

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 13 OCTOBER 2014**

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

**MINUTE
NO.**

SUBJECT/DECISION

PC08. URGENT BUSINESS

The Chair advised of an item of urgent business, namely a report referring to the decision made by the Committee on 7 October regarding 10-27 Connaught House, Connaught Gardens N10 3HL. The Committee had resolved to grant permission for the application subject to conditions and subject to a s106 legal agreement and had passed a motion to add a s106 legal agreement claw back clause. Officers had advised at the time that this action did not meet the policy or statutory tests for planning obligations, that the scheme was policy compliant regarding the affordable housing contribution, that there was no policy basis for seeking additional funds and that the clause was unfeasible. Following the decision, the Council had sought Counsel's written advice which confirmed the earlier advice given and advised that the Committee must not vote in favour of any resolution that would involve the Council making an unlawful decision to grant planning permission. The advice directed the Committee to remove the requirement to include the claw back clause in the planning obligation through rescinding the decisions made on 7 October regarding the application and to determine the application for planning permission. It was confirmed that a complete re-hearing of the application would not be necessary.

The Committee were advised that the Planning Service had reconsidered the original application following the meeting and had determined that the affordable housing contribution should be revised from £171717 to £254541 to take into account the additional floorspace to be provided in the existing units. In response to a question, it was confirmed that this miscalculation had been made in error and, irrespective of the urgency report, would have required the application to be reconsidered by the Committee. It was advised that Cllrs Gunes and Akwasi-Ayisi could vote to rescind the decision but not determining the application having not been in attendance at the Committee on 7 October.

Concerns were expressed over the costs incurred by the Council in seeking Counsel advice for this matter, to which the Legal Officer confirmed that there had been no other way of dealing with the issue and that the Council would have had to incur costs in any event should the original decision have stood.

Cllr Bevan expressed concern over a decision of the Committee being changed in this way and that Members had been told in the past that it was permissible for the Committee as the decision making body to go against officer recommendations. He felt that as an elected Councillor representing his constituents, he was entitled to raise the issue of affordable housing provision as one of the most significant concerns for residents of the borough. He requested that future planning application reports include options for the imposition of a claw back clause where sale prices were in excess of those expected. Officers confirmed that because the application was policy compliant, a claw back clause could not be used without

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revisiting the current policy.

The Chair moved the recommendations of the report and it was

RESOLVED

- That the decisions purported to be made by the Committee on 7 October for the 10-27 Connaught House application be rescinded and 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 Gardens 1321-PL-506-B /

Existing and Proposed Rear Site

Section 1321-PL-507-B /

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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 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

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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.

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

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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 Councils 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 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.

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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 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

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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 Bridgeway'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.

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

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| | <p>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.</p> <p>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.</p> |
| PC09. | <p>DECLARATIONS OF INTEREST</p> <p>Cllr Rice identified in relation to item 9, Northumberland Park School, that he was on the Board of Governors and would therefore absent himself as a Committee member for that item.</p> |
| PC10. | <p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the minutes of the Planning Committees on 2 and 15 September be approved as an accurate record. |
| PC11. | <p>57 NORTH ROAD N6 4BJ</p> <p>The Committee considered a report on the application to grant planning permission for the redevelopment of the existing Highgate Synagogue to make more flexible and sustainable spaces for worship, education and community use (use class D1), including demolition of the existing synagogue building to add a new classroom, library, garden room, offices and ancillary support spaces, and part demolition and extension of the ground floor and 1st floor of the adjacent Rabbi's cottage. 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.</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 report which outlined additional consultation responses received and a proposed revision to condition 9 to restrict the use of the flat roofed area to the days of the festival of Tabernacles and then only between the hours of 0900 to 2230. An additional condition was also proposed covering the green roof structure to require a plan and maintenance programme to be submitted for approval by the Council.</p> <p>A number of objectors addressed the Committee in addition to a written statement</p> |

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read out on behalf of a local resident. The following points were raised:

