

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/2575

**Ward:** Noel Park

**Date received:** 10/12/2007

**Last amended date:** N / A

**Drawing number of plans:** 001, 003, 004A, 005A, 010A, 101A, 102A, 103A, 110A, 111A, 120A & 121A

**Address:** 673 Lordship Lane N22

**Proposal:** Erection of four storey block comprising 2 x four bed, 1 x three bed, 4 x two bed and 7 x one bed flats, with associated parking, cycle storage, refuse bay and recycling area to the rear.

**Existing Use:** D1

**Proposed Use:** Residential

**Applicant:** Forest Manor Developments Ltd

**Ownership:** Private

**THIS APPLICATION WAS DEFERRED FROM THE PLANNING COMMITTEE MEETING HELD ON 11 FEBRUARY 2008 DUE TO INSUFFICIENT TIME FOR DISCUSSION AND REACHING A DECISION**

**PLANNING DESIGNATIONS**

Road Network: Classified Road

**Officer Contact:** Valerie Okeiyi

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and a Section 106 Legal Agreement

**SITE AND SURROUNDINGS**

The application site is situated at 673 Lordship Lane outside the conservation area. The site was formerly occupied by the Wood Green Conservative Club, which is currently a four storey brick built and rendered structure. Immediately adjacent to the site are two residential buildings which consist of a four storey purpose built block and 3 storey house that consist of self contained flats. To

the west of the site is also the Telephone Exchange building and terraced houses beyond.

To the rear of the site is a dilapidated timber outbuilding and access to the rear is between no. 4 Sultan Terrace to the left and no. 1 Vincent Road to the right.

## **PLANNING HISTORY**

Planning - HGY/1994/1544 - GTD-10-01-95, 673 Lordship Lane London - Erection of single storey storage building.

Planning - OLD/1966/0446 - GTD-20-06-66, 673 Lordship Lane -Extensions and alterations to club house.

Planning - OLD/1972/0623 - GTD-30-05-72, 673 Lordship Lane -Retention of single storey building at rear for use as games room.

Planning - OLD/1973/0731 - GTD-09-05-73, 673 Lordship Lane -Alterations to front elevation.

Planning - OLD/1975/0617 - GTD-13-01-75, 673 Lordship Lane -Display of two illuminated fascia box-signs.

Planning - OLD/1974/0720 - GTD-23-12-74, 673 Lordship Lane -Us of hall as headquarters offices for Wood Green conservative association.

Planning - OLD/1980/0704 - GTD-01-05-80, 673 Lordship Lane -5/3/80 Continuation of use as Headquarter offices for Wood Green Conservative Association.

Planning - OLD/1956/0524 - RNO-27-03-56, 673 Lordship Lane -Addition of garden land at rear to the yard of Bowes Park Telephone Exchange for use as alternative access. Circular 100.

Planning - OLD/1961/0760 - RNO-04-01-61, 673 Lordship Lane -Erection of temporary storage hut at rear. Circular 100

Planning-OLD/1980/1109 - WDN-22-04-80, 673 Lordship Lane -21/3/80 Continuation of use as Headquarter offices for Wood Green Conservative Association.

Planning - HGY/2006/0109 - GTD-27-03-06, 673 Lordship Lane London - Redevelopment of site to include demolition of existing building and erection of 1 x 5 storey building fronting Lordship Lane comprising 5 x 1 bed, 6 x 2 bed and 2 x 3 bed including 14 bicycles stands, 5 car parking spaces and an area for refuse and recycling to the rear.

Planning - HGY/2007/1735 - REF 23-10-07, 673 Lordship Lane Wood Green London Erection of four storey block fronting Lordship Lane comprising of 7 x one bed, 5 x two bed and 2 x four bed flats, and two storey block to rear

comprising of 2 x two bed flat plus associated parking, refuse area and recycling to the rear.

## **DETAILS OF PROPOSAL**

The proposal is a revision to the planning application refused on the 23<sup>rd</sup> of October 2007 for the erection of a four storey block fronting Lordship Lane with the re-design of the internal flat layout and the result in one additional unit comprising of 2 x 4 bed, 1 x 3 bed and 4 x 2 bed and 7 x 1 bed flats omitting the two storey block to the rear that comprised of a 2 x two bed flat. The previous application that was granted in 2006 comprised of 5 x 1 bed, 6 x 2 bed and 2 x 3 bed. The proposal will also include associated parking, refuse area and recycling to the rear.

The applicant has also submitted 100% affordable housing with this scheme.

