambeth Methodology the surveys were conducted on Friday 28th March 2014 and Tuesday 1st April 2014 at 05:00 hours. The results of the parking survey have been reviewed and it suggests that the area surrounding this site is heavily parked, however within the immediate area there are some 33 off street car parking spaces available.
- 8.26 The Council's Transportation Team has considered that the proposed 2 additional residential units is unlikely to generate any significant increase in trips or parking demand to have any significant impact on the surrounding highway network or parking demand at this location. Therefore, the highway and transportation authority does not object to the above proposals subject to the following conditions:
- 1) A residential travel plan must be secured by condition. As part of the travel plans, the following measures must be included in order to maximise the use of public transport:
 - a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.
 - b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds) in credit for each member of the car club, evidence of which must be submitted to the Transportation planning team.
 2. Prior to the first occupation of the development hereby permitted the applicant shall provide secure and covered cycle storage for 2 (two) bicycles

per unit 4 (four) in total.

Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

Sustainability

- 8.25 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserve and enhancing the natural environment.
- 8.26 Chapter 5 of the London Plan requires all new homes to meet Level 4 of the Code for Sustainable Homes. Little information has been provided in relation to sustainability however overall, the proposal is considered to be of sustainable design and represents a beneficial use of this previously developed land. A condition has been imposed requiring the development to meet Code for Sustainable Homes Level 4.

Mayoral CIL

- 8.27 The proposal will also be liable for the Mayor of London's CIL as the proposal is for three additional units. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £8,785.00 (251 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.

9.0 CONCLUSION

- 9.1 The proposed development would provide two new residential units with a good standard of accommodation and would be a welcome addition to the Borough's housing stock. The dwellings would be of an appropriate scale and form and would relate well to the character and appearance of the wider area. The proposed development would not have a harmful impact on the residential amenity of neighbouring properties and as such is acceptable.
- 9.2 As such the proposal is considered to be in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

10.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions in accordance with Applicant's drawing No.(s) 5429-09-DAYLIGHT, 5429-09-DESIGN AND ACCESS, 5429-

Subject to the following condition(s)

IMPLEMENTATION

Conditions

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

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

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

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

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.

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

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

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority

prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

6. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties

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

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

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

9. Before development commences other than for investigative work:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant

sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- " a risk assessment to be undertaken,
- " refinement of the Conceptual Model, and
- " the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. 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 in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company

be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
2	Local Residents	<ul style="list-style-type: none"> <li data-bbox="595 571 1140 601">• Loss of play ground & green space 	<p data-bbox="1167 563 2092 815">It is accepted that the proposal would result in the loss of the existing amenity space which, it has been advised, was originally conceived as children's play space for the adjoining Council properties. It is noted however that the area has not been utilised as such for some time and that the proposal to construct two new dwellings each with external garden space would represent a more sustainable and efficient use of the land.</p> <p data-bbox="1167 855 2092 1107">Furthermore it is considered that Alexandra Park lies immediately north east of the site within 10 minutes walk with Crouch End Playing Fields also within walking range. Given the abovementioned accessibility to well maintained formal open and play space, the proposal is not considered to harm the amenity of the adjoining residents with regards to diminished access to open space.</p>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li data-bbox="595 576 1151 647">• Increased parking Pressure and Congestion <li data-bbox="595 839 909 871">• Construction noise <li data-bbox="595 1174 1088 1206">• Noise and nuisance to amenity. 	<p data-bbox="1169 209 2101 536">Some concern has been raised with regard to overlooking into adjoining properties however it is accepted that many of these objections related to the scheme proposed at pre-application stage which incorporated roof terraces to the proposed dwellings. These terraces have been removed from the current proposal and it is not considered that the proposed dwellings would increase over looking over and above the existing situation given they would essentially infill the gap within the terrace of properties which already overlook each gardens.</p> <p data-bbox="1169 600 2101 775">The Council's Transportation Team has considered that the proposed 2 additional residential unit is unlikely to generate any significant increase in trips or parking demand to have any significant impact on the surrounding highway network or parking demand at this location</p> <p data-bbox="1169 855 2101 1031">Neighbouring residents have raised concerns about the construction phase of the development. Conditions are recommended requiring adequate dust control and hours of operation to protect the amenities of neighbours during the build phase of the development.</p> <p data-bbox="1169 1190 2101 1366">The site is located on a secondary road with low ambient road noise owing to the low number of vehicle and pedestrian movements during the day and evening. The proposal has the potential to accommodate up to 16 occupants. This number of people is unlikely to cause a significant degree of noise and</p>

No.	Stakeholder	Comments	Response
			disturbance impact upon nearby residents in meeting the above policy framework. Any unneighbourly noise from the domestic use of the proposed flats would be controlled by the Council's Noise Control team.

APPENDIX 2: DRAWINGS



Site plan

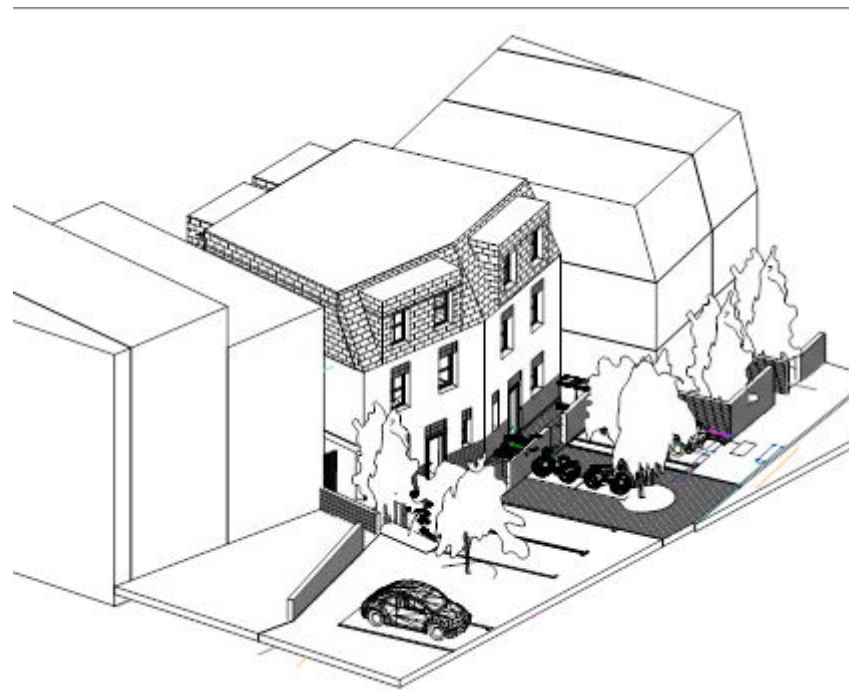




Fig 3.2: Ground floor plan



Fig 3.3: First floor plan



Fig 3.4 Second floor Plan



SOUTH ELEVATION
1 : 100



NORTH ELEVATION
1 : 100



For Sub Committee

OFFREPC
Officers Report

