

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 22 JUNE 2015**

Councillors: Ahmet (Chair), Basu, Bevan, Carroll (Vice-Chair), Carter, Doron, Hare, Mallett, Patterson and Weston

| MINUTE NO. | SUBJECT/DECISION |
|-------------------|---|
| PC30. | <p>FILMING AT MEETINGS</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the Chair’s announcement regarding the filming of the meeting for live or subsequent broadcast be noted. |
| PC31. | <p>APOLOGIES</p> <p>Apologies were received from Cllrs Beacham (for whom Cllr Hare substituted) and Ryan.</p> |
| PC32. | <p>TOTTENHAM HOTSPUR STADIUM, BILL NICHOLSON WAY, 748 HIGH ROAD N17 0AP</p> <p>The Committee considered a report on the application under s73 of the Town and Country Planning Act 1990 for a minor material amendment to planning permission HGY/2010/1000 granted on 21 September 2011 to provide a new basement level beneath the approved stadium and amendment to the consented ground floor layout. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report.</p> <p>The Committee raised the following points in discussion of the application:</p> <ul style="list-style-type: none"> • An update was sought on the status of the Club’s plans for the submission of a further planning application for the stadium site. Officers advised that pre-application discussions were underway on a revised scheme and which would likely come before the Committee as a pre-application briefing in July. • In response to a question regarding the removal of conditions under the s73 application, it was identified that only those already discharged or no longer relevant to the stadium phase would be affected. • The Committee asked that consideration be given under any revised planning application to the inclusion of a condition covering the use of sustainable surface water drainage systems and the inclusion of reference to radio within the current condition requiring investigation of the potential impact of the stadium on TV reception. <p>The Chair moved the recommendation of the report and it was</p> <p>RESOLVED</p> |

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- That planning application HGY/2015/0964 be approved subject to conditions and subject to a s106 legal agreement.
1. The 'Stadium' part of the development (see plan A600 Rev 00), shall commence within five years of the date of the original planning permission (HGY/2010/2011) 20.09.2010.
Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
 2. Before any works or development commence on the retained Heritage assets 746,748,750, Tottenham High Road , the following details in respect of each of the retained buildings shall be submitted to and approved in writing by the local planning authority:
 - a. samples of all external materials comprising wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving
 - b. elevational drawings, plans, roof plans, and sections at 1:100 scale of all the buildings, sample elevations and sections at 1:20 scale of bays, windows and doors, balconies, parapets and eaves
 - c. drawings at 1:1 scale of sectional profiles of the window and door frames, cornices, string courses and other decorative mouldings
 - d. detailed drawings of any roof mounted plant and equipment and screening measures
 - e. details of the architectural treatment of the northern and eastern elevations of the Old White Hart Public House (No. 750)Reason: To ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area.
 3. The repair and renovation of the retained Heritage assets 746,748,750, Tottenham High Road shall be completed in accordance with a schedule of works contained within the Section 106 Agreement, and to the written satisfaction of the local Planning authority before any major event takes place in the new stadium.
Reason: To ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area.
 4. All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the phase concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.
Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development.
 5. The number of single day major non - association football events per annum (including music concerts) shall be no more than 4 of which no more than 1 shall be on Sunday and no more than 1 on a Bank Holiday (where a major event is a single day event attended by 10,000 visitors or more).
Reason: In order to protect the surrounding residential properties from noise pollution.
 6. No major event shall take place in the stadium outside the hours of 09:00 (09:00am) and 24:00 (12:00am) unless otherwise agreed in writing by the

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Council as Local Planning Authority.

Reason: In order to protect the surrounding residential properties from noise pollution.

