

# **MINUTES OF MEETING PLANNING SUB COMMITTEE**

## **Monday, 5th October, 2015, 7pm**

### **PRESENT:**

**Councillors: Peray Ahmet (Chair), Dhiren Basu, David Beacham, John Bevan, Vincent Carroll (Vice-Chair), Clive Carter, Natan Doron, Toni Mallett, James Patterson, Reg Rice and Elin Weston**

### **20. FILMING AT MEETINGS**

#### **RESOLVED**

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

### **21. APOLOGIES**

Apologies were received from Cllr Ryan for whom Cllr Rice substituted.

### **22. DECLARATIONS OF INTEREST**

Cllr Bevan identified that he had previously made comments regarding the Devonshire Hill Lane scheme but having sought legal advice, affirmed that he had not formed a pre-determined view on the application and did not have a closed mind in determining the application.

Cllr Mallett identified in relation to the Holy Trinity Church of England Primary School item that she was a Holy Trinity Church congregation member.

### **23. MINUTES**

#### **RESOLVED**

- That the minutes of the Planning Committee held on 7 September be approved.

### **24. CONNAUGHT HOUSE OMBUDSMAN DECISION**

The Committee received a report providing details of a Local Government Ombudsman's report into a complaint made by a local resident regarding a planning application report that went before Committee for determination in October 2014. The Ombudsman's investigation report identified that the Council was not at fault in respect of 4 of the points raised by the complainant but was at fault for not identifying to the Committee that the application in question was contrary to the Local Development Plan, despite the officer view that there were reasons to make an exception based on the scheme design.

The Head of Development Management outlined the officer response to the Ombudsman's findings including extending an apology to the Committee for the error identified by the investigation. An apology would also be made to the complainant. It was advised that officers would be reviewing the way in which future Planning Committee reports reflected the London Plan density matrix and would take forward any other lessons learnt.

#### **RESOLVED**

- That the report be noted.

#### **25. 5-9 CONNAUGHT HOUSE CONNAUGHT GARDENS N10 3LH**

The Committee considered a report on the application to grant planning permission for the demolition of 5 existing terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking. 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.

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

- The design was overbearing, unsympathetic to the surrounding area and would result in overlooking to neighbouring properties due to its aspect and proximity.
- A high number of objections had been made by local residents to the scheme.
- A reduction was sought to the proposed height of the scheme to bring it inline with existing properties in the area.
- The proposed metal roof was out of keeping with the surrounding area.
- The scheme exceeded Local Plan density guidelines and as such would have an unacceptable impact on neighbouring amenity including increased footfall and loss of open space.
- The scheme constituted overdevelopment through site cramming.
- The change of building orientation would impact negatively on neighbouring properties to the east, exacerbated by the slope of the site.
- Consideration should be given to planting trees as a boundary treatment instead of fences.

Cllrs Engert and M Blake addressed the Committee as local ward councillors and raised the following points:

- The scheme exceeded London Plan density matrix guidelines.
- Concerns were raised over the cumulative impact of development schemes coming forward in the immediate area on the amenity of local residents.
- Assessments made by the planning officer regarding density were subjective and the opposing views of local residents should be given equal consideration.
- Objections were outlined to the height, bulk and size of the scheme and loss of green space and trees in the vicinity.

- Local people making objections were generally not against development of the site per se but had concern over the current design on the basis of size, its intrusive nature and the major excavation works required.
- The impact on parking pressure in the area didn't take into account additional demand from the redevelopment of a nearby flat scheme.

The legal officer emphasised to the Committee that advice provided by professional planning officers was objective in nature and not subjective as incorrectly claimed, and as such should not be called into question. It was made clear that the Committee was free to disagree with that professional advice for good planning reasons.

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

- Plans for the scheme had been through a number of consultation events with local people as well as the Quality Review Panel (QRP), with subsequent amendments made to the design as a result.
- The density of the scheme was London Plan compliant based on the number of units per hectare calculation, which at 42 units per hectare was within the 35-55 London Plan guidelines.
- The design was high quality as supported by the Quality Review Panel.
- Separation distances to neighbouring properties were considered acceptable by officers.
- The impact of the scheme following studies undertaken covering overlooking, overshadowing and daylight was deemed acceptable.
- The scheme was policy compliant on the basis of parking provision.
- The development would provide family housing units, of particular demand in the area and which had an impact on density levels resulting from the higher number of rooms per unit.