## **CONSULTATION**

Design Team

Policy Team

Transportation Group

Cleansing

Legal Services

Building Control

Ward Councillors

Andrew Snape

London Fire Brigade

660-676 (e) Lordship Lane

139 – 145 (c) Bracknell Close N22

1-4 (e) Sultan Terrace N22

1-5(o) Vincent Road

16-28 Coombe Road

17 Coombe road

661- 671 Lordship Lane

1-6 (c ) Temple Terrace, Vincent

1-16 (c) Suraj 675 – 679 Lordship Lane

77, 79 Moselle Avenue

## **RESPONSES**

### **The London Fire Brigade**

The brigade is satisfied with the proposal

### **Crime Prevention Design Adviser**

- Controlling access to the rear of the site (i.e. via Vincent Road) remains a key issue in preventing crime and providing a safe, sustainable development for future residents. I am pleased that the architect has specified a security gate for the vehicle entrance on the south of the

site. I am willing to meet with the architect or developer to discuss this further as necessary. We can be contacted on 020 8345 2167.

- The semi-private nature of this route should be further protected through high quality signage and a change of road surface or similar treatment. If ownership of this space is ambiguous, it will fall out of the control of legitimate residents and become a focus for crime.
- The use of railings on the Lordship Lane street frontage is good design and creates defensible space without compromising natural surveillance.
- The homes would benefit from the enhanced security standards detailed in the “Secured by Design Scheme” ([www.securedbydesign.com](http://www.securedbydesign.com)) and I recommend that consideration is given to achieving the standards. The communal door security and access control systems are a key security measure on this type of development and I urge the Developer to use a high specification of security at these points.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required.

### **Waste Management**

This proposed development will require a minimum of 2760 litres of refuse containment, plus 690 litres of recycling. This could be provided by using 3 x 1100 refuse bins but the distance to Vincent road is greater than 10mtrs, it would therefore be better to use 8 x 360 litre wheelie bins for refuse and 2 x 360 recycling bins

### **Residents**

- A letter was received from the resident at 41 Granville Road who does not object to the proposal as there is already a valid planning permission for redevelopment of this site. Previously there was no garden and trees on the back of this site, but rather a storage building which has now been demolished. If the redevelopment for either 13 or 14 flats on the front of the site is carried out, there would actually be more grass and trees at the rear of the site than there was before.
- A letter was received from the resident of 3 Temple Terrace who is concerned about vibration and subsequent cracks that would occur and create damage to their property because of its close proximity to the application site. He is however pleased that amenity space, parking and other environmental benefits would be provided for the future occupiers of the flats.

### **Transportation Group**

This proposed development is at a location with high public transport accessibility level (PTAL), with Wood Green tube station a short walking distance away. We have therefore considered that majority of the prospective

residents at this site would travel by sustainable travel modes for their journeys to and from the site. There is also the presence of Wood Green controlled parking zone operating from Monday to Sunday, between 0800hrs and 2200hrs, which provides an adequate on-street car parking control at this location. In addition, our interrogation with TRAVL trip database has revealed that, based on comparative London sites (Albion Wharf -SW11, Fraser Ct - RM1, Leathermarket Ct - SE1, Parliament View - SE1 and Watergardens - SM1), a development of this magnitude would only generate some 5 vehicle movements in the morning peak hour (worse case). We have subsequently considered that this level of generated car trips would not have any significant traffic or indeed car parking demand on the adjoining roads.

Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 4 off-street car parking spaces, 8 cycle racks enclosed in a secure shelter, pedestrian access off Lordship Lane and the retention of the existing vehicle access off Vincent Road, as detailed on Plan No.0660/010 and in line with the parking standard stated in Appendix 1 of the Council's Adopted 2006 UDP. Moreover, the characteristics of this site fulfil the criteria set up in the Council's adopted 2006 UDP Policy M9, for dedication as a car-free development. However, we will require the applicant to increase the number of cycle racks to 20 (twenty) and we do feel that the adjoining footway on Lordship Lane has uneven surface at the western periphery of the site and would require some upgrade. There is also the need for relocation or removal of the bollards which restrict the width of this section of the footway.

Consequently, the highway and transportation authority would not object to this application subject to the condition that the applicant enters into a S.106 agreement that:

## **RELEVANT PLANNING POLICY**

UD3 General Principles  
UD4 Quality Design  
HSG 1 New Housing Development  
HSG 10 Dwelling Mix  
HSG 4 Affordable Housing  
HSG 2 Change of Use to Residential  
M10 Parking for Development

## **Supplementary Guidance**

SPG 1a Design Guidance  
SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes  
SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with good public transport links that accord with many of the development principles being espoused by central government. However the redevelopment of the site does raise a number of issues and these can be considered under the following headings:

1. The principle of residential use
2. Density
3. Affordable Housing
4. Dwelling Mix
5. Size, Bulk and Design
6. Privacy and Overlooking
7. Parking
8. Waste Disposal
9. Section 106 head of Terms

1. The principle of residential use

The development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The change of use of the site fronting Lordship Lane to residential will mean the loss of the existing vacant building which was formerly occupied by the Wood Green Conservative Club, which has now been demolished.

Planning permission was granted in 2006 for a change of use of the site to residential.

2. Density

Residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare.

Applying the method of calculation set out in SPG 3a on residential densities, the site covers an area 0.088 ha and proposes a density of 453 hrh. The density is within the recommend density within the Haringey Unitary Development Plan.

