

**MINUTES OF THE PLANNING SUB COMMITTEE
THURSDAY, 5 MARCH 2015**

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

MINUTE NO.	SUBJECT/DECISION
PC25.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Carter identified in relation to item 7, Sheldon Avenue that he had been approached by the applicant and an objector in his role as a local ward councillor.</p> <p>The Chair agreed to vary the order of the agenda to consider items 8 and 9 first.</p> <p>Cllr Gunes arrived late to the meeting and as such did not take part in the determination of item 8, Anderton Court.</p>
PC26.	<p>9 RAILWAY ARCHES ST JAMES'S LANE N10 3QX</p> <p>The Committee considered a report on the application to grant planning permission for the demolition of existing workshop building and construction of an office and workshop building underneath the viaduct arch number 9. 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 attention of the Committee was drawn to a tabled addendum setting out an amendment to condition 3 which current outlined restrictions on the hours of operation of the unit. Following an investigation, a revised condition was proposed requiring written Council approval of the means of ventilation for the unit including odour control and noise levels in order to safeguard the amenity of adjoining properties.</p> <p>An objector addressed the Committee and raised the following points regarding the application:</p> <ul style="list-style-type: none">• The arches had suffered from mismanagement over the years• No precedent was in place for a food production business in the area• Concerns were expressed that the proposed business would be able to operate on a Sunday and bank holidays, causing a nuisance to surrounding residential areas. <p>The applicant briefly addressed the Committee and outlined that the granting of the application would allow the expansion of their cupcake business and provided assurance that the business would not be run on Sundays.</p> <p>The Committee sought clarification on the situation regarding the imposition on restrictions on Sunday and bank holiday hours of use as proposed by the objector and agreed by the applicant, and whether this could be formalised through a condition. Officers advised that currently the unit had no operating hour restrictions imposed under the planning regime but did under the terms of the lease which</p>

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wasn't a material planning consideration and which fell under separate legislative provisions for enforcement. The Committee were advised that the imposition of this additional condition could not be justified with regard to the meeting of the statutory tests for the imposition of conditions. Officers considered that the proposed revision to condition 3 was justified, met the statutory test and would address the main grounds of objection to the application covering concerns about noise and odour nuisance.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3410 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.
Reason: In order to avoid doubt and in the interests of good planning.
 3. The use hereby permitted shall not be operated before 10:00 hours or after 21:00 hours Monday to Friday, before 09:00 hours or after 21:00 hours Saturdays and before 09:00 hours or after 17:00 hours Sundays and Bank Holidays.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVES

Informative: Hours of Construction

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: Waste

The applicant is advised that Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result

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in a fixed penalty fine or prosecution through the criminal Court system.

Waste must be properly contained to avoid spillage, side waste and windblown 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.

Informative: Thames Water

The applicant is advised that there is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

PC27. COLDFALL PRIMARY SCHOOL COLDFALL AVENUE N10 1HS

The Committee considered a report on the application to grant planning permission for the erection of a roof level music room extension to the existing school. 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. Members praised the quality of the photographs and plans included within the application, an improvement on previous planning applications submitted by Haringey Schools.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3402 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.
Reason: In order to avoid doubt and in the interests of good planning.
 3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London

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Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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

PC28. 22 SHELDON AVENUE N6 4JT

The Committee considered a report on the application to grant planning permission for the retention of all parts of the as-built property, comprising the extended house (excluding north side dormer), pool house and the associated landscaping in the front and rear gardens; elements of which are not in accordance with the approved documents of planning permission HGY/2012/0884; together with the installation of 2 proposed air conditioning units (householder application). 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. The Committee's attention was drawn to a tabled addendum setting out additional representations received and minor changes to the wording of conditions and informatives. It was advised that planning permission for the scheme was granted in 2012 but a subsequent application was required for small changes made to the form of the built scheme.

