

**MINUTES OF THE SPECIAL PLANNING SUB COMMITTEE
TUESDAY, 7 OCTOBER 2014**

Councillors: Ahmet (Chair), Basu, Beacham, Bevan, Carroll, Carter, Mallett (Vice-Chair), Patterson and Rice

MINUTE NO.	SUBJECT/DECISION
PC01.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Akwasi-Ayisi.</p>
PC02.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Basu identified that item 7, 1B Candler Street was opposite his house but that he felt this would not prejudice his judgement.</p>
PC03.	<p>159 TOTTENHAM LANE, LONDON, N8 9BT</p> <p>The Committee considered a report on the application to grant planning permission for the erection of a part 4/part 5 storey building to contain A1 and A3 retail use on the ground floor with 18 residential units on the upper floors. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The Committee's attention was drawn to a tabled addendum setting out an additional condition covering consultation with Thames Water regarding any piling works. Officers were also recommending a s106 obligation claw back clause to allow the Council to obtain further funds for offsite affordable housing should the actual sale price of the flats exceed that estimated in the viability statements.</p> <p>A local resident addressed the Committee and raised the following points:</p> <ul style="list-style-type: none"> • A number of plans to develop the site had been brought forward over the years and local residents had worked with the applicant on the current scheme design. • Local residents in general were resigned to the fact that the site would be developed but would have preferred a smaller scale scheme without the commercial space to the ground floor as it was considered there were sufficient units already available in the vicinity. • A number of additional conditions were proposed on behalf of local residents: <ul style="list-style-type: none"> ○ That commercial deliveries be received to the front of the site only. ○ Public access to the commercial units be only to the front. ○ The rear paved area be exclusively used for parking. ○ That measures be put in place to prevent any light pollution from the building such as the shading of external lights to the parking area where necessary. ○ Any plant and/or ventilation equipment be routed to the front of the building. ○ Any designated smoking area be located to the front of the building.

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- Retention of the 4m high wall to the site boundary and which should be clad in weatherproof wood.

An representative for the applicant addressed the Committee and raised the following points:

- The applicant would be willing to consider the additional conditions proposed by the residents.
- The new application addressed all the points of objection received over the last application to renew the extant permission in place which was refused and subsequently dismissed on appeal.
- The design sought to make a positive contribution to the area and replicate materials and prominent design features in the vicinity.

Clarification was sought on the refuse storage arrangements for the commercial units. Assurances were provided that the applicant would be required to submit a waste management plan for Council approval.

The Committee expressed some concern over the use of impervious materials to the parking area at the rear of the development and subsequent water runoff and drainage issues. Officers proposed that a landscaping condition be added to secure the use of permeable paving material in this area and to which the applicant agreed.

The Committee sought clarification on the affordable housing contribution due for the scheme, with two different figures provided within the report. Officers advised that the second figure had been calculated based on the new Planning Obligations Supplementary Planning Document 2014 which was due for adoption by Cabinet on 15 October.

Confirmation was provided that the claw back clause as outlined in the addendum had been broadened from that detailed within the report regarding the build costs of the scheme to covering the sales prices of the units.

The Chair moved the recommendation of the report including the conditions outlined by the local resident and a landscaping condition and it was

RESOLVED

- That planning application HGY/2014/0484 be approved subject to conditions and s106 legal agreement and s278 highways agreement:
 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

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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. 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.

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

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

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

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

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

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

7. Prior to the first occupation of the hereby approved ground floor A1 and A3 use class units a detailed scheme for the servicing and delivery of these units shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and

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permanently retained thereafter.

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

8. Prior to the first occupation of the hereby approved eighteen (18no) residential units on site, a detailed plan to provide secure and covered cycle parking facilities for 22 bicycles has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 22 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

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

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.

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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.

12. Prior to the first occupation of the hereby approved eighteen (18no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

13. The dwellings hereby approved shall achieve a carbon reduction in CO2 emissions of at least 40%. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that this reduction 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.

14. 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 Excellent has been achieved for this development,

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Or Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level Excellent shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development.

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.

15. The A1 and A3 uses hereby permitted shall not be operated before 07:00 hours or after 23:00 hours on any day.

Reason: To protect the amenities of adjacent residential properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

16. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

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

17. At least 10% of the hereby approved eighteen (18no) residential units shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2013 Policy SP2.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required.

Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application

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forms should be completed online via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

INFORMATIVE 3: Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE 4: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. In line with best practice for the disposal of fats, oils, and grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding, and pollution to local watercourses.

INFORMATIVE 5: 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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 6: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 7: Community Infrastructure Levy. The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £80,920.00 (2,312sqm x £35.00). 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 8: The London Fire Brigade strongly recommends that sprinklers are considered for this development. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

PC04.