The Committee raised the following questions in their consideration of the application:

- Clarification was sought on the issues raised regarding density. Officers advised that the scheme exceeded the London Plan density matrix on a habitable rooms per hectare basis but not on a unit per hectare calculation. Exceeding the density range guidance was permissible in exceptional circumstances, which officers considered appropriate here, due to the quality of design and the assessment that the impact on neighbouring amenity would not be adverse. The QRP also supported this position.
- The risk of setting a precedent in allowing schemes to exceed the London Plan density matrix was questioned. Officers advised that the scheme had been reduced in size from original proposals and taken into account the character of the area, with primacy given to the provision of family accommodation in a family area, with large gardens and parking provided.
- Responding to a question regarding proposals for an offsite affordable housing contribution, officers confirmed that this was policy compliant for schemes of fewer than 9 units.
- Clarification was sought on separation distances to closest neighbouring properties. The planning officer confirmed the shortest back to back distance was 18m to the rear elevation of the nearest property.

- The applicant's representative confirmed in response to a question regarding the planting of trees instead of fencing that the loss of mature trees onsite would be revisited under the landscaping plan as well as the potential for enhancing planting to the southern boundary.
- Concern was raised that the scheme exceeded the London Plan target for carbon emission reduction. The applicant's representative confirmed that emissions had been lowered as far as possible within the constraints of the existing building.
- Assurances were provided that discussions were underway between the applicant and the sustainable urban drainage officer regarding mitigation for water pump failure.
- Clarification was sought as to whether the area of the application site had been used to 'dilute' the density of the adjoining site. The legal officer advised that this was not a material consideration for the determination of the current application. Reference had been made within the report to the London Plan density matrix for the current application.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2015/1956 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 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:

1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101

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

3. Notwithstanding the information submitted with this application, no construction works (excluding demolition) 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 development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in

perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of 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 2015, 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 works shall be carried out on the site until a detailed report, including risk 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.

7. Prior to the first occupation of the hereby approved 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.

8. No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-

(a) Details of an emergency plan should the pumps fail.

(b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

9. The applicant shall use best endeavours to ensure that not less than 20% of the onsite workforce (excluding managers and supervisors) employed during the construction of the Development shall comprise of local residents, being residents of the London Borough of Haringey but where not practicable, residents of the North London Sub-Region (Camden, Barnet, Enfield, Islington, Westminster) but in the event that achieving 20% proves impracticable for reasons notified in writing to the Council then another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

The applicant shall use best endeavours to ensure the procurement of half of the onsite workforce comprising of local residents (as set out above) employed to be trainees but in the event that achieving this figure proves impracticable for reasons notified in writing to the Council then another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

Where possible to give opportunities to local suppliers and businesses to tender for such works as may be appropriate for them to undertake.

To provide the Council and the Construction Web Network and the Work Placement Coordinator with any such information as is required to ensure compliance with these requirements .

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community in accordance with Local Plan Policies SP8 'Employment' and SP9 'Improving skills and training to support access to jobs and community cohesion and inclusion'.

10. No construction works (excluding demolition) shall commence until a scheme for the treatment of the surroundings of the proposed development including the species, size and timescale for the planting of trees and/or shrubs an appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

**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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £35,315 (1,009 sqm x £35) and the Haringey CIL charge will be £267,385 (1,009 sqm x £265). This will be collected by Haringey after/should the scheme is/be 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 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: Party Wall Act:** The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

**INFORMATIVE 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: 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 7:** The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

**INFORMATIVE 8:**

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 9:** 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.

## **26. BEACON LODGE, 35 EASTERN ROAD, LONDON N2**

[Cllr Basu was absent from the room for the start of the officer presentation on this item and as such did not take any part in determining the item].

The Committee considered a report on the application to grant planning permission for the part demolition and part retention and extension of existing buildings and change of use from former residential institution use (Class C2) to residential (Class C3), comprising 3 x 4-bedroom 3-storey (plus basement) houses. Construction of 6 new maisonettes comprising 3 x 3-bedroom 2-storey (plus basement) apartments and 3 x 2-bedroom 2-storey apartments. Erection of 1 replacement dwelling comprising 4 bedrooms in a 2-storey (plus basement) house. 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 raised the following points in discussion of the application:

- Clarification was sought on why a higher level of affordable housing contribution was not being sought for a scheme exceeding ten units. Officers advised that the contribution was policy compliant as the overall uplift was 9 units due to the retention of some of the existing building and therefore constituted a small scheme.
- Concerns were raised over the divergence of views over viability expressed by the applicant and the Council's independent assessor. Officers advised that this was not uncommon and in this case arose from differences in opinion over future sales values due to an absence of comparable properties. The compromise reached was inclusion of a review mechanism within the s106 should the development not commence within 18 months.
- In response to a question, the applicant's representative confirmed that the scheme design took into account the retention of the mature tree onsite inline with the tree survey undertaken.

