

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1543	Ward: Fortis Green
<p>Address: The Alexandra 98 Fortis Green N2 9EY</p> <p>Proposal: Conversion of Public House with ancillary accommodation above to provide 2 x 3 bed single family dwellings</p> <p>Applicant: CLTX Ltd</p> <p>Ownership: Private</p> <p>Case Officer Contact: Matthew Gunning</p>	
<p>Date received: 30/05/2014</p> <p>Drawing number of plans: 985.12.001, 985.12.002, 985.12.003, 985.12.004, 985.12.005, 985.12.006, 985.12.100A, 985.12.101, 985.12.102A, 985.12.103, 985.12.200, 985.12.201, 985.12.300A, 985.12.301</p>	
<p>1.1 The application is being reported to the Planning Committee as there has been a request from a Ward Councillor and due to the amount of local interest it has generated.</p>	

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This is an application for the conversion of The Alexandra Public House with ancillary accommodation above into two x 3-bedroom houses.
- The principle of a change of use to residential use is considered acceptable and compatible with the adjacent residential uses.
- On balance the loss of the pub use is acceptable. The less than significant harm caused by the loss of the pub use has been given significant weight but is felt to be outweighed by the fact that there is a pub opposite as well as other contributors to vibrancy of the area, that the scheme is of high quality, brings a redundant building back into use and protects it for the future, provides two much needed residential units and replaces a use that caused impact on amenity of neighbours.
- The alterations to the existing structure are minimal with the character of the building and its architectural merit protected.
- The residential use here does not present issues in terms of harm to local residential amenity and equally does not present highway safety and parking issues.

2. RECOMMENDATION

- (1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and/or subject to sec. 106 Legal Agreement.
- (2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 30 January 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- (3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed including;

Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) Details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins;
- 5) Details of the front lightwell;
- 5) Removal of permitted development rights;
- 6) Construction Management Plan (CMP);
- 7) Hanging sign to be retained.

Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Street numbering
- (4) That, in the absence of the agreement(s) referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons;

- i. That in the absence of the provision of an affordable housing contribution would be contrary to Local Plan Policy SP2

S106 Heads of Terms

Off site affordable housing contribution of £17,493

(5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Head of Development Management within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the conversion of The Alexandra Public House with ancillary accommodation above into two residential dwellings (2no.3-bedroom houses).
- 3.2 The conversion will be across the ground and first floors split roughly along the centre of the building on its north-south axis allowing both units to be accessed independently through the original corner entrances fronting Fortis Green. The existing basement area will be increased to provide additional living area for Unit 1 while the increased accommodation in the roof space will be allocated to Unit 2.

Site and Surroundings

- 3.2 The application site is located at 98 Fortis Green on the northern side of the road and consists of a detached building originally built as two separate units but later converted to be used as a public house. The building comprises of a basement, ground floor and first floor, with the public house use occupying the ground floor with storage in the basement, with ancillary residential accommodation at first floor level. The property is currently vacant and it is believed it has been vacant since early 2014.
- 3.3 The site originally contained two separate dwellings which were in existence by 1864, while activity on the site in connection with the Fortis Green Brewery is likely since the 1880s. The site is documented formally as The Alexandra Public House since 1926. The building is not included on the statutory list of historic buildings and neither is it locally listed, but it is situated within the Fortis Green Conservation Area, designated in 1974.
- 3.3 The immediate context is of different building types and uses including residential in the form of two-storey terraced and semi-detached properties, flatted development, sheltered housing, another public house (Clissold Arms), a car wash facility and wine merchants (directly opposite), a cafe, restaurant and takeaway and a child care facility. The site is within walking distance of the main shopping thoroughfare of Muswell Hill (400m to the east). The site is also within walking distance of East Finchley High Road and is 900m to the north east of East Finchley Tube station.

