

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2016/0242

Ward: Muswell Hill

Address: St Lukes Woodside Hospital Woodside Avenue N10 3JA

Proposal: This is a Section 73 planning application for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.

The proposed amendments to planning consent HGY/2013/2379 are as follows:

- To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
- Roseneath: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase;
- Norton Lees: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells;
- Occupation of the Market Housing (Deed of Variation); and

Changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed (Deed of Variation

Applicant: Hanover Housing Development Ltd

Ownership: Private

Case Officer Contact: Aaron Lau

Site Visit Date: 12/02/2016

Date received: 26/01/2016

Last amended date: 23/02/2016

Drawing number of plans and documents ref.:

- | | |
|---------------------|--------------------------------|
| • PL002 Rev D | Proposed Site Location Plan |
| • 13006/NL/E/01A-02 | Norton Lees Elevational Survey |
| • 13006/NL/E/02A-02 | Norton Lees Elevational Survey |
| • 13006/RO/E/01A-02 | Roseneath Elevational Survey |
| • 13006/RO/E/02A-02 | Roseneath Elevational Survey |
| • 14849/F/01-03 | Floor Plans Admin Block |
| • 14849/F/02-03 | Floor Plans Admin Block |

- 14849/R/01-01 Floor Plans Admin Block
- 14849/NL/02-05 Floor Plans Norton Lees Block
- 14849/NL/03-05 Floor Plans Norton Lees Block
- 14849/NL/04-05 Floor Plans Norton Lees Block
- 14849/NL/05-05 Floor Plans Norton Lees Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL_RN_099 Rev A Roseneath Basement Plan
- 463-PL_RN_100 Rev B Roseneath Ground Floor Plan
- 463-PL_RN_101 Rev B Roseneath First Floor Plan
- 463-PL_RN_102 Rev A Roseneath Second Floor Plan
- 463-PL_RN_103 Roseneath Roof Plan
- 463-PL_RN_300 Roseneath South Elevation
- 463-PL_RN_301 Roseneath North Elevation
- 463-PL_RN_302 Rev A Roseneath East Elevation
- 463-PL_RN_303 Roseneath West Elevation
- 463-PL_NL_099 Rev A Norton Lees Basement Plan
- 463-PL_NL_100 Rev A Norton Lees Lower Ground Floor Plan
- 463-PL_NL_100_m Rev B Norton Lees Ground/Mezzanine Plan
- 463-PL_NL_101 Rev A Norton Lees First Floor Plan
- 463-PL_NL_102 Rev A Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- WH2-7_100 Rev D Housing Types WH2-7 Plans
- Proposed Accommodation Schedule Rev T, dated 17 November 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

1.1 This application is being reported to Planning Committee as it is a major planning application and is required to be reported to committee under the current delegation.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- To provide some context and background to this section 73 planning application, Members will recall that a previous section 73 planning application (reference HGY/21015/2344) for the re-location of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 of the original consented scheme – reference

HGY/2013/2379, was presented to and refused by Members at planning sub committee on 1 December 2015 on grounds that the proposal would undermine the principles of social inclusion and community cohesion. This affordable housing element of the refused application has therefore been omitted under this current S73 planning application.

- This Section 73 planning application is for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission reference HGY/2013/2379; and an application for a Deed of Variation to the Section 106 Legal Agreement.

The proposed amendments are:

1. To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
 2. Roseneath building: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase;
 3. Norton Lees building: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells;
 4. Occupation of the Market Housing (Deed of Variation);
 5. Changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed (Deed of Variation);.
- The reclassification of 4 of the over 55's dwellings as family units is acceptable. An education contribution of £31,451.48 has been secured in order to address the uplift in child yield associated with the increase in family units in relation to local schools.
 - The existing Section 106 Legal Agreement prevents the occupation of any market housing until such time as all the affordable housing units are ready for occupation. The amendment for the market housing to be occupied prior to completion of the affordable housing units (Blocks WB1, WB2 and WB3) and for the remaining units to be completed 8 months later will not compromise the wider delivery of the affordable housing units on the site.
 - The works proposed to the walls of Roseneath building would result in some loss of historic fabric. However, this less than significant harm to the conservation area has been given significant weight in the balancing exercise and is considered to be outweighed by the enhancement and benefits to the heritage asset of the scheme.
 - The alterations proposed to the Roseneath and Norton Lees buildings would not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties

- The proposal will be likely to give rise to a small increase in parking demand but this additional parking demand can be absorbed within the off-street car parking capacity of the development and as such is acceptable.
- The proposed variations of planning conditions 2 and 41 of the existing planning consent – reference HGY/2013/2379, also requires there to be an amendment to the attached section 106 legal agreement – a Deed of Variation for the occupation of the Market Housing. This is explained in more detail later in the report

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives and subject to the proposed changes to the terms of the original section 106 Legal Agreement attached to the original permission providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution 2.1 above is to be completed no later than **17th May 2016** or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution 2.1 above within the time period provided for in resolution 2.2 above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) In accordance with approved plans
- 2) Construction Controls - management of dust
- 3) Construction Controls - remediation
- 4) Construction Controls - Construction Management Plan
- 5) Construction Controls - Delivery and Servicing Plan
- 6) Construction Controls - piling
- 7) Locally Listed Buildings - matching existing fabric
- 8) Locally Listed Buildings - external materials
- 9) Listed Building - existing internal decoration features
- 10) Listed Building - matching existing fabric
- 11) Listed Building - covered walkway
- 12) Listed Building - basement light wells
- 13) Archaeology
- 14) Building Recording
- 15) Materials – samples
- 16) Materials - slatted screens

- 17) Refuse/waste/recycling
- 18) Sustainability – boilers
- 19) Sustainability - combustion plant
- 20) Sustainability - photovoltaic panels
- 21) Sustainability - lifetime homes
- 22) Sustainability - wheelchair accessible
- 23) Sustainability - code for sustainable homes
- 24) Ecology – bats
- 25) Ecology - green roofs
- 26) Drainage - surface water supply
- 27) Drainage - surface water drainage
- 28) External lighting
- 29) Trees and landscaping - hard and soft landscaping
- 30) Trees and landscaping - protective fencing
- 31) Trees and landscaping - landscaping management plan
- 32) Play areas
- 33) Removal of permitted development – extensions
- 34) Removal of permitted development - satellite dishes
- 35) Communal satellite
- 36) Traffic and transportation – parking
- 37) Traffic and transportation - cycle parking
- 38) Traffic and transportation - disabled parking
- 39) Traffic and transportation - parking management plan
- 40) Traffic and transportation - electric vehicle charging
- 41) Occupation

Informatives

- 1) Co-operation
- 2) Conditions
- 3) Hours of construction
- 4) Asbestos
- 5) Naming
- 6) Thames Water
- 7) Archaeology
- 8) Written schemes of investigation 1
- 9) Written schemes of investigation 2
- 10) CIL
- 11) Condition 28 (trees and landscaping)

Section 106 Heads of Terms:

- 1) Education contribution of £702,915.93 (increase of £31,451.48)
- 2) On-site affordable housing provision including a review mechanism
- 3) Local employment and training contribution of £31,465

- 4) General public access between Woodside Avenue and Grand Avenue, and the gardens and communal open areas within the development
- 5) General public use of the Woodside Avenue tennis club
- 6) 'Car Capped Development'
- 7) Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- 8) £52,300 towards local safety improvements by way of a S278 agreement
- 9) £40,000 towards future implementation of a CPZ
- 10) £12,500 towards bus stop measures on Muswell Hill Road

2.4 In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.5 That, in the absence of the agreement referred to in resolution 2.1 above being completed within the time period provided for in resolution 2.2 above, the planning permission be refused for the following reasons:

1. In the absence of a financial contribution towards Education, the proposal would have an unacceptable impact on existing education services within the Borough. As such, the proposal would be contrary to Local Plan policy SP16 and London Plan policy 3.18.
2. In the absence of a financial contribution towards Local employment and training, the proposal would have an unacceptable impact on employment opportunities within the Borough. As such, the proposal would be contrary to Local Plan policies SP8 and SP9 and London Plan policy 4.1.
3. In the absence of a financial contribution towards the future implementation of a CPZ and local safety improvements, the proposal would have an unacceptable impact on the highway. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.11 and 6.13.

2.6 In the event that the Planning Application is refused for the reasons set out in resolution 2.5 above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution 2.1 above to secure the obligations specified therein.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Background

3.1.1 Planning permission (reference HGY/2013/2379) and Listed Building Consent (Reference HGY/2013/2380) for, '*Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site*', were approved by Members of the Planning Sub-Committee on 13th January 2014, subject to the signing of a section 106 legal agreement. The legal agreement was signed on 24th April 2014.

3.1.2 Planning permission was granted for a total of 161 residential units on the site. Of the total 161 dwellings,

48 dwellings are allocated as affordable housing (30%) that consists of 12 dwellings for general needs and 36 dwellings for the over 55s and

- 30 dwellings would be co-housing affordable properties

3.1.3 The following heads of terms were agreed under the original legal agreement attached to planning consent reference HGY/2013/2379:

- Education contribution of £671,464.35
- On-site affordable housing provision including a review mechanism
- Local employment and training contribution of £31,465
- General public access between Woodside Avenue and Grand Avenue, and to the gardens and communal open areas within the development
- General public use of the Woodside Avenue tennis club
- 'Car Capped Development'
- Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- £52,300 towards local safety improvements by way of a S278 agreement
- £40,000 towards future implementation of a CPZ
- £12,500 towards bus stop measures on Muswell Hill Road

3.1.4 A Section 73 planning application – reference HGY/2015/2344 to amend the previous planning consent reference HGY/2013/2379 was reported to Members of the Planning Sub-Committee on 1st December 2015. This application was for the:

'Variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379: to omit age related limitation of

Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units; Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings; and S106 Deed of Variation for the occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5', .

- 3.1.5 Members of the Planning Sub-Committee raised concerns about the proposal for the re-location of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 of the consented scheme and considered this change would undermine social inclusion and community cohesion. The application was subsequently refused by Members for the following reason:

“The relocation of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 would undermine the original ‘pepper-potted’ design and layout of the consented scheme and would therefore fail to deliver a development that meets the principles of mixed, inclusive, sustainable and cohesive communities.”

- 3.1.6 The applicant has now submitted another section 73 planning application, the subject of this report, which proposes:

- the variation of Condition 2 (plans and specifications) and;
- Condition 41 (occupancy)
- and an application for a Deed of Variation to the Section 106 Legal Agreement

Omitting the proposal for the re-location of the affordable housing units, which Members refused as part of the previous section 73 planning application reference HGY/2015/2344 and this does not form part of this section 73 planning application being reported to members for determination.

Scope of proposal

- 3.1.7 This Section 73 planning application is for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.
- 3.1.8 A Section 73 planning application is an application for removal or variation of a condition following grant of planning permission.

3.1.9 The applicant submitted a second S73 planning application – reference 2016/0216 to run concurrently with this S73 application for the,

‘Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2013/2379: Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings’

3.1.10 This Section 73 planning application proposes the following amendments:

- a) to omit age related limitation of Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units;
- b) Amendments to Roseneath building and Norton Lees building; and
- c) S106 Deed of Variation for the occupation of the Market Housing

3.1.11 For avoidance of doubt, Co-Housing accommodation is normally defined as communities, created and run by their residents. Each household has a self-contained and private home but residents manage their community, share activities and eat together.

Condition 2

3.1.12 The wording of Condition 2 of the current planning consent – reference HGY/2013/2379, reads as follows:

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

3.1.13 Condition 2 is required to be amended as the approved plans would be changed under this section 73 application.

Condition 41

3.1.14 The wording of Condition 41 of the current planning consent – reference HGY/2013/2379, reads as follows:

“The apartments within Buildings WB1 (other than those identified as 'general needs family' units in the Schedule of Accommodation Rev O [dated 8/11/13],

WB2, WB3, WH4, WH5, WH6, WH7, WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02Rev D) shall be occupied only by:

- a. individuals who are over 55 years of age; or
- b. persons living as a single household with such a person or persons; or
- c. an individual who was living within the development whose partner has since died."

3.1.15 The proposed rewording of Condition 41 to remove age related occupation restriction to Co-Housing Units WH4 to WH7 is as follows:

"The apartments within Buildings WB1 (other than those identified as "general needs" family units in the Schedule of Accommodation Rev O dated 8/11/13), WB2, WB3, ~~(WH4, WH5, WH6, WH7)~~, WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02-Rev D) shall be occupied only by:*

- a. individuals who are over the age of 55; or
- b. persons living as a single household with such a person or persons; or
- c. an individual who was living within the development whose partner has since died."

NB: ~~*(WH4, WH5, WH6, WH7)~~, - denotes the relevant part of the condition that is proposed to be removed/alterd from the original condition attached to the current planning consent reference HGY/2013/2379

Amendments to Roseneath building and Norton Lees building

3.1.16 The original planning permission proposed identified the retention of the north and east elevations of the existing East Extension of Roseneath building as part of the works. However, the approved drawing shows a basement footprint which does not match that of the actual existing basement surveyed on the site.

3.1.17 The scope of the proposed works to the Roseneath building and Norton Lees building are to improve the living accommodation of the consented scheme and as follows:

- d) Roseneath building: existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase;

- e) Norton Lees building: internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings

S106 Deed of Variation for the occupation of the Market Housing

- 3.1.18 In order to facilitate the proposed variations to conditions 2 and 41, the applicant also proposes the following revision to the text of original clauses 4.4.1 and 4.4.3 of the S106 Legal Agreement:

4.1.1 ORIGINAL WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until all of the Affordable Housing Units have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

PROPOSED WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until Blocks WB1, WB2 and WB3 have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

4.4.3 ORIGINAL WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

PROPOSED WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units within WB1, WB2 and WB3 have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

NB: Blocks WB1, WB2 and WB3 represent 44 affordable housing units out of a total of 78 provided on-site.

3.2 Site and Surroundings

- 3.2.1 The former St Lukes Woodside Hospital occupies a roughly rectangular site, and includes the Simmons House Adolescent Unit, though this falls outside the planning application red line boundary. The application site is 2.37ha.
- 3.2.2 The site is bounded to the south by Woodside Avenue, to the east by Muswell Hill Road (Nos. 73-97), to the north by Grand Avenue (Nos. 10-50) and to the west by TreeHouse School. The application site includes the tennis court associated with the hospital, situated on the southern side of Woodside Avenue.
- 3.2.3 There are four access points to the application site, three from Woodside Avenue (one shared with Simmons House) and one from Grand Avenue.
- 3.2.4 The application site includes three heritage buildings fronting Woodside Avenue, two of which (Roseneath and Norton Lees) are locally listed, whilst the central one (the Administration Block) is a Grade II listed building. In addition the site includes a number of the original hospital buildings (kitchens, treatment block, mortuary block and two east and west ward blocks), together with a number of more modern buildings located to the north of Simmons House (namely Duston, Willow and Hazel Wood Houses).
- 3.2.5 The site falls within the Muswell Hill Conservation Area, specifically 'Sub Area 4' (Midhurst Avenue to Hillfield Park). The sub area is predominantly residential, developed at the turn of the 20th Century (with the exception of the former 19th Century villas within the hospital site fronting Woodside Avenue). Muswell Hill Road to the east of the site is a heavily trafficked, tree lined road that rises from Woodside Avenue to Grand Avenue (a change in levels of 7 metres). Grand Avenue to the north of the site is relatively flat, with a homogeneous nature arising from the uniform height of properties – constructed predominantly from red brick, with standard elevational treatment and pitched slate roofs – the exception is at the eastern end of the street where there is a two storey telephone exchange and a group of 1930s properties.
- 3.2.6 The hospital site differs in character from the surrounding residential streets being more open in character, with buildings sited around a central garden (included in the Council's List of Parks and Gardens of Local Historic Interest). In addition the frontage to the two villas and the Administration Block is landscaped, with these buildings being set back from Woodside Avenue. There are also a considerable number of mature trees across the site, protected by virtue of being within the conservation area.
- 3.2.7 Opposite the site on Woodside Avenue is the St James' Primary School, together with the hospital's tennis court (part of the application site) and the Fortis Green Pumping Station. Further educational facilities are located to the west of the site, with TreeHouse School forming the western boundary. This is a specialist school for children with autism. Adjacent to TreeHouse School is Tetherdown Primary School, accessed from Grand Avenue.