Cllr Bevan put forward a motion to reject the scheme based on the s106 affordable housing contribution which did not support the view of the Council's independent consultant appointed to assess the viability assessment that the scheme could support the full 20% affordable housing contribution due under Council policy. Cllr Carroll seconded this motion.

In response, the legal officer advised that the Council's independent consultant had agreed, despite the divergence in views over viability, that the final officer recommendation for the revised £180k affordable housing contribution subject to imposition of the review mechanism to the s106 agreement, was an appropriate compromise. In light of this, Cllr Bevan revised his motion to propose approval of the application subject to a s106 agreement affordable housing contribution of £355,750



inline with Council policy and in consideration of high sales valuations in the area. Cllr Carroll seconded the revised motion. At a vote, the motion fell.

The applicant's representative emphasised to the Committee their experience in residential sales in the local Fortis Green Conservation Area and the high demand for new family housing. A compromise had been reached with the Council over the affordable housing contribution and imposition of a full 20% affordable housing contribution would make the scheme unviable and would be unreasonable.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2015/1820 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 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: A-GA-0000; A-GA-0010; A-GA-0020; A-GA-0021; A-GA-0022; A-GA-0023; A-GA-0030; A-GA-0031; A-GA-0040; A-GA-0041; A-GA-0042; A-GA-0043; A-GA-0044; A-GA-0045; A-GA-0100; A-GA-0199 Rev A; A-GA-0200 Rev A; A-GA-0201; A-GA-0202; A-GA-0203; A-GA-0210; A-GA-250; A-GA-0300; A-GA-0301; A-GA-0302; A-GA-0303 Rev A; A-GA-0400; A-GA-0410; A-GA-0411; A-GA-0412; A-GA-0413; A-GA-0414; A-GA-0415; A-GA-0416; A-GA-0417; Design and Access Statement (June 2015); Planning Statement (June 2105); Heritage Statement (June 2015); Arboricultural Impact Assessment Report (18 June 2015); Daylight and Sunlight Report (18 June 2015); Energy Strategy (17/06/2015); Sustainability Statement (18/06/2015); Transport Statement (June 2015); Statement of Community Involvement (June 2015)

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

3. Notwithstanding the information submitted with this application, no development above ground 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 a reduction in carbon (CO<sub>2</sub>) emissions of at least 35% against Part L of the Building Regulations 2013. No dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction 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 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking or re-enacting that Order, no rear extensions or outbuilding shall be constructed without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6. 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, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

7. The development shall not be occupied until a minimum of 22 cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

8. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.

9. Before development commences, other than for investigative work and demolition:

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 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. 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 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. No development shall be carried out on the site until a detailed report, including risk 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 2015, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. Prior to the first occupation of the hereby approved 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 scheme helps to minimise air pollution, as required by the London Plan 2015 Policy 7.14.

13. Prior to the commencement of the development above ground, details of the proposed new crossover shall be submitted to and approved in writing by the Local Planning Authority. The crossover shall be restricted to a maximum width of 3 metres, and works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.

Reason: To ensure satisfactory construction of the crossover and in the interests of highway safety.

14. Prior to the commencement of development, 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 Eastern 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.

15. No development shall commence until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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 2015, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

16. 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 on and 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.

17. No development above ground shall take place until full details of both hard and 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: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports 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.

Such an approved scheme of planting, seeding or turfing 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 five 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 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

18. The development shall not be occupied until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens is submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and maintained thereafter.

Reason: To ensure 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 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

19. Prior to any works commencing on site, with the exception of demolition, a detailed sustainable drainage scheme shall be submitted to the local planning authority for consideration and determination and thereafter, any approved scheme shall be implemented wholly in accordance with the approval and before any above ground works commence.

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability and in accordance with 5.13 of the London Plan.

**Informatives:**

INFORMATIVE 1: 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 2: 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 3: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required.

INFORMATIVE 4: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team”.

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: 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 7: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £34,877.50 (996.5sqm x £35) and the Haringey CIL charge will be £264,072.50 (996.5sqm 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.

INFORMATIVE 8: Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE 9: 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.