Relevant Planning and Enforcement history

- 3.7 OLD/1989/1125 - 4/10/88 Formation of new patio area at rear including new doors to rear elevation and revised position for extract ventilation system to kitchen – REFUSED 20/03/1989

HGY/1995/0535 - Erection of rear filter ventilation system to be housed in sound and fire resistant housing beneath existing fire escape. – REFUSED 25/07/1995

HGY/1995/0881 - Installation of new carbon filter ventilation system to be housed in sound and fire resistant housing beneath existing fire escape fire escape staircase to rear of building at ground (resubmitting after provision refusal) – WITHDRAWN 26/09/1995

HGY/1195/1242 - Installation of new carbon filter ventilation system to be housed in sound and fire resistant housing beneath existing fire escape fire escape staircase to rear of building at ground (resubmitting after provision refusal) – PERMISSION GRANTED 09/01/1996

HGY/2004/2437 - Provision of new extract duct to rear of property and replacement of existing door to rear – PERMISSION GRANTED 13/01/2005

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Transportation – Raise no objection but ask for a Construction Management Plan (CMP) to be submitted prior to works commencing on site.
- 2) Conservation Officer – Objects on grounds that while the proposal “would establish the building’s original use, the loss of the pub would be considered to be detrimental to the vibrancy and diversity of the area which would harm the character of the conservation area as a whole”.

External

- 1) Thames Water – Raise no objections.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 270 letters. The number of representations received from neighbours, local groups etc were as follows:

No of individual responses:

Objecting: 197

Supporting: 0

5.2 The following issues were raised in representations received:

- Loss of public houses which has existed since 1880s;
- The Alex has been a successful public house, frequented by many local residents for many years;
- Should remain a public house, serving the local clientele for many years to come;
- Very few local facilities in Fortis Green/ loss to the social fabric of the area;
- Loss of an important community asset;
- There is a genuine need for a local pub for the local community/ shortage of good public houses in the N2 N10 area;

- Under proper management The Alexandria has great potential to be a real hub for the local community, attracting older as well as younger residents to a social setting;
- Without commercial uses the street will become bland/dormitory;
- The conversion of a commercial premises to housing will contribute to a change in feel of the Fortis Green 'parade' which could result in all these businesses disappearing;
- There has been a pub on the site since at least 1871 and much local history will be lost if the application is granted;
- The pub has heritage connections with Ray and Dave Davis of the Kinks, and attracts tourists from all around the world;
- Muswell Hill has a shortage of public houses;
- Creating additional dwellings increases the demand for amenities;

5.3 An objection has been received from Cllr Berryman (Ward Councillor) who objects to the application on the following grounds (as summarised):

- Loss of historic premises which has been used as a pub in the Fortis Green Conservation area since the 1880s;
- The area is becoming more congested -the scheme does not make provision for parking;
- Impact on village hub/ cluster of food and drink establishments gathered around this little parade of shops on both sides of Fortis Green;
- The landlords were running a thriving and viable business, paying local business rates and employing local people, the reason it closed is that the owners (Punch Taverns) went bankrupt and then began a fire-sale of numerous assets.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues in respect of the application are considered to be:

1. Principle of development;
2. Design and impact on character and appearance of the conservation area;
3. Layout and standard of accommodation;
4. Impact on the amenity of adjoining occupiers;
5. Access and parking;
6. Sustainability;
7. Waste management.

Principle of development

6.2 The site is located within an urban area within walking distance of Muswell Hill District Centre and East Finchley High Road. This is considered to be a sustainable location for housing, close to services and the public transport network. The National Planning Policy Framework (NPPF) requires housing

applications to be considered in the context of the presumption in favour of sustainable development and requires applications for change of use to residential from commercial buildings be supported, where there is an identified need for additional housing, provided that there are not strong economic reasons why such development would be inappropriate.