3.3 Relevant Planning History

- HGY/2016/0216 - Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2013/2379: Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings – withdrawn 23/02/2016 (The changes proposed under this withdrawn application has been incorporated into this s73 planning application).
- HGY/2015/2344 - Variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379: to omit age related limitation of Co-Housing Units WH4 to WH7 inclusive and for these to be re-classified as family units; Roseneath existing North and East extension walls to be demolished and rebuilt to match existing; Roseneath internal remodelling & new dormer windows to North Elevation, demolition of North Elevation chimney stack & rebuilding of existing retained chimney stacks, existing North Elevation First Floor window retained as existing (previously shown as bricked-up), new Basement North Area staircase; Norton Lees internal remodelling & amendments to Norton Lees East Addition External Works/Landscaping, rebuilding & enlargement of existing Basement West & South lightwells c/w new metal railings; and S106 Deed of Variation for the occupation of the Market Housing and the re-location of the Affordable Housing Units within Blocks EB1, EB2, EB4 and EB5 – refused 16/12/2015
- HGY/2015/2702 - Listed Building Consent for the conversion and refurbishment of the existing Grade 2 listed administration building into five dwellings with associated landscaping – approved 11/11/2015
- HGY/2013/2379 - Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site – approved 24/04/2014
- HGY/2013/2379 - Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and

including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site – approved 24/04/2014

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Design Officer
- LBH Housing Renewal Service Manager
- LBH Arboricultural Manager
- LBH EHS - Noise & Pollution
- LBH EHS - Contaminated Land
- LBH Cleansing
- LBH Policy
- LBH Conservation Officer
- LBH Nature Conservation
- LBH Economic Development
- LBH Building Control
- LBH Education
- LBH Transportation
- London Fire Brigade
- Designing Out Crime Officer
- Fortis Green Community Allotments Trust
- Transport For London
- Environment Agency
- Natural England
- Greater London Authority
- Thames Water
- Historic England
- Greater London Archaeology Advisory Service Historic England
- L. B. Barnet

The following responses were received:

Internal:

- 1) LBH Design Officer: No comments.
- 2) LBH Economic Development: No comments.
- 3) LBH Conservation Officer: Conservation: No objection subject to matching and detailed materials conditions.

External:

- 4) L. B. Barnet: No objection.
- 5) Historic England: No comments.
- 6) Thames Water: No comments.
- 7) Environment Agency: No comments.
- 8) Transport for London: No objection.
- 9) Natural England: No comments.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 385 Neighbouring properties
- 4 Residents Association (Muswell Hill & Fortis Green Residents Association The Highgate Society, Muswell Hill/Fortis Green/Rookfield CAAC & Cranley Gardens Residents' Association)
- Site notices were erected close to the site
- Press notices were placed 5th February 2016

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 5

Objecting: 5

Supporting: 0

5.3 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- Loss of over 55 units
- Increase in no. of family units will bring additional pressure on local schools
- Additional parking, traffic and on-site parking required for the family units

6 MATERIAL PLANNING CONSIDERATIONS

6.1 This is a Section 73 planning application therefore only the individual planning merits affected by the proposed amendments are considered under this

application. All the other material considerations were considered in the original planning application and as such will not be reassessed and considered in the following assessment.

6.2 The main planning issues raised by the proposed development under this Section 73 planning application are:

1. Principle of the variations to the approved development reference HGY/2013/2379
2. The impact of the proposed development on the character and appearance of the conservation area and setting of a listed building
3. The impact on the amenity of adjoining occupiers
4. Parking and highway safety

6.3 Principle of the variations to the approved development reference HGY/2013/2379 (changes in arrangements of the affordable housing and age related restriction)

6.3.1 Planning permission - reference HGY/2013/2379 and Listed Building Consent (- Reference HGY/2013/2380 for, '*Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site*', was approved by Members of the Planning Sub-Committee on 13th January 2014, subject to the signing of a Section 106 legal agreement. The legal agreement was signed on 24th April 2014.

Proposed Variations:

To omit age related limitation of Co-Housing Units WH4 to WH7 inclusive

6.3.2 The applicant is seeking to lift the age related limitation of 4 Co-Housing Units (WH4 to WH7 inclusive) and for these to be re-classified as general family units. It is important to note that none of the other three storey town houses have an age restriction applied to them.

6.3.3 Local residents have objected to the loss of the 4 over 55 residential units.

6.3.4 Officers do not have any concerns regarding the 'reclassification' of the 4 family units from over 55's but did advise that these houses remain as Co-Housing following pre-application discussions with the applicants.

- 6.3.5 The reasoning behind the rewording to Condition 41 is because the design of the 4 units (WH4 to WH7) as three storey town houses is more appropriate to families rather than those for the over 55's as proposed in the original scheme. The new units will remain as Co-Housing Units. The applicant has explained that it is likely that any over 55 purchaser of such a unit within the development would look to remain in occupation into their later years when accessibility issues such as climbing stairs will become an issue. As such, it is more likely that a move to the development would be a down-sizing process where a smaller and a single level flat would be considered more practical for the over 55's.
- 6.3.6 Officers recognise the need for over 55 housing provision, and this was strongly promoted in the original planning application by the applicants as a significant benefit to the borough due to underlying housing need. However, these 4 units will be maintained as Co-Housing units. The removal of the over 55's restriction would only apply to 4 units of a total of 132 or 3% of the total number of units allocated to over 55 occupation. The reclassification of these 4 dwellings as family units would therefore be acceptable in this regard and would also contribute to the Borough's much needed family housing stock
- 6.3.7 Local residents have raised concerns regarding the increase in family units as they believe they will bring additional pressure on local schools.
- 6.3.8 To mitigate the above concern, an education contribution of £31,451.48 in addition to the £671,464.35 education contribution for the original scheme has been sought in agreement with the applicant to ensure that any uplift in child yield will not place any additional pressures on local schools. This will be secured in the S106 legal agreement.

S106 Deed of Variation for the occupation of the Market Housing (Paragraphs 4.1.1 and 4.4.3)

- 6.3.9 The existing Section 106 Legal Agreement prevents the occupation of any Market Housing until such time as all the 78 Affordable Housing Units are ready for occupation. This restriction places a large financial burden on the project as the applicants will be unable to obtain any receipts from the sale of the provide units until virtually all the blocks are completed.
- 6.3.10 The applicant's construction programme identifies Blocks WB1, WB2 and WB3 as the first three blocks to be completed, in December 2016, February 2017 and January 2017 respectively. These three blocks will deliver 44 or 56% of affordable housing units out of a total of 78 on-site
- 6.3.11 On this basis it is proposed to vary the Section 106 Legal Agreement which states that the Market Housing can be occupied once Blocks WB1, WB2 and WB3 have been constructed and have been made ready for residential occupation. The remaining 34 affordable units are scheduled for completion by

August 2017 at which point only Blocks EB5, EH1-EH13 and Norton Lees building remain to be completed. At this stage all 78 affordable units will be ready for occupation with 34 market units still to be completed.

6.3.12 The applicant therefore now propose the following revision to the text of clauses 4.4.1 and 4.4.3:

4.1.1 ORIGINAL WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until all of the Affordable Housing Units have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

PROPOSED WORDING OF CLAUSE 4.4.1

None of the Market Housing Units shall be Occupied until Blocks WB1, WB2 and WB3 have been constructed in accordance with the Planning Permission and made ready for residential occupation and when notification has been received by the Council

4.4.3 ORIGINAL WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

PROPOSED WORDING OF CLAUSE 4.4.3

None of the Market Housing Units shall be Occupied until the Affordable Housing Units within WB1, WB2 and WB3 have been transferred to the Affordable Housing Provider on terms that accord with relevant Regulator funding requirements current at the date of acquisition of the Property by the Affordable Housing Provider or to an Affordable Housing Provider within the Developers group.

6.3.13 These amendments would allow for some of the market sale units to be occupied prior to completion of all of the affordable units. Such an amendment does not normally comply with the Council's housing requirements outlined in the Section 106 that state that the affordable units are to be built out in accordance to the planning permission and transferred to a registered provider with units ready for residential occupation and prior to the market Housing being occupied.

6.3.14 Notwithstanding the above, it is common for developers to request the release of a limited number of private sale units to improve their cash flow. In this case, the applicant would be able to obtain sales from the market housing units once the affordable housing units within Blocks WB1, WB2 and WB3 have been occupied by January 2017 which at this stage will deliver 44 affordable units or 56% of all the affordable units on-site. Officers consider this amendment acceptable as the remaining 34 affordable units (44%) within Blocks EB2, EB3, EB4, and WH will be ready for occupation by August 2017 (7 months later), and as such the delivery of all the affordable housing units on the site will not be compromised.

6.4 Impact of the proposed development on the character and appearance of the conservation area and setting of a listed building

6.4.1 Section 72(1) of the Listed Buildings Act 1990 provide, "*In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*" Among the provisions referred to in subsection (2) are "*the planning Acts*"

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

6.4.3 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is

not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.4.4 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "*considerable importance and weight*" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

Impact of conservation area

- 6.4.5 Paragraph 132 of the NPPF states that, '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*'
- 6.4.6 Paragraph 134 of the NPPF goes on to say, '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*'.
- 6.4.7 The Council, under saved UDP Policy CSV7 seeks to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area. This should be considered alongside with London Plan Policies 3.5 and 7.6 and Local Plan Policy SP11, which identify that all development proposals should respect their surroundings by being sympathetic to their form, scale, materials and architectural detail
- 6.4.8 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.4.9 Draft Policy DM9 of Haringey Development Management Policies DPD (Pre-Submission Version), January 2016, supports development that sustains and

enhances the significance of a heritage asset and its setting. It also goes on to say that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

6.4.10 Part of this Section 73 planning application is a revision to the earlier planning permission given as part of the wider redevelopment of the former St Luke's hospital site. The site comprises two locally listed buildings, namely: Roseneath and Norton Lees. Roseneath House is a two storey house with loft accommodation within its steeply pitched roof. Norton Lees is a 3 storeys high villa in an elaborate Victorian style with a relatively plain 3 storey side brickwork extension in stock facing brickwork adjacent of no architectural or historic interest, and with floor levels which do not correspond to the original building. Both the locally listed buildings fall within the Muswell Hill Conservation Area and are considered to be non-designated heritage assets.

6.4.11 The external and internal works proposed to the Roseneath and Norton Lees locally listed buildings are set out below:

Roseneath

Existing East Extension – Proposal to Demolish & Rebuild 'To Match Existing'

6.4.12 The original planning permission proposed the retention of the north and east elevations of the existing East Extension as part of the works. However, the approved drawing shows a basement footprint which does not match that of the actual existing basement surveyed on the site. This discrepancy makes it extremely difficult to retain the existing north and east external walls as digging out the basement to the footprint shown would undermine them. It is therefore proposed that these existing north and east walls be demolished and rebuilt like-for-like.

Dwelling Internal Layouts

- Unit RN1: adjustment of Bedroom and Kitchen/Living/Dining to permit double bedroom minimum area of 12.0m²
- Unit RN2: provision of more storage to Basement & services cupboard to Ground Floor
- Unit RN3: existing living room retained in its entirety apart from new partitions & kitchen area; retention with relocation of existing double doors & frame between Bedroom & Kitchen/Living/Dining (fire & acoustic lining on one side); introduction of building services cupboard
- Unit RN4: reconfiguration of dwelling to provide sleeping accommodation on the First Floor with Living & Dining accommodation on Ground & Basement floors

- Unit RN5: Ground Floor Shower omitted for WC & Utility area
- Unit RN6: First Floor Bathroom converted to Shower to permit better Bedroom 2 plan; Second Floor Shower omitted for Bathroom
- Unit RN7: dwelling re-planned to permit existing window to be retained (Bathroom relocated & Bedrooms reconfigured with new En-suite to Bedroom 1)
- Unit RN8: First Floor Bathroom revised to WC & Utility area; Second Floor Bedroom 1 Shower revised to Bathroom; additional storage provided
- Unit RN9: dwelling re-planned to match Unit RN7 under; two existing dormer windows omitted for three new dormer windows to match existing but wider so as to permit better use of space due to raking ceilings
- All existing fireplaces are to be retained

6.4.13 It is Officers opinion that the alterations to the windows and chimneys would allow for usable and better internal spaces. The two storey extension to Roseneath is proposed to be rebuilt. The proposal seeks to demolish the flank and rear wall of the extension and rebuild it 'like-for-like'. This is based on the structural issues imposed by the retention of the remaining walls. The Conservation Officer considers that this will lead to some harm as it would require the loss of some historic fabric. However, this harm is considered 'less than substantial, and the proposal would rebuild the extension using the salvaged bricks and with new bricks to match existing. As per the Council's statutory duty, great weight has been given to the less than substantial harm caused due to the loss of the later extension but it is considered that to ensure the structural stability of the extension and the sustainable use of the building, this relatively small intervention would be necessary and would be satisfactory in this instance and is considered to be balanced by heritage benefit of the reuse of the building. As such, the proposed works to Roseneath is acceptable in principle.

Norton Lees

Dwelling Internal Layouts

- Ground Floor Common Entrance Hall: existing lobby and entrance hall (the first two spaces) retained in their entirety
- Unit NL1: Bedroom 2 En-suite relocated within bedroom area; Shower given over to Store & new Bathroom located adjacent stair; Home Cinema area reconfigured with additional storage; existing original door & frame to Living/Dining retained fixed-closed with fire & acoustic lining within opening; Living/Dining room retained in its entirety except for new opening to new kitchen area
- Unit NL2: Basement storage reconfigured to permit retention of existing door opening; Living/Dining area retained in its entirety
- Unit NL3: double-height living space omitted; dwelling re-planned to provide sleeping accommodation on Mezzanine level with living accommodation on Ground Floor

- Unit NL4: Hall extended and larger Store provided; Bedroom 3 enlarged
- Unit NL8: Hall & Store reconfigured; originally separate Living/Dining & Kitchen combined
- Unit NL9: storage reconfigured
- Unit NL10: Utility/Store enlarged
- Unit NL11: Bathroom relocated to permit new Utility/Store
- Unit NL15: Kitchen/Living/Dining rearranged & 2 no. existing later windows bricked up; Bedroom 1 En-suite reduced in size & storage increased; Bedroom 3 En-suite omitted for general use Bathroom; Bedroom 1 & En-suite omitted for new Study; Sun Room fenestration revised
- Unit NL16: storage reconfigured
- Unit NL17: Utility/Store enlarged
- All existing fireplaces are to be retained

East Addition External Works/Landscaping

6.4.14 The applicant has reviewed the original arrangement of the large terrace to each dwelling, contained within surrounding retaining walls. It was considered unattractive as an external space because it was confined to the lower ground level of the new addition. Instead, it is proposed for a perimeter path around the new addition at lower ground floor level.