The Committee raised the following points in discussion of the application:

- Concerns were raised that the air conditioning unit to the pool house appeared to exceed the level of the abutting fence to the neighbouring property. The applicant confirmed that the position of the unit had been lowered to below fence level and that a post installation noise assessment was required under condition. It was also noted that the hours of operation were limited under condition.
- Clarification was sought from the applicant on the reasons behind the planning enforcement breaches from non-compliance with the original permission. The applicant's representative advised that they had only been engaged post construction but that the problem appeared to have been due to inaccurate drawings hence the need for a retrospective second application.
- It was questioned whether alternative locations for the pool house air conditioner unit had been considered. The applicant's representative confirmed that other locations had been looked at but the current location was the farthest away from neighbouring properties whilst being hidden from view.

The Chair moved the recommendation of the report and it was

RESOLVED

- That planning application HGY/2014/3567 be approved subject to conditions.

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1) Within 6 months of the permission hereby approved a post installation noise assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority to confirm compliance with the noise criteria outlined in the noise report submitted with any additional steps necessary to mitigate such noise outlined including details of night-time quiet mode settings. The post installation noise assessment/ measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The approved details thereafter shall be implemented within 3 months of the approval of such detail and permanently retained and maintained. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

PC29. ANDERTON COURT ALEXANDRA PARK ROAD N22 7BE

The Committee considered a report on the application to grant planning permission for the demolition of existing garages and construction of 5 new dwelling units. 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. The attention of the Committee was drawn to a tabled addendum setting out a minor correction to the report, amended wording to condition 2 and details of further representations received.

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

- At the closest point, the separation distance to number 278 Alexandra Park Road was only 8m resulting in a loss of privacy, overlooking from windows and terraces and overshadowing, including a significant loss of sunlight to existing solar panels.
- The attention of the Committee was drawn to a tabled representation from

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Keystone Law on behalf of a number of the objectors and which was circulated to the Committee.

- 52 objections had been submitted in response to the application, although it was felt that the breadth and strength of feeling weren't accurately captured within the report.
- Potential damage would be caused to the mature oak tree to the front of the site.
- The development would have a negative and adverse impact on surrounding area.
- The adjacent entrance to Alexandra Park was used regularly by local people and would become overlooked and overshadowed due to the scheme and wouldn't enhance the Park.
- The design contravened GLA and Council standards and had received negative comments from the Haringey Design Panel.
- The scheme would remove the turning space for emergency vehicles contrary to Building Regulations.
- The new units would have inadequate outside space as well as taking away open space currently used by existing residents.
- Overlooking to Anderton Court would be intrusive including to the windows of habitable rooms.
- No noise report had been submitted.
- It was considered that although the need for additional housing in the borough was recognised, the scheme would contribute to this at the expense of current residents.

Cllr Strickland addressed the Committee as the Cabinet Member for Housing and Regeneration as well as a representative for the applicant and raised the following points:

- The scheme would contribute to providing additional affordable housing stock within the borough and include units set at Council affordable social rent level as well as a number of larger family size properties.
- Accommodation provided would be high quality, spacious and meet Lifetime Homes and Code for Sustainable Homes level 4.
- The scheme aimed to strike a balance between addressing the concerns raised by neighbours and the provision of new affordable homes.
- With regards to the Design Review Panel comments referred to by the objectors, it was advised that changes had been made to the design as a result of the review process to address the concerns raised.
- The units would all exceed required internal and external space standards.
- Windows would be screened or oblique where there was a concern about overlooking, with screening also provided to the terraces.
- A root protection zone would be in place to protect the oak tree under condition to prevent damage
- The scheme was compliant with BRE guidelines relating to sunlight and daylight.

[19.25 - Cllr Gunes enters the meeting]

The Committee raised the following points in their discussion of the application:

- Clarification was sought on the potential loss of sunlight to neighbouring properties raised by the objectors. The applicant advised that the sunlight

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and daylight report had identified a reduction in sunlight but not to below BRE thresholds.