7. At least 28 days prior to any amplified music event utilising the auditorium, the owner shall submit for approval by the Local Planning Authority a detailed feasibility study examining the likely propagation of music noise from the proposed event. The study shall have full reference to the guidance of 'The Noise Council's Code of Practice on Environmental Noise Control at Concerts' or subsequent alternative guidance.
Reason: In order to protect the surrounding residential properties from noise pollution.
8. External screens with associated sound system shall not be used inside or outside at the stadium without the prior permission of the Local Planning Authority in writing.
Reason: In order to protect the surrounding residential properties from noise pollution.
9. For the music concert events hereby permitted, amplified sound from concerts within the stadium must be controlled in accordance with guidance provided by The Noise Council's Code of Practice on Environmental Noise Control at Concerts.
Reason: In order to protect the surrounding residential properties from noise pollution.
10. No event involving amplified sound, other than a public address system, shall take place or be operated on the podium or other location outside the stadium itself without the express written permission of the Local Planning Authority.
Reason: In order to protect the surrounding residential properties from noise pollution.
11. Within 2 years of commencing phase 2 of the development, the applicant shall submit a landscape maintenance scheme for each phase of the development which shall be approved in writing by the local planning authority. Any trees or areas of planting which, following completion of the relevant phase of landscaping, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.
Reason: To ensure a comprehensive and sustainable development, to ensure good design, to ensure that the landscaping is secured in accordance with the Environmental Impact Assessment
12. Unless otherwise agreed in writing by the Local Planning Authority, the car parking provision within the development shall not exceed the following car parking spaces: 401 for the supermarket, 40 for the hotel, 319 for the stadium and 121 for the residential.
Reason: In order to ensure the appropriate levels of car parking in the scheme are not exceeded.

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13. No demolition, construction or building works shall be carried out except between the hours of 0800 and 1800 hours Monday to Friday or before 0800 and 1200 hours on Saturday and not at all on Sundays or bank holidays unless written approval from the Local Planning Authority has been obtained prior to works taking place.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with the Environmental Impact Assessment.
14. Lorries delivering plant or materials during the construction phase of the development will only use designated routes agreed in writing in advance with the Local Planning Authority.
Reason: To minimise the impact of lorry traffic in local residential roads in accordance with the Environmental Impact Assessment.
15. Vehicles may arrive, depart, be loaded or unloaded during the construction phase of the development within the general area of the application site only between 0700 hours and 1800 hours Monday to Friday and 0800 hours and 1200 hours on Saturday and not at all on Sunday or Bank Holidays except with the prior written approval of the Local Planning Authority.
Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway or effect the amenity of local residents in accordance with the Environmental Impact Assessment
16. The surface water drainage details shall include that petrol/oil interceptors shall be fitted in all car parking/washing/repair facilities.
Reason: In order to prevent the pollution of the surface water drainage system in accordance with the Environmental Impact Assessment.
17. At 1 metre outside the windows of any neighbouring habitable rooms the level of noise from plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB (A) at such locations. Where the noise from plant and machinery is tonal in character the differences in these levels shall be at least 10dB (A).
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment.
18. Technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment.
19. Unless otherwise agreed in writing by the Local Planning Authority no commercial roof top facilities shall be in use between the hours of 2300 - 0700 hours any day of the week.
Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment.

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20. Any restaurant (A3), public house and wine bar (A4) or takeaway (A5) uses hereby permitted shall not be operated before 0800 or after 2400 hours on any day of the week.

Reason: In order to ensure that the proposed development does not prejudice the amenities of the future occupiers of the development

21. Prior to construction of the Stadium superstructure further investigations shall be undertaken and approved in writing by the Local Planning Authority of the impact of the construction works on the television reception in the local area:

(a) In particular the 'shadow flicker' on existing and future residential occupants within nearby buildings; and

(b) the impact of operating cranes on local television and radio reception, microwave and other telecommunications links and radar signals.

Reason: To ensure the development can be undertaken without impact on television and/or radio reception to protect residential amenity and in accordance with the assessment and conclusions of the Environmental Impact Assessment.

22. Full details of the location and appearance of the CHP flues, including height, design, location and siting shall be submitted and approved in writing by the Council before work on the CHP commences.

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment.

23. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or 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 Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage systems.

24. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA). Ref: BDRP0001, Version 6, Final, May 2010 and the following mitigation measures detailed within the FRA:

- i. Reducing the surface water runoff from the site by at least 50% for all storm events up to and including the 1 in 100 year critical storm, taking into account the effects of climate change. The peak discharge must not exceed 150l/s/ha.
- ii. Provision of storage on site to attenuate all flood events up to and including the 1 in 100 year event, taking into account the effects of climate change.
- iii. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

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Reason: To prevent flooding by ensuring the satisfactory storage and disposal of the surface water from the site.