6.4.15 Officers consider the alterations relate to mainly internal remodelling and partitions and the introduction of slightly bigger light wells to allow for better lit internal spaces. This would be considered to be an enhancement to the heritage asset causing no harm and would therefore be acceptable in this regard.

Impact on the setting of a listed building

6.4.16 The Administration Block is a Grade II listed building and is located in between the Roseneath and Norton Lees locally listed buildings. It has been subject to a separate Listed Building Consent (reference HGY/2015/27020) for further works to the existing Grade 2 listed administration which was approved by the Council on 11th November 2015. Although works are proposed to the adjacent locally listed building, these are mainly limited to rebuilding of the existing walls and extension using reclaimed bricks, and as such Officers take the view that the proposal would not cause any impact on The Administration Block.

Heritage conclusion

6.4.17 Overall, the changes proposed to the Roseneath and Norton Lees buildings, by virtue of its minor nature would preserve the significance of the locally listed buildings and the conservation area as a whole. Some works, such as the demolition and rebuilding of the two storey extension to Roseneath would cause some harm due to the loss of some historic fabric. Officers have given this harm great weight in the balancing exercise and consider that the resulting rebuilt

structure would be of a high quality and would be constructed of salvaged bricks and new bricks to match existing. The resulting accommodation would also be to a higher quality and would enable the building's conversion to residential use and as such the harm is outweighed by the heritage benefit of the reuse of the existing building. There is no harm to the listed building, and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.5 Impact on the amenity of adjoining occupiers

6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.5.2 Part of the proposal is for works limited to the Roseneath and Norton Lees buildings such as the rebuilding of external walls and chimneys, internal remodelling of the buildings and basement works. The proposal will not introduce alterations or extensions that would extend beyond the building envelopes of the consented scheme and as such, it will not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties in accordance to saved UDP Policy UD3 and London Plan Policy 7.6.

6.6 Parking and highway safety

6.6.1 Local Plan Policy SP7 recognises the need to minimise congestion and addressing the environmental impacts of travel. London Plan Policy 6.3 requires development proposal to the impacts on transport capacity and the network should be taken into account.

6.6.2 Local objections have been received stating that the reclassification of the 4 over 55 units would add to parking pressures within the surrounding roads.

6.6.3 The total number of 133 on-site parking spaces offered in the original application which equated to a provision of 0.83 spaces per unit was considered acceptable by Officers and in accordance to the London Plan parking standards. The number of spaces remains unchanged.

6.6.4 The original planning application was acceptable on transportation grounds subject to the imposition of planning conditions and certain mitigation measures secured through the Section 106 agreement. These measures included:

- dedicating the development as 'car restricted development'
- a contribution of £40,000 towards the cost of a feasibility study for the implementation of a controlled parking zone
- provision and funding for car club spaces and for the first two years of residents membership (equivalent to £8,050)
- a travel plan and site management parking plan including £3,000 for monitoring of the travel plan
- contributions toward pedestrian and road safety improvements (£52,300) and bus stop accessibility measures (£12,500)

6.6.5 Officers consider the reclassification of the 4 properties from over 55's to general family housing is likely to increase the level of car ownership associated with these units as noted by local residents. However, the development includes off-street car parking and therefore any additional demand for parking can be absorbed within the off-street car parking capacity. In addition, the future Parking Management Plan will be revised to reflect the proposed changes of this application and these details will be secured by condition. The proposal therefore will not prejudice the existing parking conditions of the surrounding highway network in meeting Local Plan Policy SP7 and London Plan Policy 6.3.

6.7 Section 106

6.7.1 An application has been made for a deed of variation to the original S106 legal agreement under this S73 application to capture the text revision to clauses 4.4.1 and 4.4.3 and the amendments proposed.

6.7.2 The following heads of terms were agreed under the original legal agreement signed on 24th April 2014:

- Education contribution of £671,464.35
- On-site affordable housing provision including a review mechanism
- Local employment and training contribution of £31,465
- General public access between Woodside Avenue and Grand Avenue, and to the gardens and communal open areas within the development
- General public use of the Woodside Avenue tennis club
- 'Car Capped Development'
- Residential Travel Plan including car club credit of £8,050 and £3,000 towards its monitoring
- £52,300 towards local safety improvements by way of a S278 agreement
- £40,000 towards future implementation of a CPZ
- £12,500 towards bus stop measures on Muswell Hill Road

6.7.3 Local residents have objected to the proposal as they consider the increase in the number of family units on the site will bring additional pressures on local schools. Officers have calculated the child yield of the 4 family units using the GLA formula and this will result in a child yield of 2.64 in total which equates to a contribution of £31,451.48. This will be added to the original education sum giving a total education contribution of £702,915.93 sought for this development.

6.8 Conclusion

6.8.1 The previous Section 73 planning application was refused by Members of the Planning Sub-Committee as the re-location of the affordable housing units within Blocks EB1, EB2, EB4 and EB5 of the consented scheme was considered to undermine social inclusion and community cohesion. This aspect of the proposal has therefore been omitted under this current S73 planning application.

6.8.2 This current Section 73 planning application is for the variation of Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 Legal Agreement.

6.8.3 The proposed amendments are:

- To omit age related limitation of Co-Housing Units WH4 to WH7 and for these to be re-classified as family units (4 x 3 bedroom units);
- Roseneath: Demolition of existing walls and rebuilt to match existing and internal remodelling including new basement staircase;
- Norton Lees: Internal remodelling, external works/landscaping amendments, and rebuilding & enlargement of existing basement lightwells;
- Occupation of the Market Housing (Deed of Variation); and
- Changes to the restriction of occupation of market units from all affordable housing units are occupied to when the affordable housing units have been completed (Deed of Variation).

6.8.4 The reclassification of 4 of the over 55's dwellings as family units is acceptable. An education contribution of £31,451.48 has been secured to ensure that any uplift in child yield will not place any additional pressures on local schools.

6.8.5 The existing Section 106 Legal Agreement prevents the occupation of any market housing until such time as all the affordable housing units are ready for occupation rather than more widely distributed as previously approved. The amendment for the market housing to be occupied prior to completion of the affordable housing units (Blocks WB1, WB2 and WB3) and for the remaining units to be completed 8 months later will not compromise the wider delivery of the affordable housing units on the site.

- 6.8.6 The works proposed to Roseneath will result in some loss of historic fabric. However, this less than significant harm to the conservation area has been given significant weight in the balancing exercise and is considered to be outweighed by the enhancement and benefits to the heritage asset of the scheme and the reuse of the existing building.
- 6.8.7 The alterations proposed to the Roseneath and Norton Lees buildings will not give rise to any new material loss of residential amenity with regard to daylight/sunlight and outlook impact to surrounding properties
- 6.8.8 The proposal will be likely to give rise to a small increase in parking demand but this additional parking demand can be absorbed within the off-street car parking capacity of the development and as such is acceptable.
- 6.8.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.9 CIL

- 6.8.1 Haringey CIL was adopted in July 2014 and implemented in November 2014. It should be noted that Section 73 planning applications only trigger CIL on any additional floor space over a pre-CIL parent application. In this case, the original planning application was decided pre-Haringey CIL adoption and the current application does not result in any increase in floor space. Therefore the development under this Section 73 planning application will not be liable to the Haringey CIL charge. However, the application will still be liable to Mayoral CIL as the original application was chargeable.
- 6.8.2 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). 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.

7. RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to the variation of the terms of the original section 106 Legal Agreement

Applicant's drawing No.(s)

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

- PL002 Rev D Proposed Site Location Plan
- 13006/NL/E/01A-02 Norton Lees Elevational Survey
- 13006/NL/E/02A-02 Norton Lees Elevational Survey
- 13006/RO/E/01A-02 Roseneath Elevational Survey
- 13006/RO/E/02A-02 Roseneath Elevational Survey
- 14849/F/01-03 Floor Plans Admin Block
- 14849/F/02-03 Floor Plans Admin Block
- 14849/R/01-01 Floor Plans Admin Block
- 14849/NL/02-05 Floor Plans Norton Lees Block
- 14849/NL/03-05 Floor Plans Norton Lees Block
- 14849/NL/04-05 Floor Plans Norton Lees Block
- 14849/NL/05-05 Floor Plans Norton Lees Block
- 14849/FP/01-04 Floor Plans Roseneath Block
- 14849/FP/02-04 Floor Plans Roseneath Block
- 14849/FP/03-04 Floor Plans Roseneath Block
- 14849/FP/04-04 Floor Plans Roseneath Block
- 463-PL_RN_099 Rev A Roseneath Basement Plan
- 463-PL_RN_100 Rev B Roseneath Ground Floor Plan
- 463-PL_RN_101 Rev B Roseneath First Floor Plan
- 463-PL_RN_102 Rev A Roseneath Second Floor Plan
- 463-PL_RN_103 Roseneath Roof Plan
- 463-PL_RN_300 Roseneath South Elevation
- 463-PL_RN_301 Roseneath North Elevation
- 463-PL_RN_302 Rev A Roseneath East Elevation
- 463-PL_RN_303 Roseneath West Elevation
- 463-PL_NL_099 Rev A Norton Lees Basement Plan
- 463-PL_NL_100 Rev A Norton Lees Lower Ground Floor Plan
- 463-PL_NL_100_m Rev B Norton Lees Ground/Mezzanine Plan
- 463-PL_NL_101 Rev A Norton Lees First Floor Plan
- 463-PL_NL_102 Rev A Norton Lees Second Floor Plan
- 463-PL_NL_103 Norton Lees Roof Plan
- 463-PL_NL_300 Norton Lees South Elevation
- 463-PL_NL_301 Norton Lees North Elevation
- 463-PL_NL_302 Norton Lees East Elevation
- 463-PL_NL_303 Norton Lees West Elevation
- 463-PL_NL_400 Norton Lees External Works Plan
- 463-PL_NL_401 Norton Lees External Works Sections
- WH2-7_100 Rev D Housing Types WH2-7 Plans
- Proposed Accommodation Schedule Rev T, dated 17 November 2015
- Proposed Tenure Location Plan ref. Tenure 2, dated 22 May 2015

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

2. No development shall take place until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the Local Planning Authority. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be provided to the Local Planning Authority prior to any works being carried out on the site. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

3. No excavation shall take place until a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and taking into account the remediation recommendations set out in the Desk Study and Ground Investigation Report prepared by Conisbee (November 2012), has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation works shall then be carried out in accordance with the Method Statement approved by the Local Planning Authority.

Upon completion of remediation, 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. Once approved by the Local Planning Authority the planning condition can be discharged.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

4. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:
 - i. The parking of vehicles of site operatives and visitors
 - ii. Loading and unloading of plant and materials
 - iii. Storage of plant and materials used in construction and development
 - iv. Routes for construction traffic (including temporary traffic restrictions)
 - v. Measures, controls and sanctions to minimise disruption to vehicular and pedestrian traffic on Woodside Avenue and Muswell Hill Road

- vi. Details to ensure that construction vehicle movements are carefully planned and co-ordinated to avoid the AM and PM peak hours and school drop off and pick up periods
- vii. Hours of operation
- viii. Method of prevention of mud being carried onto the highway (including wheel washing and road sweeping)
- ix. Measures to control the emissions of dust and dirt during construction
- x. The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing in appropriate locations, and
- xi. A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network and in the interests of the safe operation of the highway.

- 5. No development shall take place until a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall be implemented in full.

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

- 6. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, measures to restrict disturbance, timing and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

- 7. In relation to Roseneath and Norton Lees all works hereby approved should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order that the special architectural and historic interests of the locally listed buildings are safeguarded

- 8. Prior to commencement of the relevant part of the works to Roseneath and Norton Lees, all external materials including bricks, mortar, chimneys, windows,

tiles and dormers and any other metal, joinery and masonry work should be submitted to, and approved in writing by the Local Planning Authority. All materials for making good the existing fabric should match the existing building, including the mortar. This should be an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.

Reason: In order that the special architectural and historic interests of the locally listed buildings are safeguarded

9. In relation to the Listed Building all existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

10. In relation to the Listed Building all new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded

11. No development (including demolition) shall take place until a scheme for the re-use of sections of the covered walkway (including the roof) have been submitted to an approved in writing by the Local Planning Authority. The scheme shall include detailed plans showing the re-use of at least 10 sections of the covered walkway for a variety of purposes (including covered seating areas, covered refuse recycling areas, covered bicycle storage areas, pergolas) and in various locations within the development, together with details of how the walkways will be dismantled and safely stored during the development and subsequently reassembled. The scheme shall be implemented prior to occupation of the development and thereafter permanently retained.

Reason: In order to ensure that the historic design and fabric of the walkways is sufficiently recognised and reused within the development and safeguard the historic character of this element of the Listed Building.

12. There shall be no increase in the depth of the basement light wells on the Listed Buildings, nor shall they be extended to form patios/external amenity areas.

Reason: In order to protect the architectural integrity of this Listed Building.

- 13.a) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.
- b) No development (including demolition) shall take place other than in accordance with the Written Scheme of Investigation approved under Part (a).
- c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (a), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in the NPPF.

14. No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with the NPPF, and publication of results, in accordance with Section 12 of the NPPF.

15. No development shall take place until samples of all materials to be used for all external finishes of buildings (including bricks, tiles, renders, pointing, fenestration, balconies, hardwood slatted screens, rainwater goods) areas of hard landscaping and boundary walls/fences have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the buildings are occupied.

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.

16. The hardwood slatted screens shown on block WB1 facing Simmons House and also on block WB3 facing TreeHouse school shall be constructed prior to occupation of the development and thereafter permanently retained.

Reason: In order to protect the amenities of adjoining occupiers.

17.No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has 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.

18.Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution.

19.Prior to commencement of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation emissions certificates will need to be provided.

Reason: To ensure that the development achieves a high level of sustainability

20.No development shall take place until details of the photovoltaic panels (including their position, layout, appearance, angle, performance and appropriate screening) proposed for the roofs of various blocks in the Energy Strategy (EB1, EB2, EB4 and EB5) have been submitted to and approved in writing by the local planning authority. The panels should cover 100 sq.m. and meet the carbon reduction saving as set out in the approved energy statement. The photovoltaic panels as approved shall be installed as approved and thereafter permanently retained.

Reason: To ensure that the development achieves a high level of sustainability

21.All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

22.At least sixteen of the units within the development hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use. The applicant shall demonstrate on a typical layout plan submitted to and approved by the local

planning authority, prior to the occupation of the development, how 10% of new housing is wheelchair accessible and meets the standards set out in Annex 2 Best Practice Guidance for Wheelchair Accessible Housing, of the GLA's Supplementary Planning Guidance "Housing".

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings.

23. The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been submitted to the Local Planning Authority certifying that Code Level 4 has been achieved and the Local Planning Authority has approved this in writing.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

24. Prior to the occupation of the first residential unit, a scheme for the provision of artificial nest/roosting boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include some boxes that are to be incorporated into the design of the buildings and others that shall be attached to suitable trees within the site. The approved scheme shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To support the provision of habitat on the adjacent railway corridor, in accordance with Haringey's Biodiversity Action Plan.

25. Prior to the commencement of superstructure works, full details of the extensive vegetated green roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roofs submission must provide/comprise of the following information:

- a) biodiversity based with extensive/semi-intensive soils
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.
- c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.
- d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates
- e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.

The green roofs must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No

alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roofs have been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity.