- Further information was sought on the 8m separation distances to neighbouring properties. The applicant advised that windows to the new units within this zone would be oblique or with no direct sightlines. Officers identified that windows to the rear elevation of the new block at first and second floor level would face over the gardens of the adjoining property and there was scope for overlooking to adjoining properties. The canopies to the trees onsite would provide some degree of mitigation. It was advised that the separation distances would not automatically render the scheme unacceptable but that a balanced view was required over the impact on neighbours and the achievement of policy objectives.
- Clarification was sought on changes made to the application post the design review panel process. It was advised that changes included those to the façade, window treatment and removal of split level terraces.
- The Committee sought advice on the acceptability of the two conditions proposed within the Keystone Law letter. Officers advised that condition one covering 2m obscure glazing to the roof terraces of the three houses should be negated by the 1.7m parapet wall, which if found inadequate could be enhanced with an additional 30cm screen. Condition two covering translucent glazing to first floor east facing windows of the three houses would likely be deemed unlawful under the reasonableness test, with obscure glazing not a normal condition for habitable rooms.
- Further clarification was sought on the access to the site for emergency vehicles. Officers advised that the minimum access width test was met and that at present turning space onsite was not a given due to the current car parking area and that it would not be considered unreasonable for vehicles to be required to reverse out.
- Assurances were provided that the amenity space provided met the minimum standard required.
- Clarification was sought on the impact of the scheme on local on-street parking pressure from the loss of the current car parking area. Officers provided information on the survey methodology applied and which had identified sufficient on-street parking capacity in the wider immediate area to absorb the loss of 15 spaces. A consultation was also underway on potentially extending the current CPZ in the area.

Cllr Beacham moved to add an additional condition consisting of condition 1 proposed within the Keystone Law letter to provide opaque barriers to roof terraces of the three houses to at least 2m high. Officers proposed instead to add an additional condition covering the three houses that provides for an opaque barrier to a height not less than 2m from the floor level of the roof terrace be constructed in accordance with details to be submitted to the Council and retained thereafter. Cllr Beacham moved to add this revised additional condition which was seconded by Cllr Carter.

The Chair moved the recommendation of the report including the additional condition covering opaque barriers to the three houses outlined above and it was

RESOLVED

- That planning application HGY/2014/3507 be approved subject to conditions.

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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 following approved plans and specifications:
5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250; 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;
Reason: In order to avoid doubt and in the interests of good planning.
3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
4. The 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.
5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to prevent the proliferation of satellite dishes on the development.
6. No development, except for site clearance works, shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.
Reason: To promote sustainable modes of transport in accordance with

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Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

7. Before development commences, other than for investigative work:
- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.
- The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.
- c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.
- Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy ENV1 of the Haringey Unitary Development Plan.
8. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.
- Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.
9. No works shall be carried out on the site until a detailed report, including risk

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assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

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

10. Prior to the first occupation of the hereby approved four (4no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

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

11. A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:

a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's Transportation Planning team.

b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.

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.

12. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Anderton Court, and Alexandra Road minimised. The construction vehicle movements shall 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.

13. Before the first occupation of the extension hereby permitted, the 1st floor flank window in the eastern elevation of the flats hereby permitted 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-

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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.

14. 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 a solid barrier protecting the stem of the trees and hand dug excavations 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 maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed 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.

Informatives:

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

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, 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 off site 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.

INFORMATIVE 3: 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 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: Hours of Construction Work: The applicant is advised that

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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 5: Asbestos: Prior to demolition 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 6: 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.

PC30. CONNAUGHT LODGE, CONNAUGHT ROAD N4 4NR

The Committee considered a report on the application to grant planning permission for the demolition of garages adjacent to Connaught Lodge and erection of part 3 and part 4 storey building comprising 7 flats and associated landscaping works. 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. The Committee's attention was drawn to a tabled addendum setting out additional representations received. Confirmation was provided that initial plans for a proposed bungalow to the rear of the site had been removed from the application.

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

- Concerns raised by residents at a meeting on 17 February had not been reflected within the agenda pack and there had been a general lack of communication with Council officers leading to concerns regarding transparency
- The scheme would result in the loss of valuable open space including the playground which was used regularly by local children
- The application would cause problems of overshadowing and overlooking to neighbouring properties impacting on their light and privacy levels
- The scheme would impact on parking problems in the immediate area
- As a Council application, the scheme should be considered on its merits as opposed to its contribution towards new housing targets
- The plot was too small for the size of scheme proposed.