25. Prior to the commencement of phase 2 of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the 'Remedial Strategy Phase 2 (Central and Stadium) Area Design Note (07.11.2014) prepared by Buro Happold are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved, in writing, by the local planning authority.

Reason: To ensure that the risks to the health and welfare of future occupiers and to the environment are mitigated or eliminated to acceptable standards.

26. If, during development, contamination not previously identified is found to be present at the site then no further development (unless agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure protection of controlled waters.

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC33. 161 TOTTENHAM LANE N8 9BU

The Committee considered a report on the application to grant planning permission for the retention and renovation of the existing Tottenham Lane façade and side façade and erection of two additional floors and a building comprising 3x 2 storey houses. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. A correction was made to an error contained within the report to the s106 heads of terms where the contribution to the future review of the existing Crouch End Controlled Parking Zone (CPZ) would be £8k and not £7k.

An objector addressed the Committee and raised the following points regarding the application:

- Gratitude was expressed for the Development Management Forum held on the application and the subsequent changes made to the design in light of comments raised by the local community.
- Significant concerns remained outstanding on the scheme and it was felt that the officer report did not reflect the scale and scope of objections received from local residents.

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- The height of the building was of objection, in particular the out of scale fourth floor extension, a viewpoint inline with comments made by the planning inspector on the context of building heights in the area under a 2012 appeal decision on the adjacent KwikFit site.
- A modern addition would be out of keeping with the art deco façade of the existing building.
- The scheme would have a detrimental impact on adjacent Fairfield Road properties, in particular their gardens, from the cramming of 3 houses to the rear of the site up the boundary.
- The Committee were urged to reject the application or at the least add a condition requiring the new brickwork to the art deco building to be the same colour and type as the existing façade.

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

- The scheme would bring back into use an urban brownfield site including vacant, low amenity land to the rear.
- Planning permission had been granted in 2014 for a 6 unit scheme within the existing building envelope and the current application was considered to be an improvement on this scheme.
- The existing art deco façade would be retained, with one additional setback floor visible from the frontage.
- The approved scheme at neighbouring 159 Tottenham Lane would raise building heights in the vicinity and obscure to a large extent the proposed extensions.
- In terms of the impact on Fairfield Road properties, there would be a separation distance of 46m between the rear building line of the main building and the rear windows of the closest Fairfield Road properties. In addition, the mews houses to the rear would be stepped down in nature.
- The scheme would be designated car free.
- All the new units would have private amenity space and had been assessed as causing no harm to adjacent residential properties.

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

- In response to a question regarding the noise assessment undertaken, it was advised that background noise levels in the area were high due to the urban location and that the considerable separation distance to the nearest neighbouring properties would help mitigate any noise issues from the scheme.
- Clarification was sought on the reasons for the absence of an affordable housing contribution. Officers reminded the Committee of changes introduced by a recent ministerial statement removing the requirement for affordable housing contributions for schemes with fewer than 10 units. The Council had recently challenged this approach under a planning inspectorate appeal for a separate application but had been unsuccessful. Additionally, the viability assessment submitted by the applicant had been independently assessed and which supported the assertion that an affordable housing contribution would not be viable.
- The access arrangements for the maintenance of the green roofs to the mews houses were questioned. It was advised that the farthest mews house would have a slight setback at first floor level to provide access.
- Concern was raised over the car free nature of the scheme and residents potentially circumventing this by moving cars between the CPZs in the area

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which operated to different hours. Transport officers advised that there was no evidence of this being an issue in the area and that in general it was found that CPZs deterred car ownership within their boundaries.

- Clarification was sought on the local car club arrangement under the s106 heads of terms. It was advised that residents would be provided with free membership to a local car club during the first three years of the scheme, with evidence of this to be provided to the Council.
- It was requested that a restriction be imposed on the installation of external metal security shutters to the ground floor commercial units. Officers advised that the wording of informative 7 could be amended to incorporate this.
- Following a discussion, the Committee felt that the request from the objector for the matching of the new brickwork to the side and rear elevations of the art deco building to the existing was sufficiently covered by condition 3 requiring Council approval for external materials.
- Concerns were raised that not all of the residential units were dual aspect and that limited amenity space would be provided to flats 6 and 8. The applicant advised that although some compromises had been necessary in terms of design, the new scheme was of higher quality than that currently approved and that the recessed balconies to the two flats were considered acceptable for units in an urban area above commercial premises.