26. No development shall take place until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Detailed site plans shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with those approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

27. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed St Luke's Hospital Flood Risk Assessment and Sustainable Drainage Strategy (by Conisbee, Ref 120416/TG, Dated 11 November 2013, Rev 1.2) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to 27.2 l/s and surface water storage on site as outlined in the FRA.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

28. The development shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

29. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, 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.); retained historic landscape features and proposals for restoration, where relevant.

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

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

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.

30. No development shall take place (including demolition) until details of protective fencing for all trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The protective fencing / ground protection must be installed prior to commencement of development and retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction. A pre-commencement site meeting must be organised not less than two weeks before commencement of works on the site involving all relevant parties (including Site manager,

Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. The approved measures shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced areas there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

- 31.A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including play areas and ecological areas), other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure communal areas are maintained and managed in the interests of providing a high quality environment.

- 32.No development shall take place until details of the proposed 'doorstep playable space' and 'local playable space' (including layout, play equipment and other furniture) within the development including details and specification for its future management shall be submitted to and approved by the Local Planning Authority. The approved equipment shall be installed prior to the occupation of the first residential unit and thereafter, shall be maintained for such purpose.

Reason: In the interests of providing a high quality residential environment and to ensure adequate facilities are provided for the benefit of future residents having regard to the Council' adopted amenity space standards.

33. Notwithstanding the provisions of Classes A-E of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected to the houses, or within their curtilage, hereby approved without the prior approval in writing of the Local Planning Authority.

Reason: in order to safeguard the appearance of the development and to preserve adequate levels of residential amenity.

34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no satellite dishes shall be affixed to the external elevations of any of the blocks of flats.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

35. Details of a strategy for providing a communal satellite telecommunications system, for the benefit of all residents, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with this approved strategy.

Reason: In order to maintain the integrity of the design and the visual appearance of the development within the surrounding area.

36. The parking areas shall be laid out in accordance with the details shown on the approved plans and shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

37. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces (including disabled scooter parking) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle and disabled scooter parking.

Reason: To ensure the provision of cycle parking and disabled scooter spaces in line with the Council's adopted standards.

38. Prior to the occupation of the first residential unit a minimum of 13 disabled car parking spaces shall be provided on site in accordance with the approved plans, with provision made for up to an additional five disabled car parking spaces to be provided subject to demand by future disabled residents. The disabled car parking spaces shall thereafter be permanently retained.

Reason: In order to ensure well designed and adequate parking for disabled and mobility impaired.

39. The development shall not commence until a Parking Management Plan, including the allocation of each parking space, the provision and use of the car club spaces, and any charging system for car parking, has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, which shall remain in effect thereafter.

Reason: To ensure the most effective use of the approved parking to minimise the impact to on street parking in the area.

40. Details regarding the provision of on site electric vehicle charging points at a ratio of 1 electric vehicle charging point per 5 car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. In addition provision should also be made for a further 20% of the parking spaces to be available for electric parking points. The electric charging points shall be installed prior to the occupation of the units and thereafter retained.

Reason: In the interests of the sustainability of the development

41. The apartments within Buildings WB1 (other than those identified as "general needs" family units in the Schedule of Accommodation Rev O dated 8/11/13), WB2, WB3, (~~WH4, WH5, WH6, WH7~~), WH8, WH9, WH10, WT1, WT2, EB1, EB2, EB3, EB4, EB5, Roseneath, Administration Block and Norton Lees (as shown on drawing PL02-Rev D) shall be occupied only by

- a. individuals who are over 55 years of age; or
- b. persons living as a single household with such a person or persons; or
- c. an individual who was living within the development whose partner has since died.

Informatives:

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

INFORMATIVE: The applicant is advised that Condition 2 (Management of dust), Condition 4 (CMP), Condition 15 (Materials), Condition 13, (Archaeological evaluation), Condition 14 (Programme of building), Condition 18 (Boilers), Condition 24 (Ecology – bats) and Condition 30 (Tree protection) of this permission have been previously discharged by the Council.

INFORMATIVE: 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: 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: The new development will require naming. 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: Surface Water Drainage -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. They can be contacted on 0845 850 2777.

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.

Piling - The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

INFORMATIVE: Archaeology - The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The applicant is advised that the proposal will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £518,630 (£35 x 14,818sqm). 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: With regard to condition 28 (Trees and Landscaping - hard and soft landscape) the applicant is requested to consult with residents of properties in Grand Avenue that back onto the site over the design of the shade tolerant gardens proposed to the new properties to be built on the northern boundary of the site.

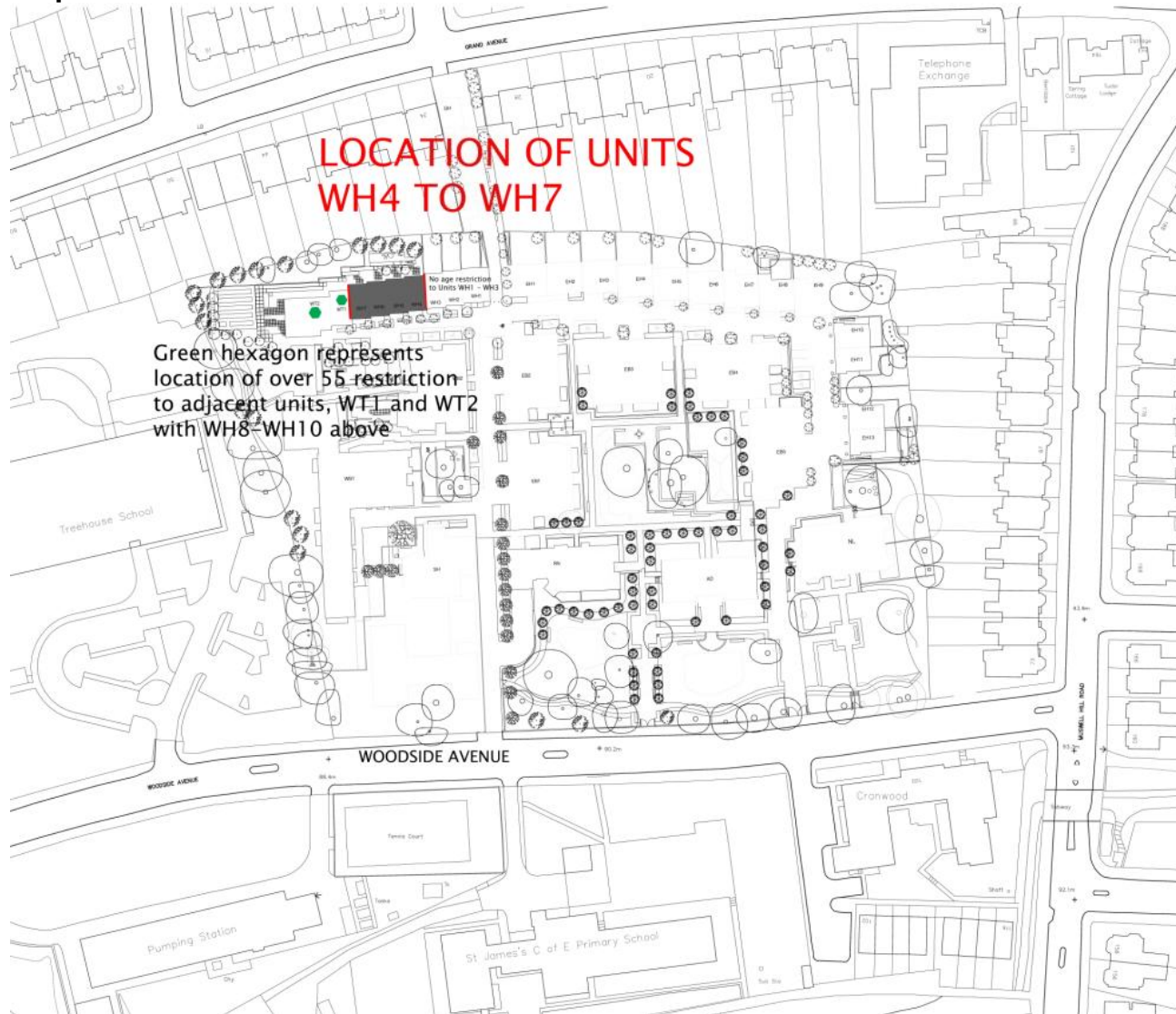
Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL	<p>Conservation: No objection subject to matching and detailed materials conditions. (previous comments to same scheme)</p> <p>Transportation: No objection providing the Parking Management Plan is revised to reflect the proposed variations to the development. (previous comments to same scheme)</p> <p>Housing: No objections to reword condition 41. However, an objection to the amendment of clauses 4.4.1 and 4.4.3 as they would like to see the wording of the original clauses retained intact. (previous comments to same scheme)</p>	<p>Noted and imposed under conditions 9 and 10</p> <p>Noted and details of the PMP under condition 39</p> <p>Noted. Officers accept the amendments to clauses 4.4.1 and 4.4.3 as it would not impact on the wider delivery of the affordable units on the site</p>
EXTERNAL	<p>Historic England: No comments.</p> <p>Thames Water: No comments.</p> <p>Environment Agency: No comments.</p> <p>Transport for London: No comments.</p> <p>Natural England: No comments.</p> <p>Greater London Authority Stage 1 Response: No objection.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

Stakeholder	Question/Comment	Response
<p>NEIGHBOURING PROPERTIES</p>	<p>Loss of over 55 units</p> <p>Increase in no. of family units will bring additional pressure on local schools and GP services</p> <p>Additional parking, traffic and on-site parking required for the family units</p>	<p>The Co-Housing will be maintained and the re-classification of the 4 units as general family use will not affect the affordable provision.</p> <p>An extra education contribution of £31,451.48 has been sought in the legal agreement.</p> <p>Officers are satisfied that any additional cars generated by the 4 family units can be accommodated within the off-site parking of the development. The revised Parking Management Plan has been secured by condition</p>

Appendix 2 Plans and Images

Proposed Site Location Plan



Approved tenure mix

TENURE LOCATION PLAN TO BE READ WITH PROPOSED DEED OF VARIATION

Rev No Date Amendment



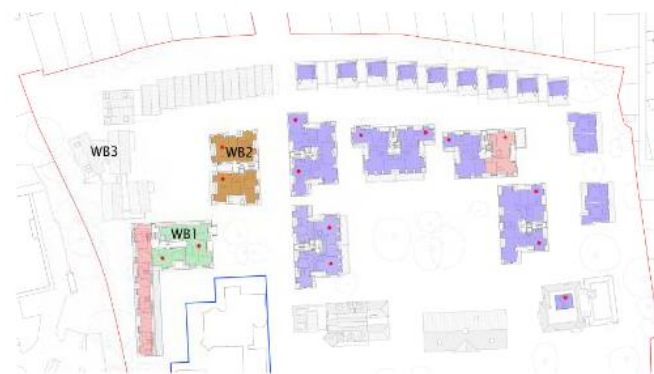
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- PRIVATE SALE
- AFFORDABLE RENTED
- SHARED OWNERSHIP
- CO-HOUSING UNITS
- ★ OVER 55'S RESTRICTION



Client
Hill Residential Limited
The Courtyard, Abbey Barns,
Ickleton, CB10 1SX

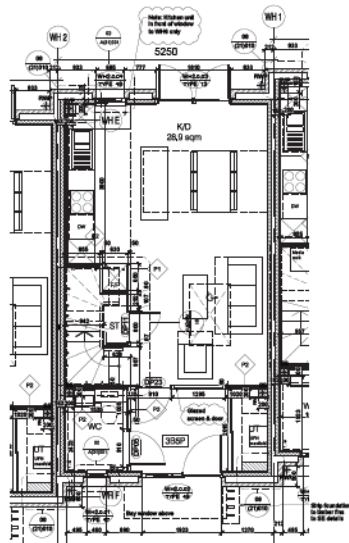
Project
St Lukes
Muswell Hill
London

Drawing
Tenure Location Plan

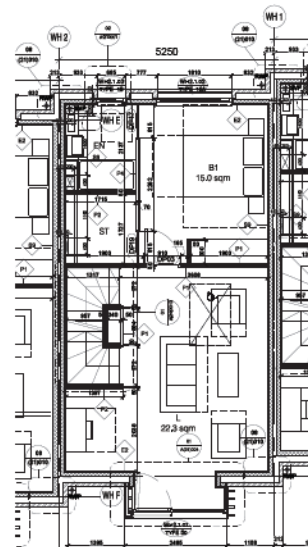
Scale N.T.S.	Date 19.02.16	Rev. No
Drawn By BES	Drawn by Title TENURE 01	
Checked By CAG		

HILL RESIDENTIAL IS A DDP PROJECT
All drawings to be checked for DDP in the working before work commences.
Only Agents' instructions to be accepted for any drawings to be reported to the Landlord.