## **27. ALEXANDRA COURT 122-124 HIGH ROAD N22 6HE**

The Committee considered a report on the application to grant planning permission for the change of use from B1 office use to C1 hotel use, including external refurbishment

works and extension into the car park on the second, third and fourth floors. 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 raised the following points in discussion of the application:

- Clarification was requested on outstanding issues relating to drainage. Officers advised that discussions were ongoing with the applicant to seek a resolution and which would be secured under condition.
- Officers outlined the basis of the calculation used to generate the proposed contribution towards education and training in lieu of the loss of employment floorspace. The Committee raised concern over the justification for the loss of employment land. The applicant advised that robust marketing of the space had been undertaken over eighteen months to no success, with the building largely vacant since 2011. It was considered that the hotel would be a positive addition to the local economy and aspirations for Wood Green town centre.
- Concerns were raised over the practicalities of providing cycle parking spaces on level 2 of the car park. The applicant outlined the difficulties in locating them at ground floor due to the constraints of working with an existing building with a tight curtilage. The site chosen was the most appropriate with regards to security although it was recognised it was not optimal.
- In response to a question regarding the nil Haringey CIL charge due, it was confirmed this was inline with policy for a non residential and non retail operation.
- The potential for overlooking to the adjacent residential block was questioned. Confirmation was provided that there was currently intervisibility between the block and the current office occupation, the site was in a busy town centre location and the design incorporated the installation of panels in place of existing windows to avoid giving rise to a material level of overlooking.
- Clarification was provided that dedicated waste collection facilities for the hotel would be located within the closed compound to the rear.
- With regards to employment related to the hotel, it was advised it would generate 4 full time and 8 part time positions, recruited through a partnership arrangement with Job Centre Plus.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2015/2395 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 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:

140356 (D) 001, 140356 (D) 002 Rev A, 140356 (D) 003 Rev A, 140356 (D) 004 Rev A, 140356 (D) 005 Rev A, 140356 (D) 006 Rev A, 140356 (D) 007 Rev A, 140356 (D) 008 Rev A, 140356 (D) 009 Rev A, 140356 (D) 010 Rev A, 140356 (D) 011 Rev A, 140356 (D) 012 Rev A, 140356 (D) 013 & 140356 (D) 014

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 development hereby permitted shall not be commenced until detailed design, method statements and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which provide details on all structures to accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

5. The development hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) 'very good' has been achieved for this development,

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.

6. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.



Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

#### FUTURE PROOFING

7. Prior to commencement of the development, save for stripping out the existing office, full details of the single plant room/energy centre, CHP and Boiler specifications, thermal store and communal network future proofing measures, including details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

8. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

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

9. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The runoff rates shall not be more than three times the calculated greenfield rate for the site. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

#### **Informatives:**

##### INFORMATIVE 1: THE NPPF

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: COMMUNITY INFRASTRUCTURE LEVY

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £38,115 (1,089 sq. metres x £35) and the Haringey CIL charge will be £0 (Hotels are charged at a NIL Rate. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume

liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

#### INFORMATIVE 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: Party Wall Act:

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

#### INFORMATIVE 5: THAMES WATER- DRAINAGE

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 0800 009 3921.

#### INFORMATIVE 6: WATER PRESSURE

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 7: WASTE MANAGEMENT

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 in a fixed penalty fine or prosecution through the criminal Court system. The business must ensure that all area around the site are managed correctly by the managing agent to keep areas clean of litter and detritus at all times. The waste collection point will need to be at rear of the property from the service yard and will need to be accessible for refuse collection vehicles to enter and exit safely.

#### INFORMATIVE 8: DRAINAGE

In respect of condition the Council will expect the following:

##### Flow Control:

For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable

to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

Volume Control:

Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event

## **28. LAND TO REAR OF 131-151 BOUNDARY ROAD N22 6AR**

This item was withdrawn from the agenda.

## **29. 139 DEVONSHIRE HILL LANE N17 7NL**

The Committee considered a report on the application to grant planning permission for the demolition of existing detached house and erection of a new development comprising one 4 bedroom house, four 2 bedroom flats, and two 1 bedroom flats, with car parking, landscaping, and refuse and cycle stores. 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.

An objector addressed the Committee and raised the following points:

- The design was considered ugly and generic in nature, replicating a similar scheme in South London. It had not been tailored to sympathetically enhance the surrounding area and would not be a suitable replacement for the current landmark house on site.
- The increased density of development would impact on the amenity of neighbours.

Cllr G Bull addressed the Committee in his capacity as a local ward councillor and raised the following points:

- Concerns regarding the size of the site and cramming of development
- The proposed render finish would discolour overtime and become unsightly
- The affordable housing contribution was small when compared to the original sale price of the site
- Transport links in the area were poor and a contribution was requested from the applicant towards a hopper bus.
- The heritage value of the air raid shelter to the rear of the site was questioned.