The Chair moved the recommendation of the report including the proposed amendment to informative 7 to incorporate a ban on the installation of security shutters and it was

RESOLVED

- That planning application HGY/2014/3139 be approved subject to conditions and subject to a s106 legal agreement.
1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
 2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:
2 (01)00 Rev A, 2 (03)00 Rev A, 2 (03)01 Rev A, 2 (03)02 Rev A, 2 (04)00 Rev A, 2 (04)01 Rev A, 2 (04)02 Rev A, 2 (04)03 Rev A, 2 (05)00 Rev A, 2 (05)01 Rev A, 2 (05)02 Rev A, 2 (12)00 Rev F, 2 (12)01 Rev F, 2 (12)02 Rev F, 2 (12)03 Rev F, 2 (12)04 Rev F, 2 (13)00 Rev C, 2 (13)01 Rev E, 2 (13)02 Rev E, 2 (13)03 Rev D, 2 (14)00 Rev D 2 (14)01 Rev F & 2 (14)02 Rev D
Reason: To avoid doubt and in the interests of good planning.
 3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample

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combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

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. No development shall take place until full details of soft landscape 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 detailed drawings of the planting. 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, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

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

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

6. The 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.

7. No occupation of the development hereby approved until final details of refuse waste storage and recycling facilities arrangements have been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of the London Plan.

8. 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

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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.

9. 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 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. The development 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 and Policies SP0 and SP4 the Haringey Local Plan 2013.

11. No development shall take place, including any works of demolition, until a Construction Management Plan, to include details of:

- a. Measures for propping/ safeguarding the façade during construction;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials;
- d. programme of works (including measures for traffic management);
- e. provision of boundary hoarding behind any visibility zones;
- f. wheel washing facilities.

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

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. a) Any proposal relating to the installation of possible noise creating equipment (i.e. air conditioning plant, mechanical ventilation equipment) shall first be submitted to and approved in writing by the Local Planning Authority prior to any development taking place.

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b) Noise resulting from the use of any external plant, machinery or equipment (or any which is audible outside the site) shall not exceed a level of 5dB(A) below the existing lowest background noise level during the time of operation (or 10dB(A) below if there is a particular tonal quality), when measured according to British Standard BS4142-1997.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

13. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

14. No development shall commence until details of a scheme for the green roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

15. No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

16. No occupation of the flats hereby approved shall be occupied until the cycle facilities serving it have been provided in accordance with the approved details, and they shall thereafter be retained for their intended purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the London Plan.

INFORMATIVE 1: -- Thames Water

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

INFORMATIVE 2: -- Asbestos Survey

Prior to refurbishment of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the

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correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 3: - Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE 4: - Community Infrastructure Levy

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the information given in the plans, the Mayor's CIL charge will be £11,795 (337 x £35) and Haringey CIL charge will be £89,305 (337 x 265). 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. An informative will be attached advising the applicant of this charge.

INFORMATIVE 5: 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 6: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE 7: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE 8: The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE 9: The proposed pruning works to the Leyland cypress in the garden/ ownership of an adjoining property must be carried out sensitively taking into consideration natural target pruning techniques with the works carried out under the supervision of the arboricultural consultant.

PC34. FORMER ST ANN'S POLICE STATION, 289 ST ANNS ROAD, N15 5RD

The Committee considered a report on the application to grant planning permission for the demolition of extensions and outbuildings and conversion of the former St Ann's Police Station to erect a new residential building to provide 32 dwelling units and four bedroom houses. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and subject to a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The Committee were read out a letter of objection received from David Lammy MP concerned with the low proposed affordable housing contribution and

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an email from local ward councillors B. Blake and Morton expressing broad support for the scheme.