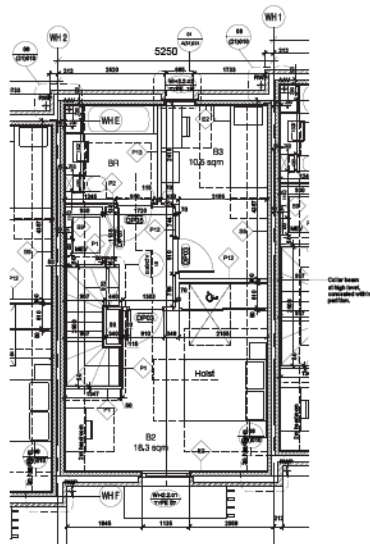
Housing types WH2-7



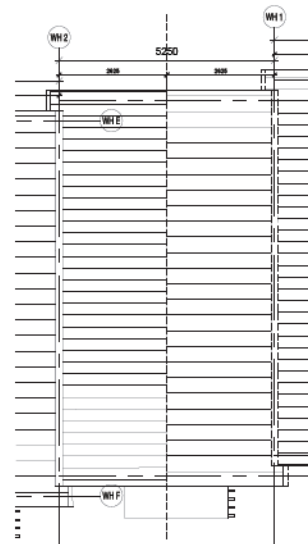
Typical mid terrace WH 2-7
GROUND FLOOR



Typical mid terrace WH 2-7
FIRST FLOOR

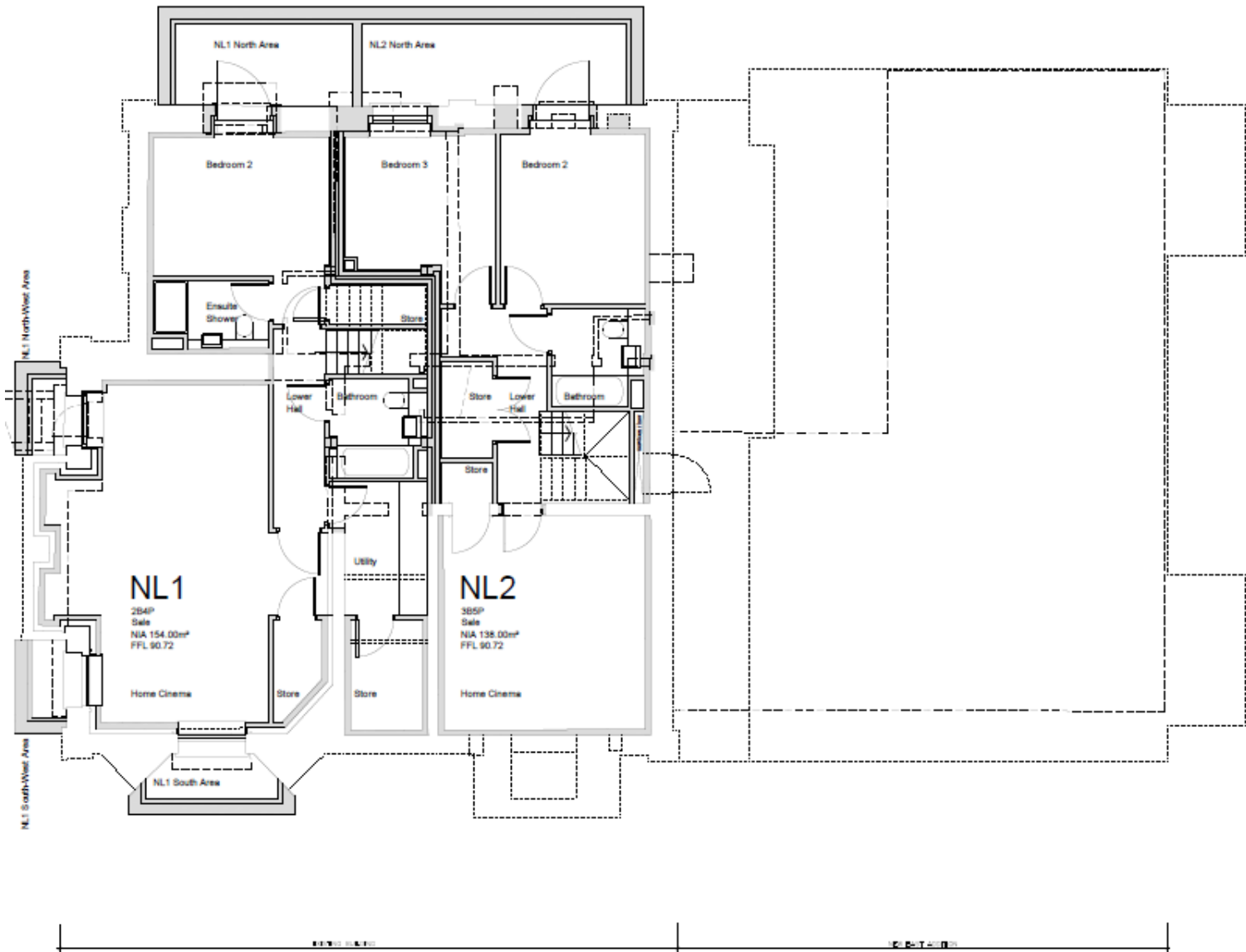


Typical mid terrace WH 2-7
SECOND FLOOR

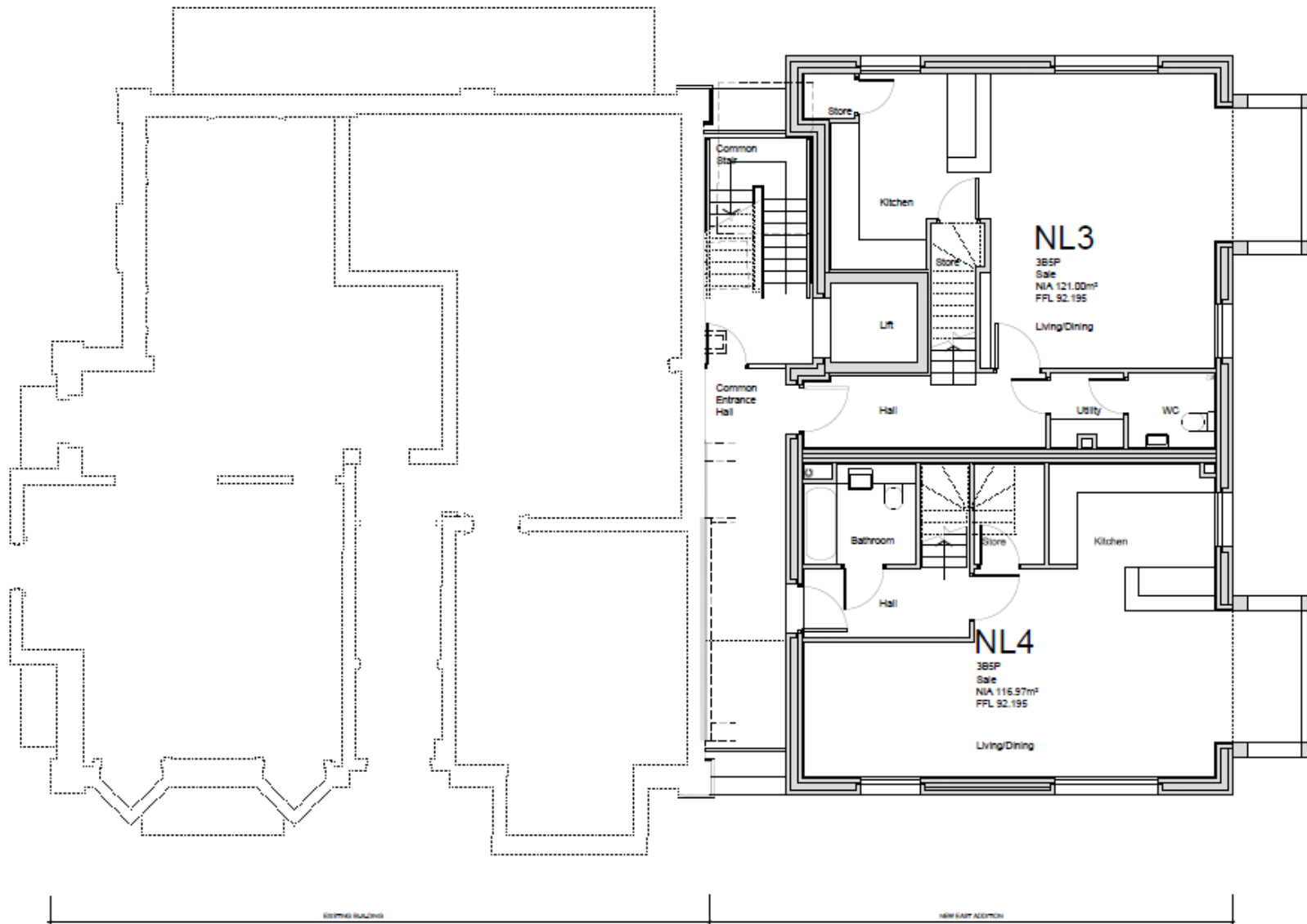


Typical mid terrace WH 2-7
ROOF PLAN

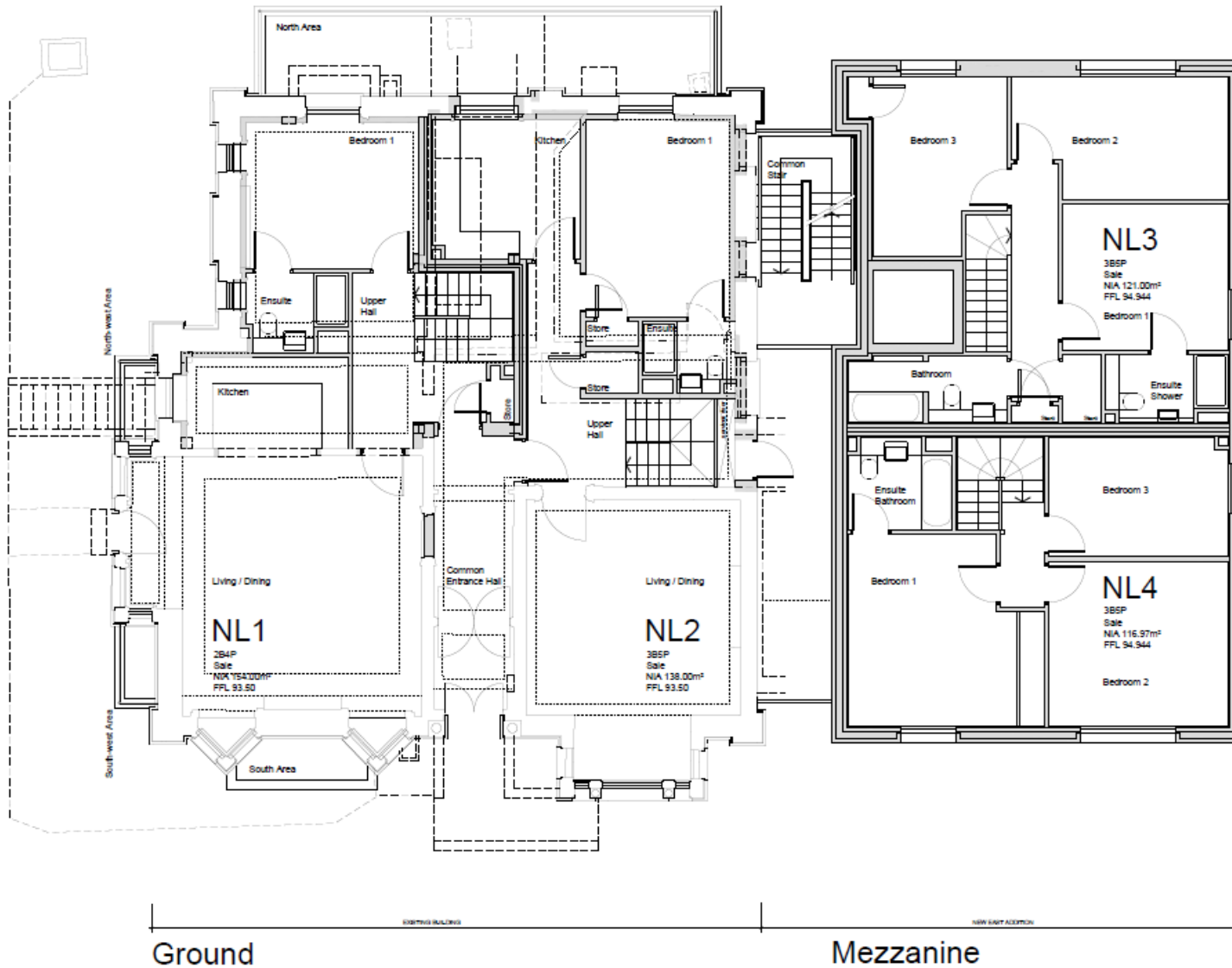
Norton Lees Basement Plan



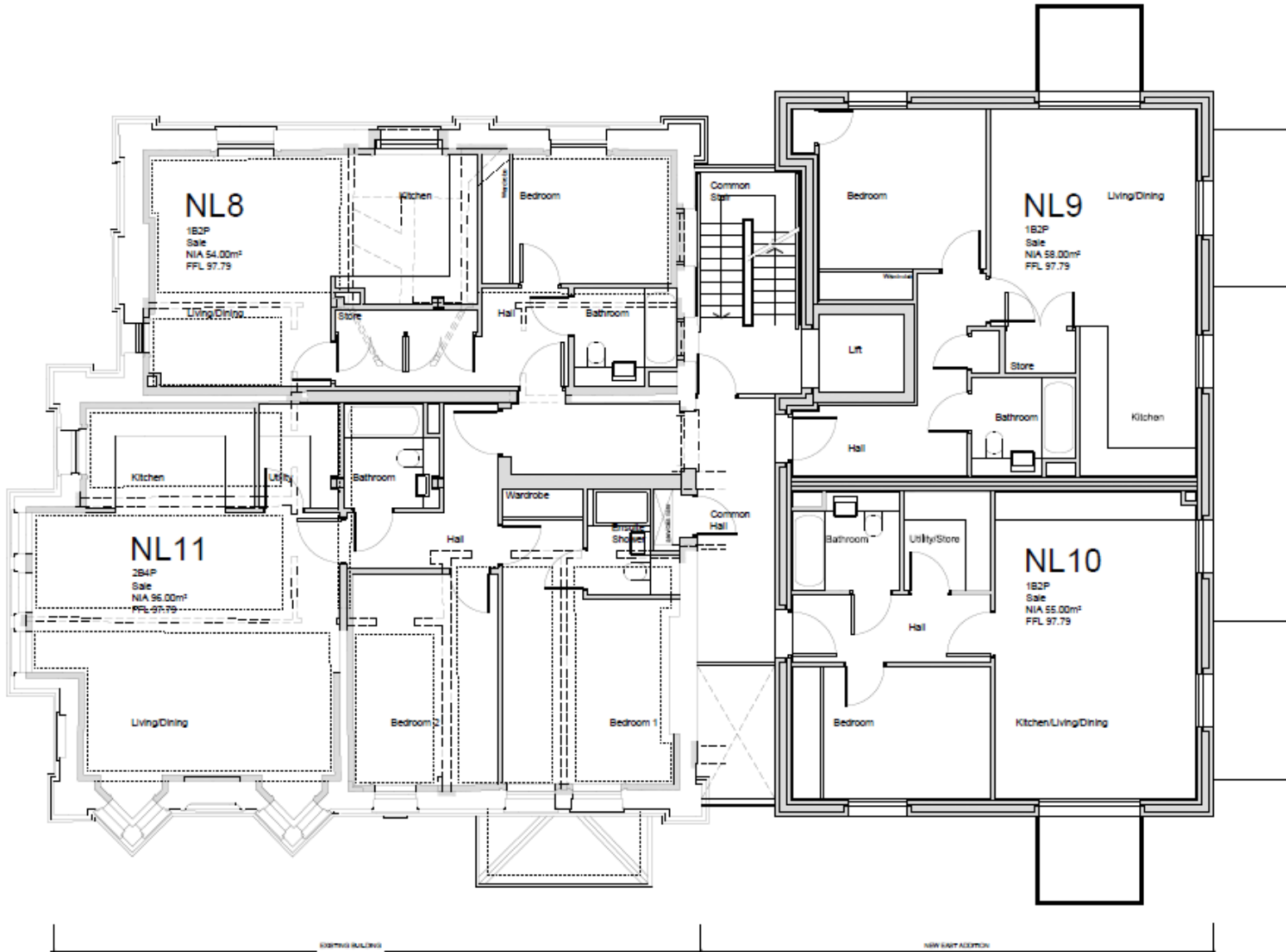
Norton Lees Lower Ground Floor Plan



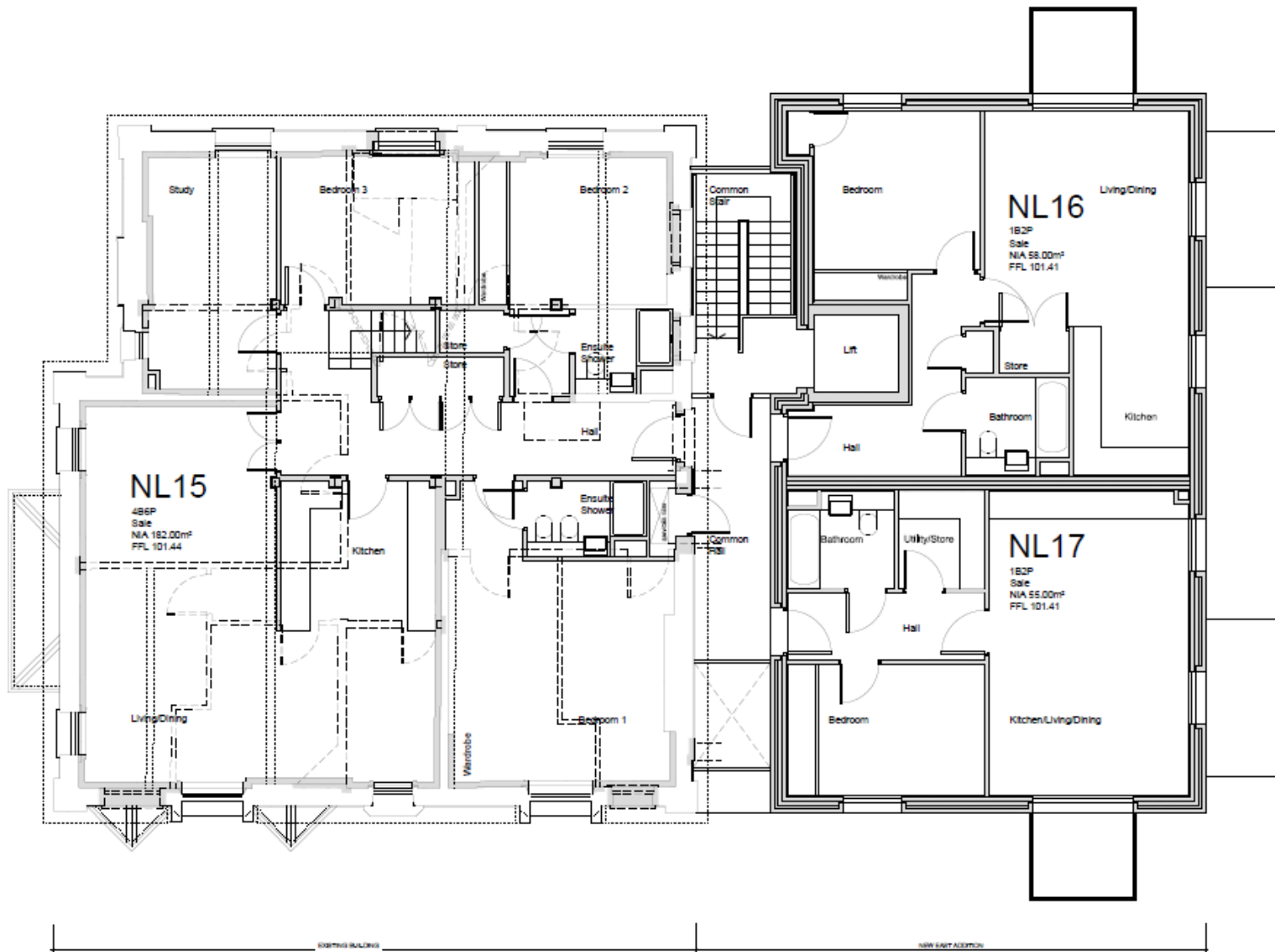
Norton Lees Ground/Mezzanine Floor Plan



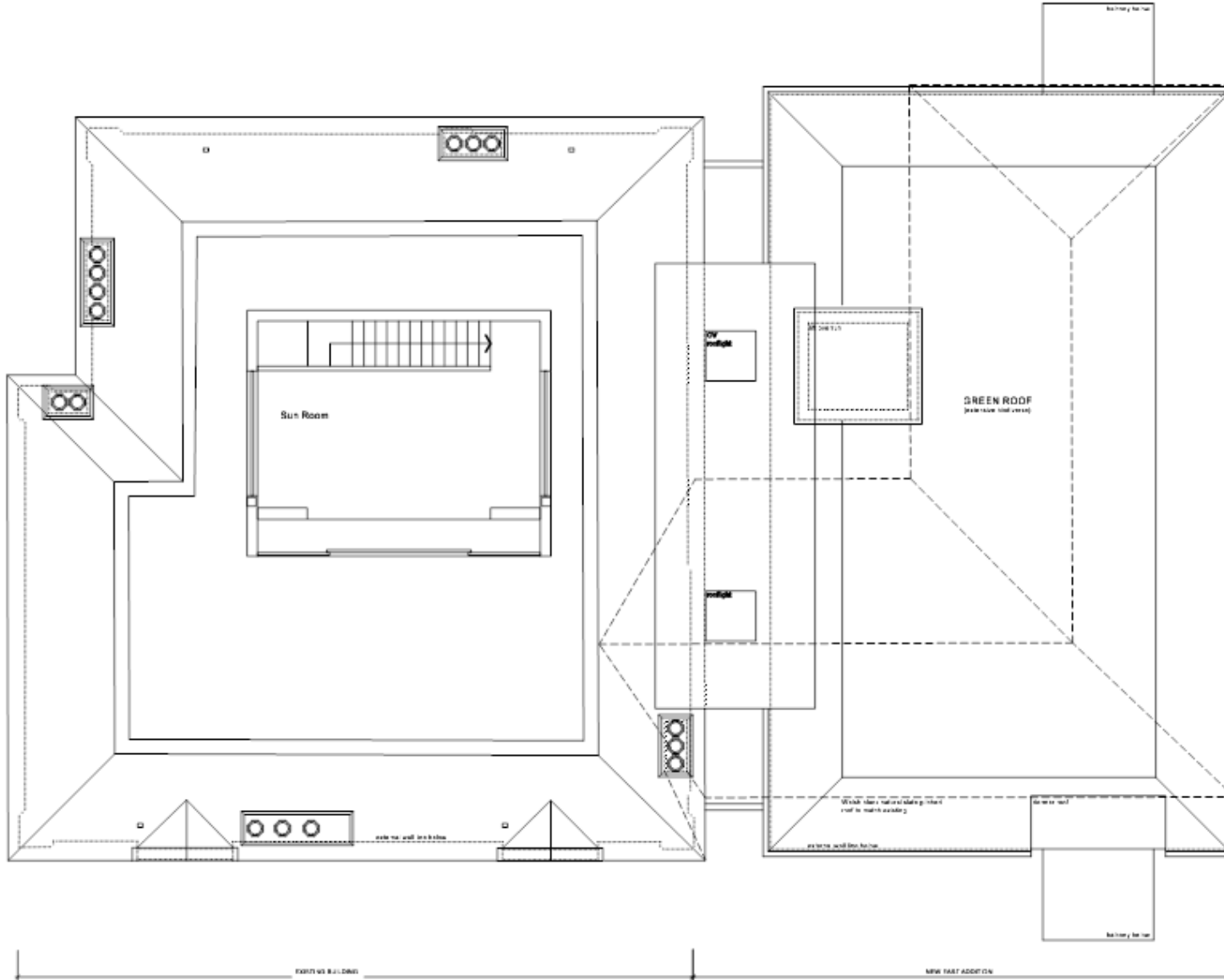
Norton Lees First Floor Plan



Norton Lees Second Floor Plan



Norton Lees Roof Plan



Norton Lees South Elevation



Norton Lees North Elevation



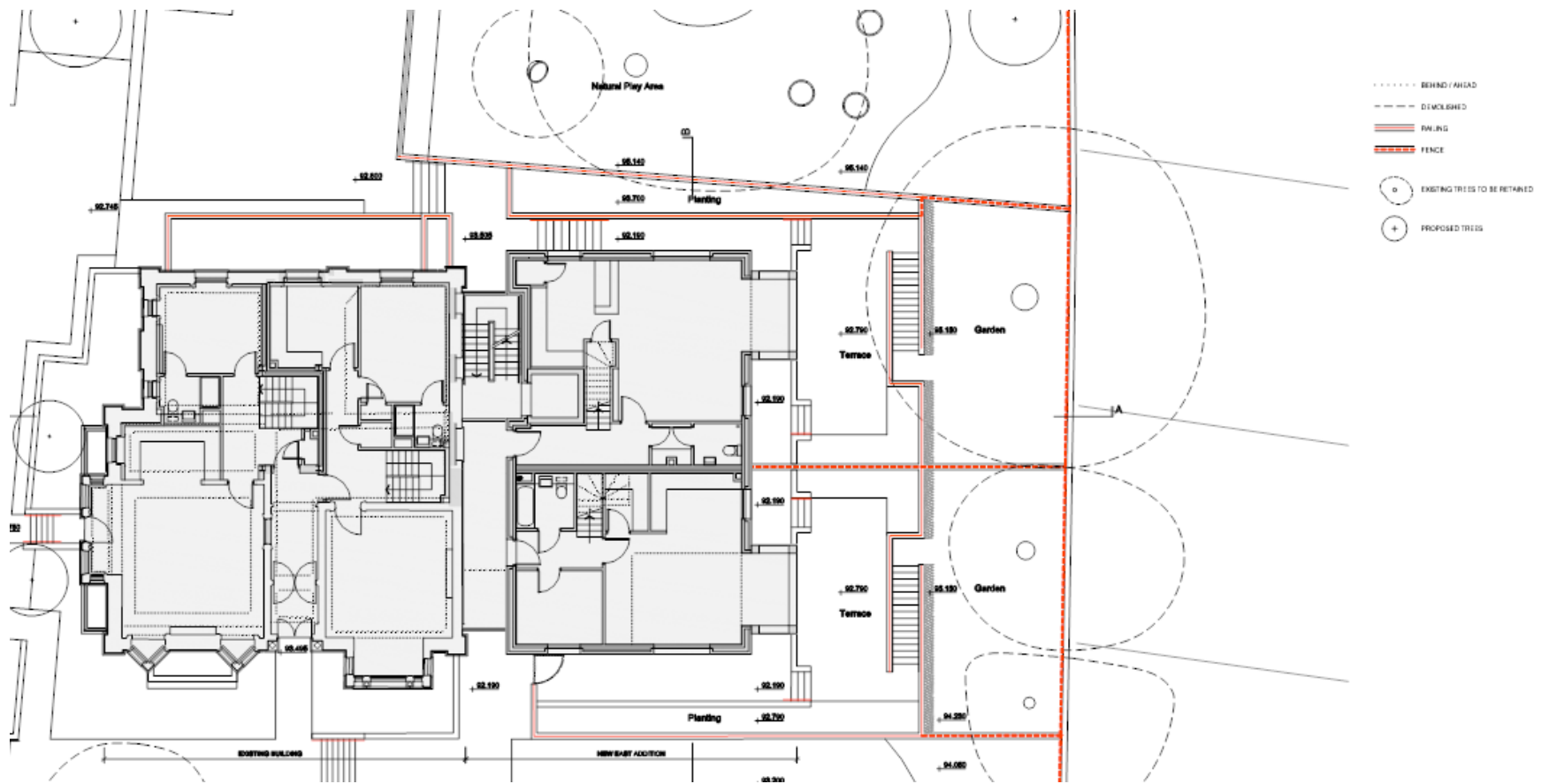
Norton Lees East Elevation



Norton Lees West Elevation



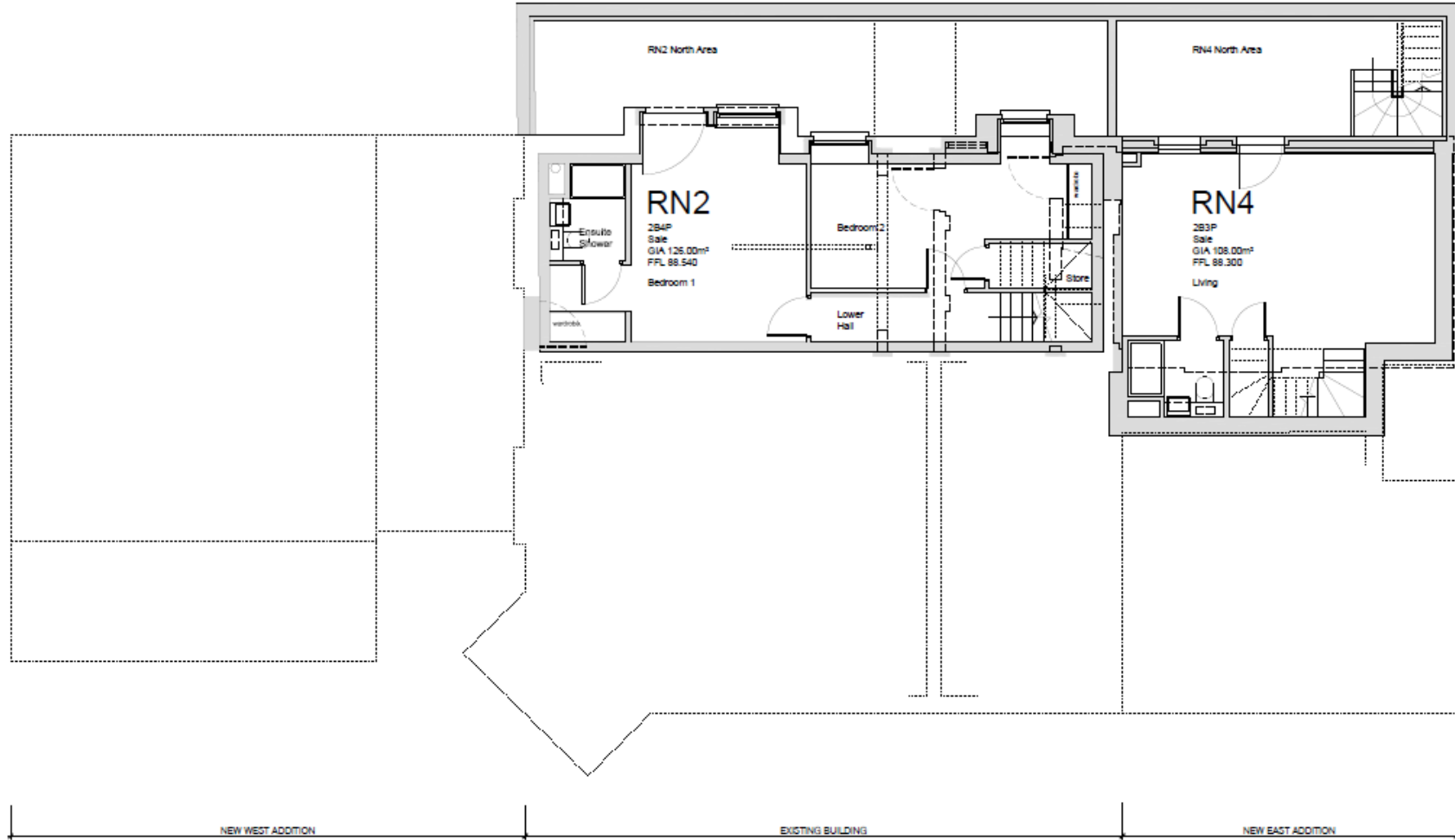
Norton Lees External Works Plan



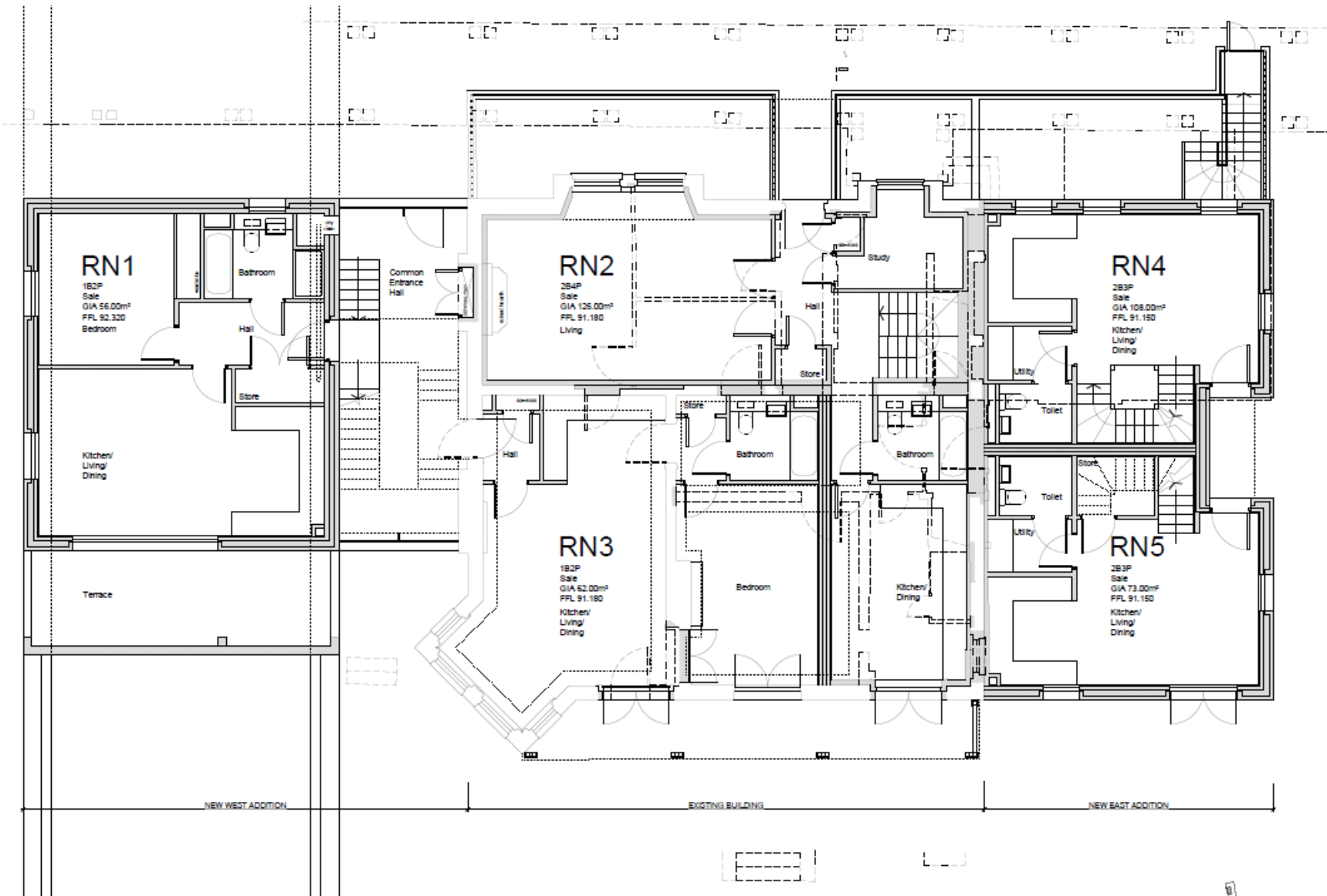
Norton Lees External Works Sections



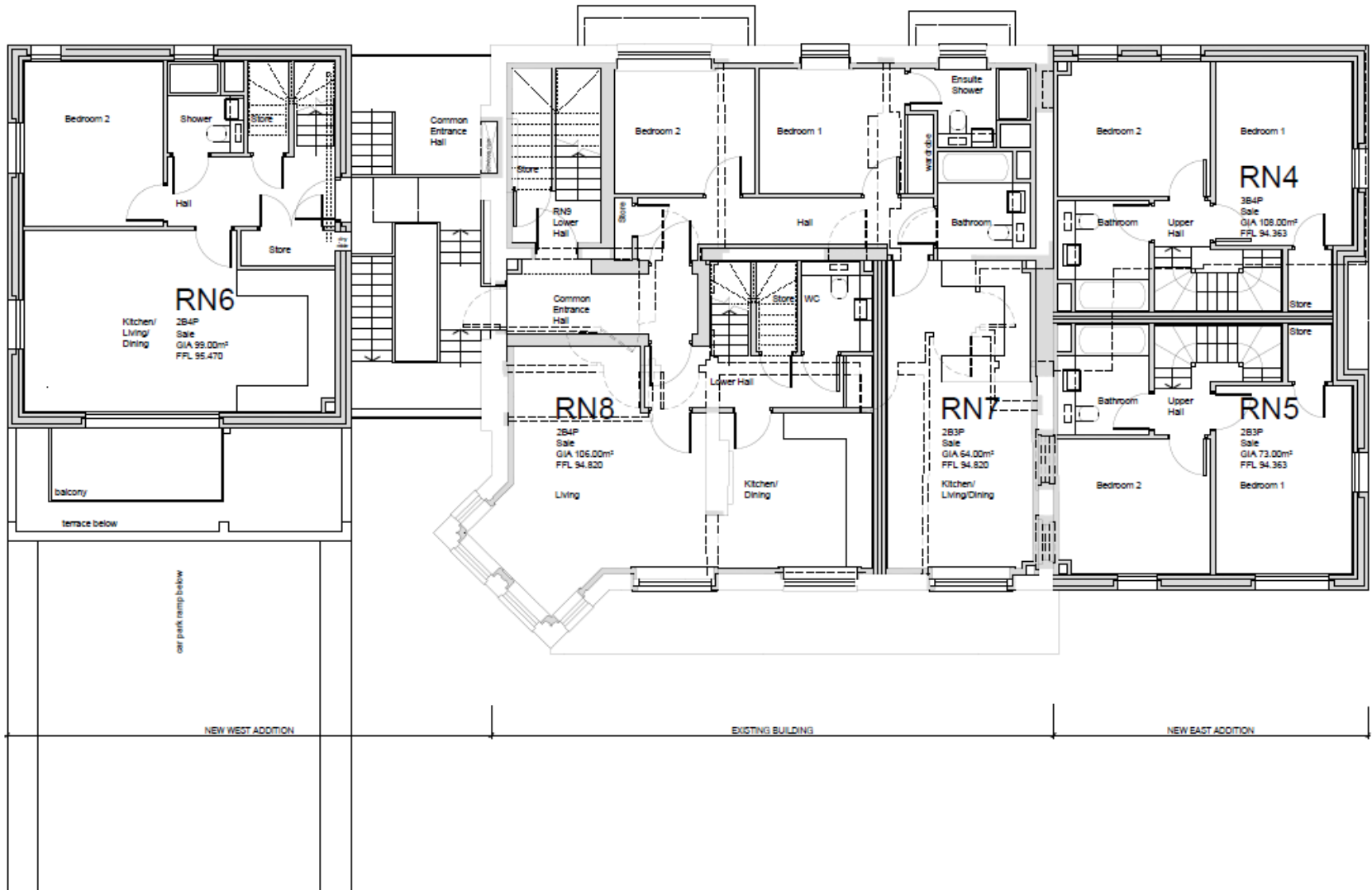
Roseneath Basement Plan



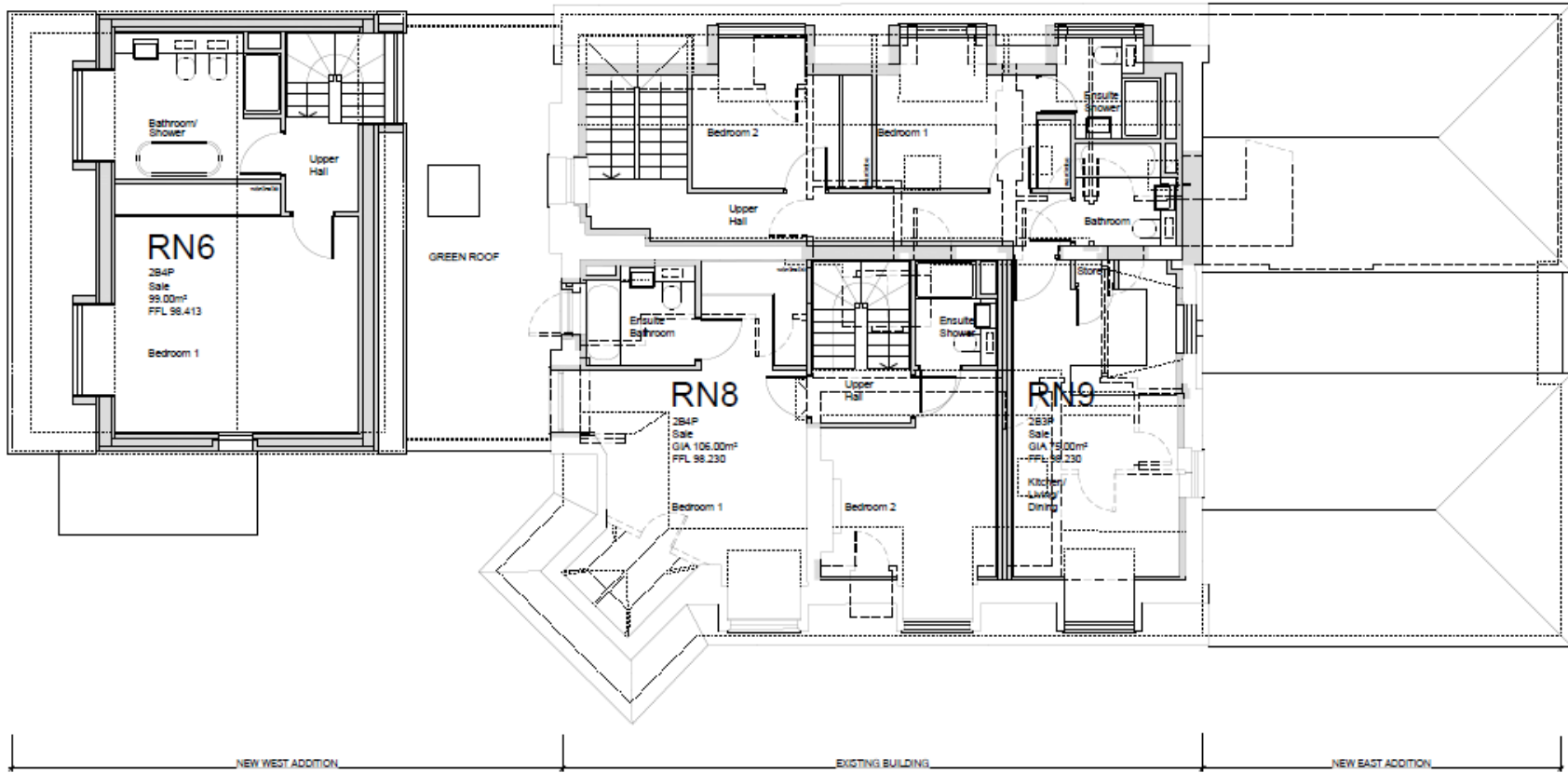
Roseneath Ground Floor Plan



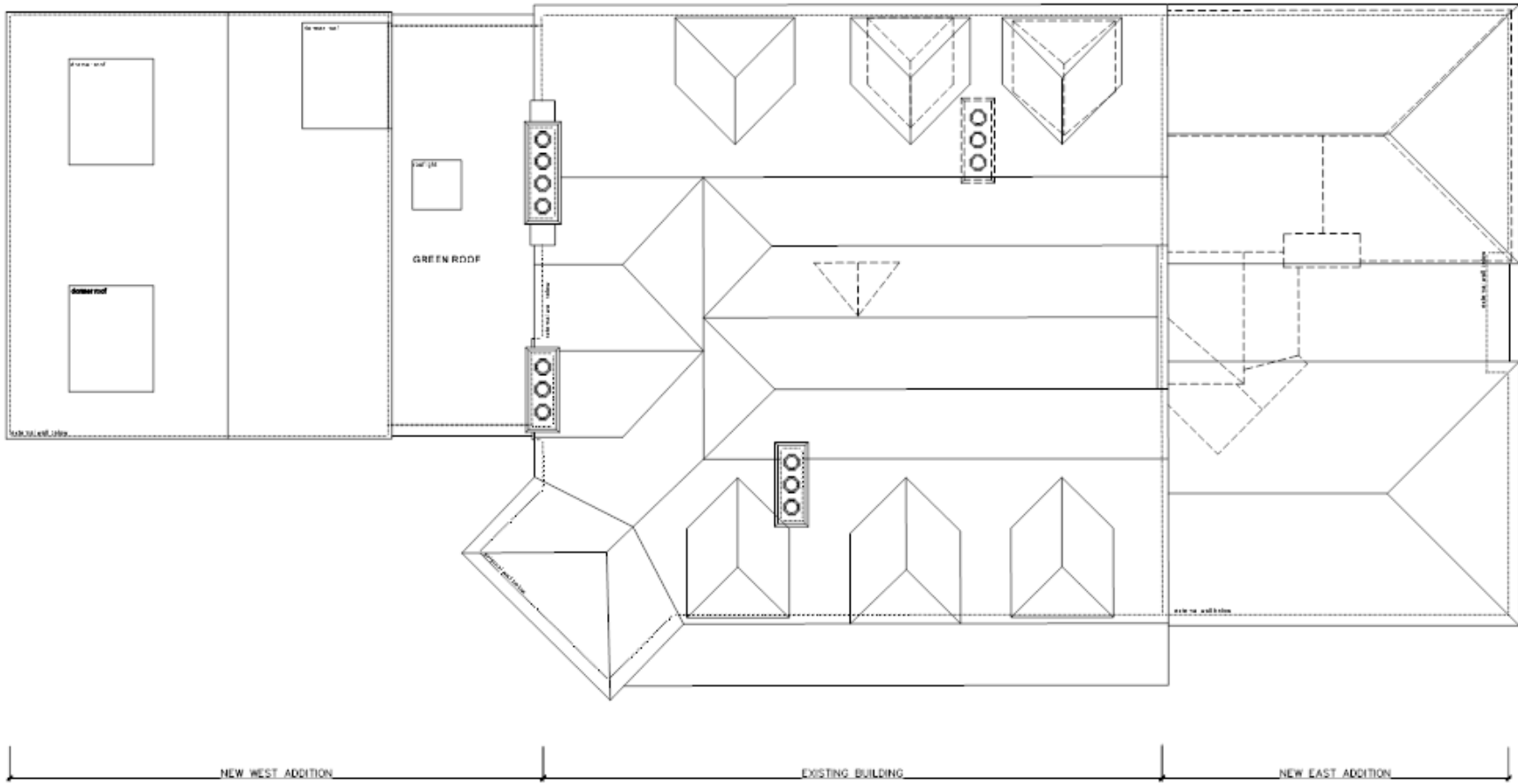
Roseneath First Floor Plan



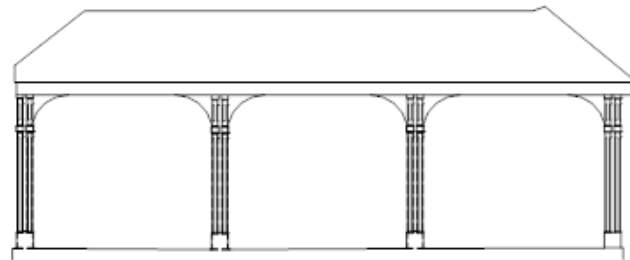
Roseneath Second Floor Plan



Roseneath Roof Plan



Roseneath South Elevation



Verandah South Elevation

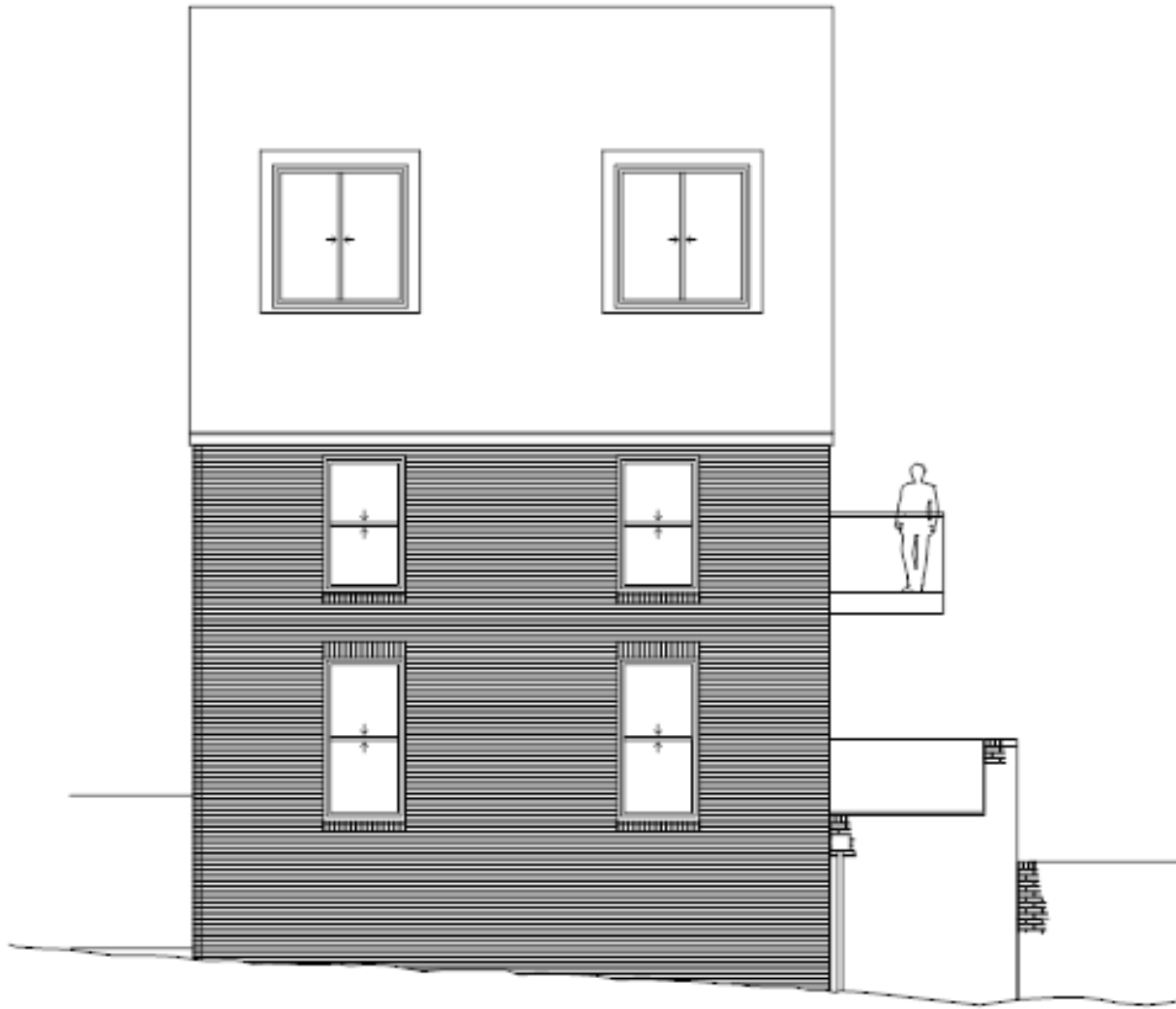
Roseneath North Elevation



Roseneath East Elevation



Roseneath West Elevation



Accommodation Schedule Block EB1

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB1.1 and EB1.4 changed to Private Sale

Doc. Ref.: S(00)01 EB1

Rev S - Minor up-date to correct unit number - 17.11.15

First issued: September 2012

Rev T-Planning Approved Tenure Location Indicated

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB1

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age restriction
EB1.1	PS	G	1B/2P	2	64.5	Over 55
EB1.2	PS	G	2B/4P	3	76.5	Over 55
EB1.3	PS	G	2B/4P	3	76.5	Over 55
EB1.4	PS	G	1B/2P	2	61.5	Over 55
EB1.5	PS	1	2B/4P	3	81.5	Over 55
EB1.6	PS	1	2B/4P	3	76.5	Over 55
EB1.7	PS	1	2B/4P	3	76.5	Over 55
EB1.8	PS	1	2B/4P	3	84.0	Over 55
EB1.9	PS	2	2B/4P	3	81.5	Over 55
EB1.10	PS	2	2B/4P	3	76.5	Over 55
EB1.11	PS	2	2B/4P	3	76.5	Over 55
EB1.12	PS	2	2B/4P	3	84.0	Over 55
EB1.13	PS	3	3B/5P	4	117.0	Over 55
EB1.14	PS	3	3B/5P	4	119.5	Over 55
Total			14	42	1153	

Mix	1B/2P	2B/3P	2B/4P	3B/5P
	2	0	10	2

Accommodation Schedule Block EB2

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB2.5, 2.6 and 2.7 changed to Affordable Rented

Doc. Ref.: S(00)01 EB2

Rev S-Planning Approved Tenure Location Indicated