10-27 CONNAUGHT HOUSE, CONNAUGHT GARDENS, N10 3LH

The Committee considered a report on the application to grant planning permission for the refurbishment and reconfiguration of the existing building including the erection of extensions to the south and west elevations, erection of a one storey roof extension across the top of the existing building, provision of eight additional flats and alterations to the existing parking area. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum

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circulated which set out an amended condition covering balcony screening and an additional travel plan s106 heads of term.

A number of objectors addressed the Committee and raised the following points:

- The scheme constituted a dominant and incongruous form of overdevelopment, with the existing building extended in volume by 70%.
- The development would have an overbearing impact on neighbouring properties from the addition of a fourth floor, particularly from the proximity of the new extensions to properties at Eveline Court and Teresa Walk.
- Eveline Court and Teresa Walk would suffer from loss of light and overlooking from the additional windows and balconies. There were also concerns that the use of the balconies would result in noise nuisance and loss of amenity to neighbouring properties.
- The parking provision proposed was inadequate at only 9 spaces.
- The affordable housing s106 contribution was very low considering the likely high sale price of the finished units.

Cllr Engert addressed the Committee in her capacity as ward councillor and raised the following points:

- The current application did not address the reasons for refusal for the previous scheme.
- The design was not of sufficient quality nor sympathetic to the local area.
- The refurbished building would be too large and overbearing, with a 70% increase in the volume of the existing building.
- The scheme would result in a net loss of social housing provision and the contribution proposed for affordable housing under the s106 agreement was very low.
- The parking provision proposed was inadequate for the number of units.

A representative for the applicant addressed the Committee and raised the following points:

- The block had never been used for social housing although it had been leased on a short term basis to a registered social landlord following the disposal of the site by the Police. The scheme would provide 8 additional residential units.
- The affordable housing contribution was in line with Council policy.
- Comments made by the Planning Service and local residents had, where possible, been addressed such as changing the palette of external materials to suit the local street scene.
- The reconfiguration would enable the creation of units of various sizes including larger family sized and bring the building up to modern standards.
- Trees would be retained to the boundaries for screening and the windows to the extensions provided with angled views.

In response to a question from the Committee regarding the possibility of overshadowing to Teresa Walk, officers confirmed that the applicant had submitted daylight and sunlight reports undertaken to industry BRE standards which had not identified significant problems to any surrounding properties. The building was not considered overbearing due to sufficient separation distances between the balconies and the boundary and the tiered nature of the landscape mitigating to a degree the increase in height of the building.

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Confirmation was provided to the Committee that the affordable housing contribution had been calculated using the Council's own methodology focussed on the additional units to be provided and was therefore policy compliant. A viability assessment was therefore not required from the applicant.

Cllr Bevan put forward a motion for the addition of a s106 legal agreement claw back clause to any approval. Officers advised that this could expose the Council to the risk of subsequent appeal as the scheme was policy compliant, with no policy basis for seeking additional funds. Additionally, the imposition of the clause would not be feasible as a viability assessment was not in place against which to benchmark future value. Cllr Rice seconded the motion, which at a subsequent vote was carried.

The Chair moved the recommendation of the report including the addition of a s106 legal agreement claw back clause, and it was

RESOLVED

- That application HGY/ 2014/1973 be approved subject to conditions and subject to a s106 legal agreement.

RESOLVED

- That application HGY/ 2014/1973 be approved subject to conditions and subject to a s106 legal agreement.

IMPLEMENTATION

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

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

DRAWINGS

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

Location Plan 1321-PL-001-A /Existing Ground Floor 1321-E-101-B /Existing First Floor 1321-E-102-B /Existing Second & Third Floors 1321-E-103-A /Existing Elevations 1321-E-201-A /Proposed Ground 1321-PL-101-E /Proposed First 1321-PL-102-D /Proposed Second & Third 1321-PL-103-E /Proposed Fourth & Roof 1321-PL-104-H /Proposed Site 1321-PL-105-B /Proposed Landscape 1321-PL-106-B /Proposed E and W Elevations 1321-PL-201-H /Proposed N and S Elevations and Section AA 1321-PL-202-F /Proposed Window Privacy Diagram 1321-PL-203-C /Proposed Elevation Detail 1321-PL-204-A /Existing Site Sections 1321-PL-500-A /Proposed Site Sections 1321-PL-501-B /Sections to 7 Teresa Walk 1321-PL-502-A /Sections to 8 Teresa Walk 1321-PL-503-A /Sections to 9 Teresa Walk 1321-PL-504-A /Sections to 10 Teresa Walk 1321-PL-505-A /Sections to 78 Woodland

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Gardens 1321-PL-506-B /Existing and Proposed Rear SiteSection 1321-PL-507-B /Areas Schedule 1321-PL-901-E

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

SAMPLES OF MATERIALS

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

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

BALCONY SCREEN

4. Before the development hereby permitted is commenced a plan showing details of the 1.7 metre high privacy screen along the outer edge of the balconies labelled 2 on drawing no. 1321-PL-203-C 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 these balcony 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.