- 6.3 The NPPF also requires planning decisions to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (para. 70). Therefore the provision of housing has to be balanced against the loss of a local facility. The provision of local facilities such as public houses, shops and post offices are vital to sustain and contribute towards meeting the needs of a community. The loss of such a facility which is of social value is therefore a material planning consideration.
- 6.4 While there is a strong ground swell of opinion locally for the retention of the pub use here, in the absence of detailed local planning policy it is very difficult for the Local Planning Authority to afford protection to all pubs or stop the trend in the decline of pubs generally; which is inevitably influenced by many factors outside its control (economic changes, changes in composition of local communities, changes in taste and lifestyle etc). As such the application here must be determined in accordance with the current statutory development plan before it and the relevant material planning considerations.
- 6.5 The public house in question is not located within a defined Town Centre (primary or secondary shopping frontage) and while located in an area defined by a small cluster of retail and commercial uses, it equally does not fall within a local shopping parade (as protected by local planning policy). Notwithstanding the point that it does not fall within a local shopping parade, the policy as written (TCR4 'Protection of Local Shops') seeks to control the change of use of existing Class A1 (retail) to other non retail uses - A2, A3, A4 or A5. The policy therefore as written does not afford specific control in respect of the change of use of A4 (pub uses) to other uses.
- 6.6 The Local Plan (2013) policy SP15 ('Culture and Leisure') afford some protection to 'community halls, post offices, places of worship, libraries, culture and art, pubs and sports facilities' but as written this strategic policy can only protect against loss in areas of deficiency. As such the change of use here needs to be assessed in the context of whether it falls within an area of deficiency (SP15) and whether its loss would reduce the community's ability to meet its day-to-day needs (para. 70 of NPPF).
- 6.7 In this particular case there is another public house (The Clissold Arms) directly opposite, in addition to a cafe and restaurant in the immediate vicinity. The site is also within walking distance of the main shopping thoroughfare of Muswell Hill and East Finchley where there are also a number of licensed premises. Given the proximity to community facilities including public houses, it is not considered that the loss of this public house here would reduce the community's ability to meet its day-to-day needs.

- 6.8 In this particular case the pub in question is believed to have closed in early 2014 and was so before being acquired. Equally the pub use in question could change to a different use without requiring planning permission under the Town and County Planning (Use Classes) Order 1987 (as amended), namely to retail use (Class A1), financial and professional services (Class A2) and restaurants and cafes (Class A3).
- 6.9 In this particular case information in relation to the marketing carried out by agents acting on behalf of former freeholder/ vendor (Punch Taverns) was submitted to the Local Planning Authority. The information as prepared by Fleurets (specialists in the hotel, restaurant and public house sectors) indicate a number of limitations with the building in question in that there is little potential for a food offer, the lack of an external smoking area and lack of passing trade. The agents also provided historic barrellage figures and indicated that the business was struggling through 2012/2013 due to lack of trade. The agents also confirmed that the property was marketed since July 2012 with the majority of the marketing activity via email to potential buyers with hard copy adverts placed in the Estates Gazette in July 2012, the Publicans Morning Advertiser on the 7th November 2012 and the Estates Gazette again on 9th November 2013. A 'For Sale' board was also erected at the property. The agents indicated that the marketing activity resulted in 7 separate parties viewing the property, with bids submitted on 2 occasions but not resulting in a sale. Interest was mainly from developers although there was one operator who inspected the building but viewed it to be too small.
- 6.10 While the information above was not independently assessed by someone with such industry expertise for the Local Planning Authority, the information provided does give an indication of viability issues concurrent with national trends, in particular with smaller more isolated pubs. Officers are aware of problems with this pub use in relation to external smoking, in particular a previously proposed smoking area to the rear being refused by the Council's Licencing Committee on amenity grounds (and later appealed unsuccessfully), in addition to complaints to the Council's Environmental Health Team in connection with smoking to the front of the site.
- 6.11 When judged against the current development plan policies and all material considerations the proposed change of use is considered to be acceptable. Given the nature of the site and its juxtaposition with and the form and nature of the development around, it is considered that the reuse of the site for residential use would be appropriate. The proposed change of use would not give rise to harm to the local community, in particular bearing in mind there is one other public house almost directly opposite the site.
- 6.12 The change of use to residential use here is also supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply' and local plan policy SP2 'Housing', which has a current target of providing 820 new homes a year in Haringey; which is to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014. As such the use of the site for residential accommodation is considered acceptable in principle

subject to addressing other planning consideration, as discussed further on in this report.