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB2

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EB2.1	SO	G	2B/3P	3	76.0	Over 55
EB2.2	AR	G	1B/2P	2	55.5	Over 55
EB2.3	AR	G	1B/2P	2	63.5	Over 55
EB2.4	PS	1	2B/4P	3	78.0	Over 55
EB2.5	PS	1	1B/2P	2	55.5	Over 55
EB2.6	PS	1	1B/2P	2	55.5	Over 55
EB2.7	PS	1	2B/4P	3	84.0	Over 55
EB2.8	PS	2	2B/4P	3	81.5	Over 55
EB2.9	AR	2	1B/2P	2	55.5	Over 55
EB2.10	AR	2	1B/2P	2	55.5	Over 55
EB2.11	PS	2	2B/4P	3	84.0	Over 55
EB2.12	PS	3	3B/5P	4	122.0	Over 55
EB2.13	PS	3	3B/5P	4	117.0	Over 55
Total			13	35	984	

Mix	1B/2P	2B/3P	2B/4P	3B/5P
	6	1	4	2

Accommodation Schedule Block EB3

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 EB3

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB3

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
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EB3.1	AR	G	1B/2P	2	64.5	Over 55
EB3.2	AR	G	2B/4P	3	76.5	Over 55
EB3.3	AR	G	2B/4P	3	76.5	Over 55
EB3.4	AR	G	1B/2P	2	64.5	Over 55
EB3.5	PS	1	2B/4P	3	81.5	Over 55
EB3.6	SO	1	2B/4P	3	76.5	Over 55
EB3.7	SO	1	2B/4P	3	76.5	Over 55
EB3.8	PS	1	2B/4P	3	87.5	Over 55
EB3.9	PS	2	2B/4P	3	81.5	Over 55
EB3.10	PS	2	2B/4P	3	76.5	Over 55
EB3.11	PS	2	2B/4P	3	76.5	Over 55
EB3.12	PS	2	2B/4P	3	85.0	Over 55
EB3.13	PS	3	3B/5P	4	115.5	Over 55
EB3.14	PS	3	3B/5P	4	124.5	Over 55

Total	14	42	1164
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Mix	1B/2P	2B/3P	2B/4P	3B/5P
	2	0	10	2

Accommodation Schedule Block EB4

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB1.4 changed to Affordable Rented

Doc. Ref.: S(00)01 EB4

Rev S - Planning Approved Tenure Location Indicated

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB4

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EB4.1	PS	G	1B/2P	2	64.5	Over 55
EB4.2	PS	G	1B/2P	2	55.5	Over 55
EB4.3	PS	G	1B/2P	2	55.5	Over 55
EB4.4	AR	G	1B/2P	2	61.5	Over 55
EB4.5	AR	1	2B/4P	3	81.5	Over 55
EB4.6	AR	1	1B/2P	2	55.5	Over 55
EB4.7	AR	1	1B/2P	2	55.5	Over 55
EB4.8	AR	1	2B/4P	3	84.0	Over 55
EB4.9	AR	2	2B/4P	3	81.5	Over 55
EB4.10	AR	2	1B/2P	2	55.5	Over 55
EB4.11	AR	2	1B/2P	2	55.5	Over 55
EB4.12	AR	2	2B/4P	3	84.0	Over 55
EB4.13	AR	3	2B/4P	3	99.0	Over 55
EB4.14	PS	3	3B/5P	4	117.0	Over 55
Total			14	35	1006	

Mix	1B/2P	2B/3P	2B/4P	3B/5P
	8	0	5	1

Accommodation Schedule Block EB5

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Rev R - EB5.2 and EB5.3 changed to Private Units

Doc. Ref.: S(00)01 EB5

Rev S-Planning Approved Tenure Location Indicated

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK EB5

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EB5.1	PS	G	2B/4P	3	107.5	Over 55
EB5.2	AF	G	2B/4P	3	83.5	Over 55
EB5.3	AF	G	1B/2P	2	62.0	Over 55