An objector addressed the Committee and raised the following points:

- Demolition should not be permitted of the rear extension to the police station.
- The scale and massing of the new building would create a street canyon effect for pollution.
- Additional concerns with the scheme were raised over parking provision, site cramming and the low affordable housing contribution.
- The accuracy of the PTAL rating (public transport accessibility level) awarded to the site was questioned, including the disparity with the rating given to the nearby St Ann's hospital site and errors given in the details of bus routes serving the area.
- Concerns were raised about the proposed height of the new building, particularly as it would overlook a children's playground.
- A lack of detail had been provided on waste management arrangements for the site.

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

- The applicant, One Housing, was a non profit housing organisation.
- The scheme would bring a heritage asset back into use including securing ongoing maintenance as well as providing a good mix of new housing units.
- The applicant had consulted with local residents on the scheme and taken concerns raised into account.
- The scheme was of high design quality.
- The physical constraints of the conversion of the locally listed police station building impacted on the cost of the scheme and thereby the viability assessment.
- Onsite parking spaces would be allocated to the larger family and disabled access units.

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

- Although a copy of the viability assessment had been circulated to members of the Committee under confidential copy, concern remained on the low 13% affordable housing contribution proposed. The applicant advised that this figure reflected the maximum possible taking into account the costs associated with the conversion of the locally listed building. Additional benefits associated with the scheme were emphasised including s106 contributions, the provision of new housing and local employment opportunities.

Further assurances were sought from officers regarding the contribution put forward by the applicant. Officers informed that the viability assessment had been independently assessed and which had validated the 13% level as a consequence of the sales values of the area and refurbishment costs. A mechanism would be added to any permission to review the contribution should the scheme not be implemented within 18 months. The legal officer reminded the Committee that as the affordable housing contribution had been assessed as policy compliant, legally it could not successfully be used as a grounds for refusal.

- Concerns were raised over the potential for the police station building to be visually diminished from the variation in finish selected for the new building. Officers advised that the approach of varying the materials used and window

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design to the new building had been taken to avoid a pastiche.

- Clarification was sought on whether the density of the scheme had been reduced following the Committee's consideration of the scheme at pre-application stage. It was advised that a slight reduction had been made and that officers were satisfied that the density was within acceptable range taking into account the PTAL of the site.
- The potential of adding a condition to require the planting of additional trees to the Hermitage Road street frontage was queried. The applicant agreed to discuss with officers the potential incorporation of this within the landscaping condition.
- Concerns were raised over the Conservation Officer's initial objections to the scheme and that the officer was not present at the meeting to outline whether these had now been allayed. The Head of Development Management apologised for the officer not being present but confirmed that her initial concerns regarding the proposed variation in colour of bricks to the new building had been allayed through her input into the discharge of condition 3 covering the approval of external materials. The wider overall benefit of bringing the locally listed building back into use had also been taken into account.
- Clarification was sought on the number of single aspect units within the scheme. The applicant advised that there would be two sited in the new building as a consequence of the orientation of the police station building.
- Concerns were raised over the potential storage of refuse bins on the pavement. It was advised by the applicant that well designed, on-street bin stores were planned as part of an effective waste management plan for the scheme.
- The allocation arrangements for the onsite parking spaces were queried. The applicant advised that although allocation principles had yet to be decided, priority would likely to be given to the larger family units. In response to concerns regarding the impact of the scheme on on-street parking provision, it was identified that the s106 agreement would include a contribution towards car club membership and a future CPZ review.
- Clarification was sought on the concerns raised by the NHS Mental Health Trust of the scheme causing overlooking to mental health accommodation. Officers advised that they had taken the view that the separation distances and angle of window to window sightlines would be sufficient to safeguard privacy in this regard.

Cllr Bevan put forward a motion, seconded by Cllr Carter, to reject the application on the grounds of overdevelopment as identified by the Design Review Panel, the outstanding concerns of the Conservation Officer regarding the impact of the design of the scheme on the Conservation Area and the allocation by private sale of the parking spaces and the lack of their allocation to the affordable housing units. At a vote, the motion was carried. It was therefore

RESOLVED

- That planning application HGY/2015/0034 be refused on the grounds of overdevelopment as identified by the Design Review Panel, the outstanding concerns of the Conservation Officer regarding the impact of the design of the scheme on the Conservation Area and the allocation by private sale of the parking spaces and their lack of allocation to the affordable housing units.

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| PC35. | DATE OF NEXT MEETING 6 July. |
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COUNCILLOR AHMET

Chair