Design and impact on character and appearance of the conservation area

6.13 The Legal Position on impacts on heritage assets is as follows:

Section 72(1) of the Listed Buildings Act 1990 provides:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

6.14 This principle has also been applied to impacts on Conservation Areas.

6.15 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

6.16 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in sections 66 and 72 of the Listed Buildings Act do not allow a local planning authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as a mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell* it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.17 In short there is a requirement that the impact of the proposal on the heritage assets be considered that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.18 Policy 7.8 of the London Plan (LP) (2011) requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 of the Haringey Local Plan (HLP) (2013) requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.19 As outlined above the site originally contained a pair of houses later converted to a public house in the early 20th century. As such the building has an earlier core which has been added to over the years, in particular with a new pub front added at the time of its conversion in 1926. The building's original c1864 residential core is typical of the pattern of development in its immediate surrounds. The architectural interest of the building here is accentuated by the building's symmetrical frontage. Overall, the building is considered to have architectural merit as well historic interest which adds to its significance and contributes positively to the conservation area.
- 6.20 The building will be converted into two separate residential units facilitated by way of a number of small scale extensions to the existing building. The existing basement area will be increased to provide additional living area for Unit 1 while the increased accommodation in the second floor/ roof space will be allocated to Unit 2. Movement within the residential units will be facilitated through the use of the existing staircase for unit 1 with the insertion of a staircase in a new extension to the east in replace of the 1980s toilet extension. This extension is suitably designed so as not to stand out or be visible in the streetscene. A single story side extension to the west suitably designed with a pitched roof will provide improved horizontal circulation to Unit 1, while a pitched roof will be added to the existing two-storey flat roof addition to the rear to provide space in connection with Unit 2.
- 6.21 On the front elevation an original doorway is to be reused. The single-storey projection to the front elevation will accommodate a terrace for the amenity of both units. Such a use will necessitate a safety barrier or rail on top of the existing raised parapet to be installed. Such an addition is not seen as ideal but in the context of the overall scheme which sees the retention of most of the external fabric of the building this change is seen as minor as such preserving the architectural and historical interest of the building, insofar as it relates to its physical form.
- 6.22 While the Council's Conservation Officer does not object to the proposal in relation to the physical form of the building she objects to the loss of the pub

use stating that it would be detrimental to the vibrancy and diversity of the area harming the character of the conservation area as a whole. She views this harm as causing substantial harm to the significance of the asset (the conservation area) and believes that this harm is not outweighed by the minor enhancement to the architectural and historic interest of the building gained by its conversion.

- 6.23 Planning Officers take a different view and believe that the loss of the pub use is not as significant and believe that the harm should be categorised as being minimal and less than significant. This view is taken because the street has a number of other contributors to it being vibrant. The Planning Officers have nevertheless given significant weight to this conclusion.
- 6.24 The proposed residential use of the building here is considered to be an acceptable use with very few alterations required to facilitate its conversion, with such works preserving the special architectural interest of the building.
- 6.25 The conversion of the building here is sympathetic to the character and appearance of the building securing an optimum and viable use of the site. The residential use here is also compatible with the residential use surrounding it and will have less impact on the amenity to the residents of these properties in comparison to a pub use.