EB5.4	PS	1	3B/6P	4	119.5	Over 55
EB5.5	PS	1	2B/4P	3	83.5	Over 55
EB5.6	PS	1	2B/4P	3	84.5	Over 55
EB5.7	PS	2	3B/6P	4	119.5	Over 55
EB5.8	PS	2	2B/4P	3	83.5	Over 55
EB5.9	PS	2	2B/4P	3	84.5	Over 55
EB5.10	PS	3	3B/5P	4	118.5	Over 55
EB5.11	PS	3	3B/5P	4	123.0	Over 55

Total	9	36	1070
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Mix	1B/2P	2B/4P	3B/5P	3B/6P
	1	6	2	2

Accommodation Schedule Block EH

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 EH

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

EH - EAST HOUSES

House REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
EH1	PS	G, 1 & 2	4B/7P	7	247.5	None
EH2	PS	G, 1 & 2	4B/7P	7	247.5	None
EH3	PS	G, 1 & 2	4B/7P	7	247.5	None
EH4	PS	G, 1 & 2	4B/7P	7	247.5	None
EH5	PS	G, 1 & 2	4B/7P	7	247.5	None
EH6	PS	G, 1 & 2	4B/7P	7	247.5	None
EH7	PS	G, 1 & 2	4B/8P	7	263.0	None
EH8	PS	G, 1 & 2	4B/8P	7	263.0	None
EH9	PS	G, 1 & 2	4B/8P	7	263.0	None
EH10	PS	G, 1 & 2	4B/6P	6	225.0	None
EH11	PS	G, 1 & 2	3B/5P	5	214.5	None
EH12	PS	G, 1 & 2	3B/5P	5	214.5	None
EH13	PS	G, 1 & 2	4B/6P	6	225.0	None
Gatehouse	PS	G, 1 & 2	4B/7P	7	187.0	None
Total			14	92	3340	

Mix	3B/5P	4B/6P	4B/7P	4B/8P
	2	2	7	3

Accommodation Schedule Block WH

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 CW

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

WH - WEST HOUSES/DUPLEX/FLAT (CO-HOUSING and 3 PS)

House REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
WH1	PS	G,1 & 2	3B/5P	5	147	None
WH2	PS	G,1 & 2	3B/5P	5	130.5	None
WH3	PS	G,1 & 2	3B/5P	5	130.5	None
WH4	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH5	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH6	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH7	CH	G,1 & 2	3B/5P	5	130.5	Over 55
WH8	CH	1 & 2	2B/3P	3	92.5	Over 55
WH9	CH	1 & 2	2B/3P	3	82.0	Over 55
WH10	CH	1 & 2	2B/3P	3	82.0	Over 55
WT1	CH	G	2B/3P	3	68.5	Over 55
WT2	CH	G	2B/3P	3	69.5	Over 55
Total			12	50	1325	

Mix	1B/2P	2B/3P	3B/5P	3B/6P
	0	5	7	0

Accommodation Schedule Block WB1

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB1

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/13 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

Indicative tenure shown will be subject to viability testing

BLOCK WB1

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction	
WB1.1	AR	G	1B/2P	2	61.0	Over 55	
WB1.2	SO	G	2B/4P	3	83.5	Over 55	
WB1.3	AR	G	1B/2P	2	58.0	Over 55	
WB1.4	GNF*	AR	G	2B/3P	3	73.0	None
WB1.5	GNF*	AR	G	2B/3P	3	69.0	None
WB1.6	GNF*	AR	G	3B/5P	5	91.4	None
WB1.8	SO	1	2B/4P	3	83.5	Over 55	
WB1.9	AR	1	1B/2P	2	61.0	Over 55	
WB1.10	AR	1	1B/2P	2	55.0	Over 55	
WB1.11	AR	1	1B/2P	2	55.5	Over 55	
WB1.12	GNF*	SO	1	2B/3P	3	73.0	None