OBSCURE GLAZING

5. Before the first occupation of the extension hereby permitted, the windows labelled 1 on drawing no. 1321-PL-203-C shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

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.

BOILERS

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

Reason: In the interests of air quality within an Air Quality Management Area (AQMA) as required by The London Plan Policy 7.14.

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

7. No development shall be commenced unless a Construction and

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Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how noise, vibration, air and water pollution, among other impacts on amenity shall be minimised. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to ensure the efficient use of resources and reduce the impact of the proposed

TREE PROTECTION

8. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the specification and position of the fencing and ground protection for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be installed and inspected by the Council Arboriculturist prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

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

TREES - FOUNDATIONS

9. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating details of the foundations for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The statement must include a pre-commencement site meeting attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees to be retained. A series of site monitoring and supervision visits by the Consultant Arboriculturist must be agreed including installation of tree protection measures and foundations. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed during constructional works in the interests of visual amenity consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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LANDSCAPING SCHEME

10. No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

CODE FOR SUSTAINABLE HOMES

11. The 8 additional 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.

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.

LIFETIME HOMES

12. All residential units with the proposed development shall be designed to Lifetime Homes Standard unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of Lifetime Homes.

WHEELCHAIR ACCESSIBLE

13. At least 10% of all dwellings shall be wheelchair accessible or easily adaptable for wheelchair use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings.

CONSTRUCTION MANAGEMENT PLAN AND CONSTRUCTION LOGISTICS PLAN

14. The applicant/developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Connaught Gardens and the surrounding roads 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 on the transportation and highways network.

PARKING

15. The car parking spaces shown on Drawing no. 1321-PL-101-E shall be marked out on the site. These spaces shall thereafter be kept continuously

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available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority. One of the on-site car parking spaces shall be designated for the use of the occupants of the three bed residential unit (Flat 18). The space shall thereafter be retained and made available for that specific use.

Reason: In order to ensure that adequate provision for car parking is made within the site consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

CYCLING PROVISION

16. The development shall not be occupied until a minimum of 46 cycle parking spaces for users of the development, have been installed in accordance with Drawing no. 1321-PL-101-E. Such spaces shall be retained thereafter for this use only.

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

SUSTAINABLE DRAINAGE

17. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

REFUSE & WASTE STORAGE

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

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

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group (tel. 020 8489 1000) at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: The applicant is advised that the proposal will be liable for the

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Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £24,955 (713 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: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

INFORMATIVE: 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 offsite 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. To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE: 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: Prior to refurbishment 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: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Brigade's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

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INFORMATIVE: In relation to condition 18 the applicant is advised of the following:

Wheelie bins must be located no further than 25 metres from the point of collection. Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary. Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required. Sufficient bin capacity should be provided to accommodate residents' needs regarding waste disposal and recycling. Waste must be properly contained to avoid spillage, side waste and wind blown litter. Waste collection arrangements must be frequent enough to avoid spillage and waste accumulations around the bin area and surrounding land both private and public. Waste collection vehicles should be able to enter the proposed site, collect and leave the site in forward gear.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

PC05.

1B CANDLER STREET N15 6HS

The Committee considered a report on the application to grant planning permission for the erection of a second floor extension to an existing flat, increasing it in size to a 2/3 bed unit. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report and drew the Committee's attention to a tabled addendum circulated which set out a number of minor amendments to the report and an additional condition covering the provision of obscured glazing to the windows of the extension. It was also advised that following concerns raised at the site visit about overlooking from a proposed balcony, this element had now been withdrawn from the plans.

Confirmation was provided that the scheme was before the Committee as an objection had been made by a councillor under the previous scheme of delegation.

Concerns were raised regarding the impact of the proposed extension on the adjacent building. It was identified that the separation distance at the closest point was 2.5m, extending to 4.5m at roof level. It was acknowledged that there would be an impact on outlook from the bedroom window on the first floor of the

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adjacent building but that this was not considered to be significant enough to be a grounds for refusal. Obscure glazing would be provided to the facing window in the new extension. The development passed both BRE guidelines regarding the impact on levels of daylight and sunlight to the rooms to the rear of 600 Seven Sisters Road.

The Chair moved the recommendation of the report and it was

RESOLVED

- That application HGY/2014/0389 be approved subject to conditions
 1. 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: list the plans
Reason: To avoid doubt and in the interests of good planning.

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.

PC06. DATE OF NEXT MEETING

13 October.

COUNCILLOR AHMET

Chair