Layout and standard of accommodation and Affordable Housing

- 6.26 London Plan 2011 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.27 The proposal is to convert the existing building from a public house into two separate 3 bedroom residential units. Both units will meet the Mayor's Housing Design Guide standards in terms of overall floor area as well as internal room sizes. The scheme is also designed to meet Lifetime Homes standards.
- 6.28 Given the constrained size of the site, the maximum amenity space that can be provided will be 31.5 sq.m for Unit 1 and 28.5 sq.m for Unit 2. This will be in the form of a small amenity space to the rear with each unit having a small terrace on the flat roof at the front of the property, which would be partly planted. Both units will benefit from good natural daylight and ventilation.
- 6.29 Overall the proposal will provide an acceptable standard and layout of accommodation for its future occupants in line with Policy 3.5 of the London Plan 2011 and the Mayor's Housing SPG.
- 6.30 In line with Local Plan policy SP2 20% affordable housing should be provided on sites of less than 10 units or an off-site contribution should be provided in line with the Planning Obligations SPD 2014. This proposal includes 49 sq.m. of additional residential floorspace and as such a contribution of £17,493 is required.

Impact on amenity of adjoining occupiers

- 6.31 London Plan 2011 Policies 7.6 and 7.15 and saved UDP 2006 Policies UD3 and ENV6 require that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.
- 6.32 The proposed residential conversion here does not present issues in terms of loss of privacy/ overlooking. The residential use will be compatible with the adjacent residential uses and will likely reduce the potential for noise and disturbance to neighbouring properties in comparison to its former use as a public house, which had to the potential to generate noise and disturbance late at evening.

Access and parking

- 6.33 Saved policy M10 'Parking for development' seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.34 The application site has a PTAL rating of 3 (medium accessibility) being within walking distance of East Finchley underground station (10-12 minutes) and is served by the 102, 234 and 603 bus routes.
- 6.35 There is no possibility to provide car parking spaces on site however as the use of the site as a pub had potential to generate significantly higher levels of traffic movements and parking demand, the conversion here should result in a decrease in parking demand. As such the parking demand in connection with this small development can easily be catered for on-street.

Sustainability

- 6.36 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. This approach is continued in Local Plan 2013 Policy SP4, which requires residential developments to achieve Code for Sustainable Homes Level 4. This is equivalent to a 25% reduction in emissions over a Building Regulations 2010 baseline.
- 6.37 An energy statement has been submitted with the application to outline how the conversion will minimise energy requirements. Energy efficiency measures are to be achieved by passive design measures such as double/secondary glazing, new insulated roof structure, wall lining and highly efficient boiler, to achieve a

29.5% CO2 emission reduction compared to the reference development which would not include any energy efficiency features.

Waste Management

- 6.38 Saved policy UD7 Waste Storage of the UDP (2006) states that the Council will require all development to include appropriate provision for the storage of waste and recyclable material.
- 6.39 The siting of waste storage facilities have been clearly indicated on the plans submitted and would satisfy the requirement in terms of a suitable collection point. The bins will be provided in an area adjacent the front entrance to each unit and include refuse and recycling bins (one 240 litre wheelie bin for refuse, one 240 litre wheelie bin for recycling and one food waste box)

Conclusion

- 6.40 On balance the loss of the pub use is acceptable. The less than significant harm caused by the loss of the pub use has been given significant weight but is felt to be outweighed by the fact that there is a pub opposite as well as other contributors to vibrancy of the area, that the scheme is of high quality, brings a redundant building back into use and protects it for the future, provides two much needed residential units and replaces a use that caused impact on amenity of neighbours.
- 6.41 The alterations to the existing structure are minimal with character of the building and its architectural merit protected.
- 6.42 The residential use here does not present issues in terms of harm to local residential amenity and equally does not present highway safety and parking issues.
- 6.43 All other relevant policies and considerations have been taken into account, including equalities. As such planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION below.

7.0 RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions

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

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

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

Reason: In order to 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 of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority

Reason: In order to protect the visual amenities 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. Before the development hereby permitted is occupied details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: In order to protect the visual amenities 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.