- The scheme constituted overdevelopment of a small site within a Conservation Area, with a near doubling of the footprint of the existing building.
- The basement excavation works could potentially cause subsidence and flooding problems to nearby properties.
- Concerns still remained regarding any use, even restricted, of the flat roof as a roof terrace on the grounds of overlooking and loss of privacy to neighbouring properties, and whether the usage restrictions would be enforced. It was also questioned whether it would be feasible for the temporary structure erected during Tabernacle to be located at ground level to avoid blocking light to neighbouring properties. The proposed planters to the roof terrace were also of concern owing to the potential for overshadowing to Grimshaw Close properties.
- The applicant had not consulted with local residents about the plans.
- The scheme would worsen parking and traffic problems in the area and the repositioning of the car parking spaces closer to the boundary of the site would negatively impact on adjacent properties.
- No hydrological survey had been undertaken.
- Proposed green screens and hedging would reduce the light to surrounding properties.
- There were currently limited car parking spaces at the Synagogue leading to the frequent obstruction of access to Grimshaw Close lane for local residents, particularly during events, and which would be exacerbated by any redevelopment. There was also nowhere in the vicinity for the parking of construction vehicles.
- There were concerns that the site was unsuitable long term to accommodate such a rapidly expanding congregation.

Cllrs Hare and Morris addressed the Committee in their capacity as local ward councillors and raised the following points:

- Concerns had been raised by local residents as well as the Highgate Society and Highgate Conservation Area Advisory Committee (CAAC) regarding the use of the roof terrace relating to the potential for overlooking and loss of privacy to neighbouring properties. There were also concerns there would be pressure on the Synagogue to increase its use in the future beyond the restrictions proposed. It was also considered that the planting proposed to the roof terrace was unnecessary owing to the restrictions on its use and would potentially obstruct the light received to neighbouring properties.
- The scheme would result in overlooking and loss of privacy to the recreational space to the rear of the Grimshaw flats development.

Representatives for the applicant addressed the Committee and raised the following points:

- The concerns of local residents had been taken into account within the application including reductions made to the size of the basement and the height of the building and the restrictions imposed on the use of the roof terrace.
- The existing building required updating in order to meet the needs of the community it served, including the provision of wheelchair access and facilities.

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- The Synagogue had asked members of the congregation when attending to park on the main road and walk down Grimshaw Close to avoid obstructing local residents.
- There would be no intensification of use of the site only reconfiguration of seating arrangements.
- A basement impact assessment and hydrological survey would be undertaken.
- A series of consultation exercises had been undertaken with local residents, the Highgate Society and Highgate CAAC as well as the nearby primary school.
- The increase in floorspace equated to 92sqm on the ground floor. Confirmation was provided that the proposed floorspace had been scaled back from the previous application from 338sqm to 206sqm with half provided in the basement.
- The use of the green roof would be restricted by condition.
- The applicant would be willing to remove the proposal for planters and screening to the flat roof.
- In response to a question, confirmation was provided that the number of parking spaces on site would reduce from 9 to 3 and would therefore reduce traffic flow on the lane.

Cllr Peacock emphasised to the Committee the importance to the Jewish community of taking part in their festivals, in particular for the children.

The Committee sought clarification on any potential conflict between the condition restricting the use of the roof terrace and the permitted development rules for temporary structures allowing their use for up to 28 days a year. Officers confirmed that the condition would override permitted development provisions.

It was proposed that condition 4 be amended to prohibit hedging from the landscaping plan and to amend condition 9 to permit the roof terrace to be used only for a maximum of 12 days for the festival of Tabernacles and only between the hours outlined.

The Chair moved the recommendation of the report including the two revisions to conditions listed above and it was

RESOLVED

- That planning application HGY/2014/1496 be approved subject to 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 (as amended): PA-001, 002, 003, 004, 005, 010,

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011, 050, 099, 100, 101, 102, 200, 201, 210, 211, 300, 301, 302, 303, 310 & 1188 100 Rev P1.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of all 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.

4. A final landscaping scheme for the treatment of the surroundings of the proposed development including the flat roof shall be submitted to, approved in writing by the Local Planning Authority. The landscaping shall be completed within 6 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a suitable refuse storage and collection point shall be submitted to and approved in writing by the local planning authority and such storage and collection point shall be constructed in accordance with the approved drawings before the development hereby approved is occupied.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

6. No flood or additional lighting shall be fixed to the building pursuant to this permission or installed elsewhere within the site except in accordance with details, which shall have first been submitted to and approved in writing by the local Planning Authority.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of the adjoining properties.

7. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction Management Plan and a Construction Logistics Plan which shall include:

- a requirement that the lead contractor, or the site, is signed to the Considerate Constructors Scheme (CCS) and certificate of compliance is clearly displayed on the site and thereafter maintained on display throughout the duration of the works;
- details of the measures proposed to minimise the impact of the

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construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours;

- measures on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on North Road and North Hill is minimised;
- measures on how construction vehicle movements will be carefully planned and co-ordinated to avoid the AM and PM peak periods;
- measures to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site.

Thereafter all construction works shall be carried out in accordance with the approved details.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

8. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

9. The flat roofed area shall not be used as a roof terrace, sitting out areas or external amenity space other than for maintenance and activities associated with the annual Festival of Tabernacles (Succot), in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Such use thereafter shall be carried out in strict accordance with these approved details.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

10. The building shall be used as a place of worship with ancillary accommodation and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to retain control over the development.

11. The rating level of the noise emitted from the site including service plant equipment shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142: 1997.

Reason - To protect the amenities of nearby occupiers

INFORMATIVE: - Party Wall Act

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

INFORMATIVE - Hours of Construction Work

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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.

PC12. 46 THE BROADWAY N8 9SU

The Committee considered a report on the application to grant planning permission for the erection of a first and second floor rear extension to create 1 x studio flat and 1 x split level bedroom flat, together with the conversion of the existing 2 flats at upper levels to create 8 bedsits units, with the provision of cycle and refuse storage. 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 Committee's attention was drawn to a tabled addendum report setting out an amendment to the s106 agreement to make the two self contained flats car free. It was advised that this did not apply to the 8 bedsits which had existing permission.

In response to a question, confirmation was provided that the condition covering the provision of a central aerial system for the development was a standard condition.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/181 be approved subject to conditions and subject to a s106 legal agreement

Applicant's drawing No.(s) 12-12-843/SU 101, 12-12-843/SU 301A, 12-12-843/SU 302A, 12-12-843/SU 102, 12-12-843/SK-864, 12-12-843/PD-363E, 12-12-843/PD-364E, 12-12-843/PD-162E, 12-12-843/PD-161F

Subject to the following condition(s)

1. 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.

2. 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.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in

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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.No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

5.Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

6. 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 Crouch End Broadway, Weston Park 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.

7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all 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 protect the visual amenities of the neighbourhood.

INFORMATIVE: Thames Water

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

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.

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

INFORMATIVE : Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £3,815 (109 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: 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.

PC13. NORTHUMBERLAND PARK COMMUNITY SCHOOL TRULOCK ROAD N17 0PG

[Cllr Rice absented himself as a member of the Committee for the duration of this item]

The Committee considered a report on the application to grant planning permission for the erection of a single storey extension to house disabled shower/toileting facilities and bedroom. 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. Cllr Peacock addressed the Committee and emphasised that the works would provide adaptations necessary for the caretaker's disabled wife.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/2205 be approved subject to 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.

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| | <p>Reason: In order to avoid doubt and in the interests of good planning.</p> |
| PC14. | <p>LANCASTERIAN PRIMARY SCHOOL KINGS ROAD N17 8NN</p> <p>The Committee considered a report on the application to grant planning permission for the installation of 3 canopies onto the main entrance walkway, key stage 1 and early years playgrounds. 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.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. Members expressed concern that the report did not include copies of the photographs of the canopies contained within the presentation and the absence of a representative from the Council to answer any questions as the applicant. The Committee emphasised that reports accompanying Council applications should adhere to the same standards as other applications coming before the Committee. Officers noted these points although it was advised that the level of detail the Planning Service was able to request from applicants correlated to an extent with the size and scale of the application.</p> <p>The Chair moved the recommendation of the report and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That planning application HGY/2014/2186 be approved subject to conditions. <p>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.</p> <p>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.</p> |
| PC15. | <p>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</p> <p>The Committee considered a report setting out decisions on planning applications taken under delegated powers for the period from 1 to 30 September.</p> <p>In response to a question, confirmation was provided that the delegation levels for Council applications would be reviewed in the future to ensure they were set at an appropriate level including potentially increasing delegated powers in this regard to the Head of Development Management in conjunction with the Chair of Planning Committee.</p> <p>RESOLVED</p> <ul style="list-style-type: none">• That the report be noted. |

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| PC16. | DATE OF NEXT MEETING Special Planning Committee on 28 October. |
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COUNCILLOR AHMET

Chair