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

- The site was large and the current house onsite was in poor condition.
- Changes had been made to the design following comments from officers

- The scheme aimed to optimise the use of the site
- The air raid shelter was small and not considered significant on a heritage basis
- Clarification was provided that the design for the scheme was bespoke, with elements taken from local new developments.

The legal officer directed the Committee to disregard the point raised regarding the affordable housing contribution and the sale price of the site, and emphasised that the contribution put forward was policy compliant. Additionally, a contribution to a hopper bus was outside the Committee's purview.

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

- Clarification was sought on claims the scheme was generic in design. Officers and the applicant's representative advised that the design was not standard but a customised design with elements taken from recent developments at the Lordship Pub site and Watsons Road following officer recommendation and picking up features in the street.
- Further details were sought on the proposed use of render. Confirmation was provided that a rendered finish was proposed to the bay of the house only although the applicant would be willing to consider an alternative finish.
- Concern was raised over separation distances to adjacent buildings and potential overlooking from side facing windows. Confirmation was provided that these windows serving bathrooms and kitchens would be obscure glazed and the one remaining to bedroom 3 obscured to head height. Separation distances were considered to be acceptable.

The Chair moved the recommendation of the report and it was

## **RESOLVED**

- That planning application HGY/2015/1637 be approved subject to conditions.
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 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: 189.15/001, 189.15/005 - 007, 008A, 010A, 011A, 012A, 13A, 020A, 021A, 022A, 023A, 024, 025, 026, 030, 031, 040A, 041A.  
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 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 commence, save for demolition, until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

5. Details of the proposed boundary treatment including bin and cycle enclosure shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development above ground. 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. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is Minimised

9. Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for TfL and local authority's approval prior to construction work commences on site, save for demolition. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that

disruption to traffic and pedestrians on Devonshire Hill and the roads surrounding the site would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

10. 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.

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.

11. 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

12. 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

13. The crossover to the site will require relocating and reconstruction in line with Drawing NO:189.15/008, the width of the crossover must not exceed 3.2 metres, the necessary works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 6 months before the development is programmed to be completed to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

14. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions rear extensions etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

15. Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the recessed dormers to the rear shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

16. Before the first occupation of the extension hereby permitted, the windows in the side elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

#### 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 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 £14,700 (420 x £35) and Haringey CIL charge will be £6,300 (420 x 15). 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: 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.

**30. HOLY TRINITY CHURCH OF ENGLAND PRIMARY SCHOOL SOMERSET ROAD N17 9EJ**

The Committee considered a report on the application to grant planning permission for the fencing off of a small parcel of land within the boundaries of the school to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road. 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.

In response to questions, confirmation was provided that the land in question was not designated open land and suffered from persistent littering problems linked to open access outside of school hours. The applicant advised that fencing off part of the land would provide enhanced opportunities for play and outdoor activity for pupils of the school.

Concerns were raised over the material used for the fencing and as such, officers proposed inclusion of an additional condition requiring the fence to be constructed of open mesh, of a green colour.

The Chair moved the recommendation of the report including the proposed additional condition covering materials for the fencing, and it was

**RESOLVED**

- That planning application HGY/2015/0438 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: MWP/01/01.

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

3. The new footpath and the opening in the wall on Monument Way should be completed prior to the stopping of the existing footpath. The footpath shall be permanently maintained. The footway and carriageway on Monument Way should not be blocked during the construction and maintenance of the proposal and no servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

Reason: In order to safeguard pedestrian connectivity and not impede traffic flow.

### **31. UPDATE ON MAJOR PROPOSALS**

The Committee considered an update on major planning proposals in the pipeline.

In response to a question, confirmation was provided that there were two alternative proposals at pre-application stage currently for 163 Tottenham Lane.

#### **RESOLVED**

- That the report be noted.

### **32. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The Committee considered an update report on applications determined under delegated powers between 24 August and 18 September 2015.

#### **270-274 West Green Road**

The application went to appeal over the affordable housing contribution, which was subsequently lost. The applicant had then put forward a second scheme based on a nil affordable housing contribution which was against refused and a second appeal lodged.

#### **Highgate Police Station**

Confirmation was provided that the three delegated decisions did not relate to the Construction Management Plan or construction route for the site.

#### **RESOLVED**

- That the report be noted.

### **33. DATE OF NEXT MEETING**

29 October.

CHAIR: Councillor Peray Ahmet

Signed by Chair .....

Date .....