5. Prior to the commencement of the development hereby approved full details of the front lightwell shall be submitted to and approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to protect the visual amenities 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the dwellings shall not be altered or extended, nor shall any building, structure or enclosure (other than those approved as part of this planning application or conditions associated with this planning permission) be erected within the curtilage of the dwelling(s) without the prior planning permission of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

6. 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. The CMP should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Fortis Green 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 network.

7. The existing hanging sign on the front elevation shall be retained or otherwise replaced with a similar sign, the details of which shall be first agreed in writing by the Local Planning Authority.

Reason: To protect the special character, historical importance and architectural integrity of the building.

Informatives

a) *CIL*

The application is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the Mayor's CIL charge will be £1,715.00 (49 x £35) and the Haringey CIL charge will be £12,985.00 (49 x £265; the total charge will be £14,700. 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.

b) *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:-

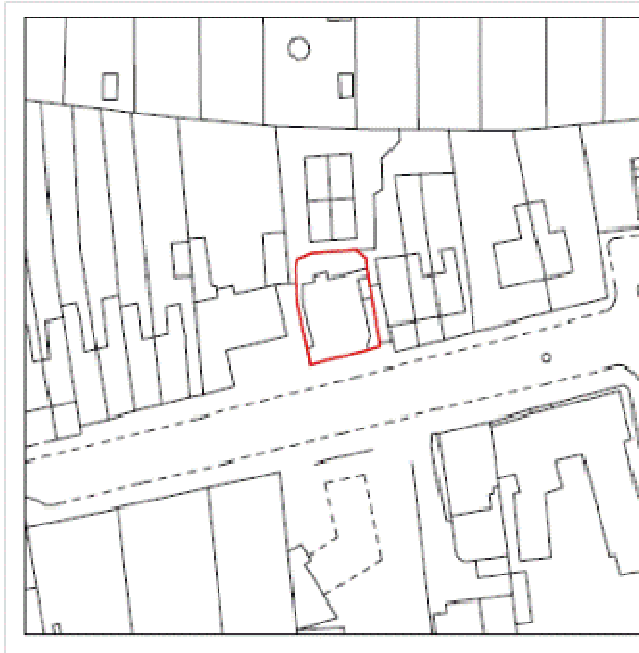
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

c) *Street numbering*

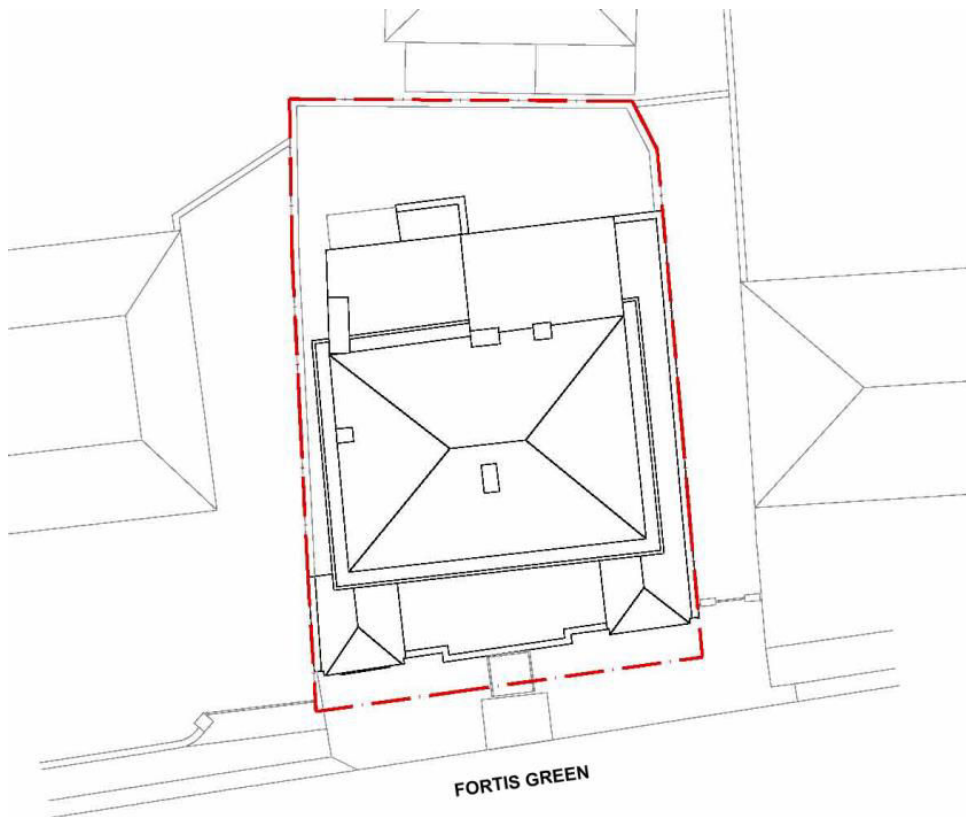
The new development will require numbering. The applicant should contact the Local Land Charges team at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