Cllr Strickland addressed the Committee in his capacity as Cabinet Member for Housing and Regeneration as well as a representative for the applicant and raised the following points:

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- The scheme constituted a modest development which would be built to a good standard
- All the units provided would be for social rent, a tenure in high demand in the borough and would include a wheelchair accessible flat
- Significant changes had been made to the application in response to objections raised including removal of the backland bungalow following concerns regarding overdevelopment and a change from a contemporary to more traditional design sensitive to the Conservation Area.
- The Council's commitment to reprovision of the playground currently onsite was reiterated, and to that end two proposals had been drafted for consultation. Sufficient room remained to the rear of the site for amenity space for the new development and a retained area for a playground.

The Committee raised the following points in discussion of the application:

- Concerns were raised over lack of privacy from the balconies. Officers advised that a condition could be added to cover balcony treatment.
- In response to concern regarding future discolouration of the white render treatment around the windows, confirmation was provided that this detail would be made of reconstituted stone which was more durable than render.
- Although the scheme would have a centralised satellite system, it was agreed to add a condition removing permitted development rights for satellite dishes.
- A view was raised that the reprovision of the playground should be completed prior to the start of construction of the scheme. In response, officers advised that consultation was required with local residents on the best location for the playground and that a mixed response to reprovision had been received to date. The Legal Officer advised that in exceptional circumstances a Grampian condition could be added to secure the reprovision but that this could delay works and have an impact on the time sensitive grant associated. Cllr Rice moved a motion to add a Grampian condition which was not seconded and so fell.

The Chair moved the recommendation of the report including additional conditions covering the balcony treatment and removing permitted development rights for satellite dishes and it was

RESOLVED

- That planning application HGY/2014/3508 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 following approved plans and specifications:
Design and Access Statement prepared by ECD Architects Rev A dated January 2015; Overshadowing Report prepared by Melin Consultants Rev A dated 10 May 2015; Daylighting Factor Calculations prepared by Melin Consultants dated 30 May 2014; Transport Note prepared by ttp Consulting

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dated June 2014; Tree Survey and Constraints Plan (drawing no. 56740-CL-01) prepared by Landscape Planning Ltd; Tree Survey Tables dated 21/10/2014 prepared by Landscape Planning Ltd; Ground Investigation Report prepared by Ground and Water Limited; 5429-03-1000 Rev C; 5429-03-1010 Rev C; 5429-03-1100 Rev D; 5429-03-1101 Rev B; 5429-03-1200 Rev C; 5429-03-1250 Rev C; 5429-03-1251 Rev C; 5429-03-1800 Rev A; 5429-03-1801 Rev A; 5429-03-1900 Rev C

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

3. Before development commences other than for investigative work:
- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
 - b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.The risk assessment and refined Conceptual Model shall be submitted along with the site investigation report to the Local Planning Authority for written approval.
 - c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.
4. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

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Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

5. The applicant is required to submit a Construction Management Plan and Construction Logistics Plan for the written approval of the Local Planning Authority prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the Connaught Road 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.

6. The applicant is required to submit an Arboricultural Method Statement including a Tree Protection Plan for the local authority's approval prior to construction work commencing on site. The Arboricultural Method Statement and Tree Protection Plan must detail the proposed tree protection measures and construction works that may impact on trees including:

1. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees; and
2. Robust protective fencing/ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Notwithstanding the information submitted with this application, no above ground development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved by 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.

8. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; pedestrian access and circulation areas; hard surfacing materials and any structures (eg. furniture, play equipment, refuse or other

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storage units etc).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme). The soft landscaping scheme shall include detailed drawings of:

- a. Those existing trees to be retained.
- b. Those existing trees to be removed.
- c. Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of any above ground development.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

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

Reason: 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.

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

INFORMATIVE 2: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials should be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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INFORMATIVE 3: 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 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: This type of work will require a Building Regulation application to be made after Planning permission has been granted. Council's Building Control department has been working to expand and improve the services and products it can offer its customers such as warranties, fire engineering, fire risk assessments, structural engineering, party wall surveying, SAP, EPC, SBEM calculations, BREEAM, CfSH calculations, acoustic advice, air pressure testing etc in consultation with the LABC (Local Authority Building Control) and it would be pleased to explain any of the services in more detail if required.

PC31. DATE OF NEXT MEETING

Special Planning Committee 25 March.

COUNCILLOR AHMET

Chair