3. Affordable Housing

Policy HSG 4 states that all major housing developments will be expected to make a contribution towards meeting the developments will be expected to make a contribution towards meeting the developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%

Although the policy would require 50% to be affordable this scheme complies with the policy and in fact the applicant intends for 100% of the housing to be affordable.

#### 4. Dwelling Mix

Policy HSG 10 'Dwelling Mix' requires that development include mix housing types for both non-family and family households. The scheme comprises of 2 x 4 bed, 1 x 3 bed, 4 x 2 bed and 7 x 1 bed flats and conforms to this policy. Generally the accommodation proposed is satisfactory in terms of space standards and layout.

#### 5. Size, Bulk and Design

Policy UD3, UD4 and SPG 1a require that new buildings are of acceptable standard of design and fitting in with the surrounding area.

The development fronting Lordship Lane is virtually identical to the approved 2006 scheme in terms of its footprint, height and relationship to the adjacent buildings. It will still have a modern design and compliment the materials used on the relatively newly built adjacent block. The only significant difference arises from the re-design of some internal flat layouts including an additional unit. The scheme also provides sufficient amenity space at the rear for the future occupants of the flats.

The previously proposed two storey building at the rear to replace the dilapidated timber outbuilding, which has now been demolished has been omitted from the scheme.

#### 6. Privacy and Overlooking

Policy UD3 seeks to protect the existing privacy and amenity of neighbouring occupiers.

With regards to the proposed block fronting Lordship Lane, the habitable room windows of the flats proposed are over 20 metres away from the adjoining dwellings in the vicinity. The proposal meets the requirements set out in SPG 3b in terms of distances required between facing principle windows and will not result in a loss of privacy from overlooking to any adjoining properties.

#### 7. Parking

The revised scheme provides five car parking spaces at the rear which is considered appropriate because the site is located in an area of high public transport accessibility. Transportation comment 'This proposed development is at a location with high public transport accessibility level (PTAL), with Wood Green tube station a short walking distance away. We have therefore considered that majority of the prospective residents at this site would travel by sustainable travel modes for their journeys to and from the site.'

In the revised scheme the applicants have doubled the number of cycle racks to

14. As the transportation team required an increase.

## 8. Waste Disposal

The scheme provides bin storage and a recycling area to the rear of the proposed building. However to ensure that the Councils standard of waste management is adhered to a condition will be required with more detailed submission of a waste management scheme.

## 9. Section 106 Head of Terms

There will need to be an Educational Contribution made due to the number of family units. The proposed scheme will therefore generate an education contribution of £62,722.

The applicant will also have to enter into a section 106 agreement to provide environment contributions of £10,000 toward the environmental improvements.

Recovery/Administration costs should be agreed this comprises of 5% of the total that is £3,636.

The total contribution should therefore be £76,358

## **SUMMARY AND CONCLUSION**

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a contribution to housing provision within the Borough offering a mix of housing sizes and types.

It is considered that the proposed development is in accordance with policies UD3 General Principles and UD4 Quality Design of the Haringey Unitary Development Plan and The Councils SPG 1a Design Guidance within the UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.

The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

A Section 106 Agreement has to be sought as part of the planning permission that includes affordable housing, education and environmental as a planning obligation to be provided by the developer.

It is therefore appropriate to recommend that planning permission be granted.

## **RECOMMENDATION 1**



(1) That planning permission be granted in accordance with planning application reference number HGY/2007/2575 subject to a pre condition that Forest Manor Development Ltd shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure: (1) 50% of the units to be provided as affordable housing (2) £62,722 as educational contribution, (3) £10,000 for environmental improvement and £3,636 as recovery cost/administration.

## **RECOMMENDATION 2**

GRANT PERMISSION – subject to conditions and a Section 106 Legal Agreement

Registered No. HGY/2007/2575

Applicant's drawing No.(s) 001, 003, 004A, 005A, 010A, 101A, 102A, 103A, 110A, 111A, 120A & 121A

## **RECOMMENDATION 3**

That, in the event of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) not being signed before 9<sup>th</sup> March 2008, the application shall be refused for the following reason:-

The proposal fails to provide affordable housing in accordance with the requirements of SPG 10b and Policy HSG4 of the Adopted Unitary Development Plan, and fails to make a contribution towards Educational Provision within the Borough in accord with SPG10c and Policy UD8 of the Adopted Unitary Development Plan 2004.

## **RECOMMENDATION 4**

In the event that the Planning Application is refused for the reasons set out in resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates this 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 Assistant Director (PEPP) within a period of no more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall previously have entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Subject to the following condition(s)

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 complete 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. 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. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

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

6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 010A within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and 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.

8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

9. All parts of the proposed four storey block 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: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

## REASONS FOR APPROVAL

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a contribution to housing provision within the Borough offering a mix of housing sizes and types.

It is considered that the proposed development is in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and The Councils SPG 1a 'Design Guidance' within the UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.

The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

Section 106 Agreement has to be sought as part of the planning permission that includes affordable housing, education and environmental as a planning obligation to be provided by the developer.