8.0 APPENDICES:

Appendix 1: Drawings and Images



Site Location Plan



Existing Site Layout Plan



Site Photo

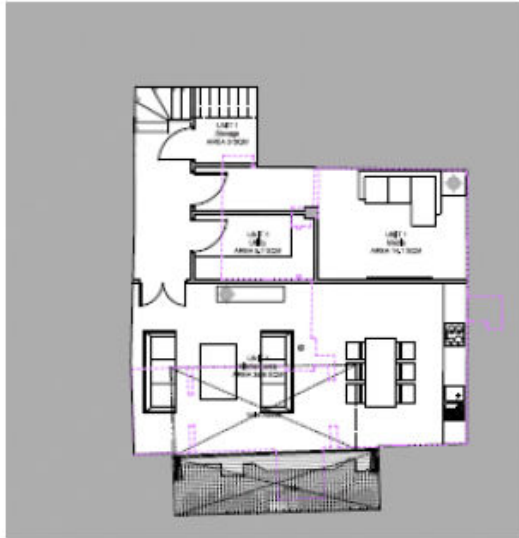


Existing Elevation 1



Existing Elevation 3

Existing Front and Rear Elevations

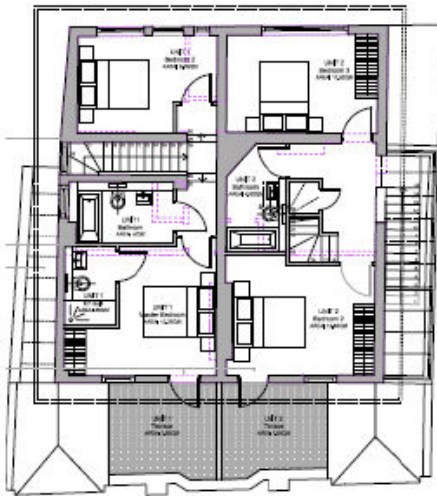


Proposed Basement Plan

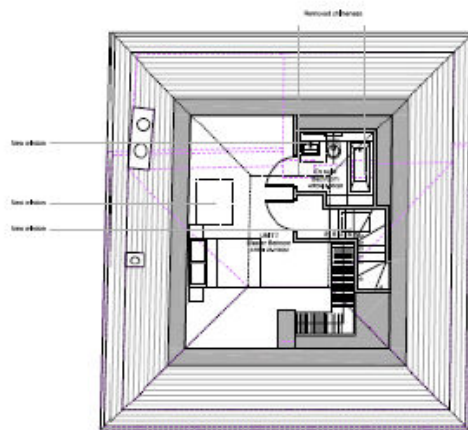


Proposed Ground Floor Plan

Proposed Basement and Ground Floor



Proposed First and Second Floors





Proposed Elevations