WB1.13	GNF*	SO	1	2B/3P	3	69.0	None
WB1.14	GNF*	AR	1	3B/5P	5	91.4	None
WB1.16	GNF*	SO	2	2B/4P	3	83.5	None
WB1.17	SO	2	1B/2P	2	61.0	Over 55	
WB1.18	SO	2	1B/2P	2	55.0	Over 55	
WB1.19	GNF*	AR	2 & 3	3B/4P	4	102.0	None
WB1.20	GNF*	AR	2 & 3	3B/6P	4	116.5	None
WB1.21	GNF*	AR	2 & 3	3B/6P	4	107.5	None
WB1.22	GNF*	AR	2 & 3	3B/6P	5	111.5	None
WB1.24	GNF*	SO	3	2B/4P	3	65.5	None
WB1.25	SO	3	1B/2P	3	59.5	Over 55	
WB1.26	SO	3	1B/2P	2	52.0	Over 55	

*GNF = General Needs Family unit

	23	70	1738			
Mix	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/6P
	9	4	4	1	2	3

Accommodation Schedule Block WB2

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB2

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

First issued: September 2012

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK WB2

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
--------------	--------	-------	-------------------------	---------	-----	-----------------

WB2.1		CH	G	3B/5P	4	122.0	Over 55
WB2.2		CH	1	3B/6P	2	130.5	Over 55
WB2.3		CH	1	2B/4P	3	80.0	Over 55
WB2.4		CH	1	2B/3P	3	66.5	Over 55
WB2.5		CH	2	3B/6P	2	130.5	Over 55
WB2.6		CH	2	2B/4P	3	80.0	Over 55
WB2.7		CH	2	2B/3P	3	66.5	Over 55
WB2.8		CH	3	3B/6P	4	110.5	Over 55
WB2.9		CH	3	3B/6P	4	110.0	Over 55

Total				9	28	897	
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Mix	1B/2P	2B/3P	2B/4P	3B/5P	3B/6P
		2	2	1	4

Accommodation Schedule Block WB3

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 WB3

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK WB3

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
WB3.1	CH	G	1B/2P	2	55.0	Over 55
WB3.2	CH	G	2B/4P	3	75.0	Over 55
WB3.3	CH	G	2B/4P	3	74.5	Over 55
WB3.4	CH	G	3B/6P	4	100.0	Over 55
WB3.5	CH	1	1B/2P	2	55.0	Over 55
WB3.6	CH	1	2B/4P	3	75.0	Over 55
WB3.7	CH	1	2B/4P	3	74.5	Over 55
WB3.8	CH	1	3B/6P	4	100.0	Over 55
WB3.9	CH	2	1B/2P	2	55.0	Over 55
WB3.10	CH	2	2B/4P	3	75.0	Over 55
WB3.11	CH	2	2B/4P	3	74.5	Over 55
WB3.12	CH	2	3B/6P	4	100.0	Over 55

Total			12	36	914	
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Mix	1B/2P	2B/4P	3B/6P
	3	6	3

Accommodation Schedule Block Norton Lees

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 NL

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK - Norton Lees

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
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NL.1	PS	B & G	2B/4P	4	164.5	Over 55
NL.2	PS	B & G	3B/5P	6	146.0	Over 55
NL.3	PS	G + Mezz	3B/5P	4	99.5	Over 55
NL.4	PS	G + Mezz	3B/4P	4	94.0	Over 55
NL.8	PS	1	1B/2P	2	58.5	Over 55
NL.9	PS	1	1B/2P	2	57.5	Over 55
NL.10	PS	1	1B/2P	2	55.5	Over 55
NL.11	PS	1	2B/4P	3	102.5	Over 55
NL.15	PS	2	4B/6P	5	184.0	Over 55
NL.16	PS	2	1B/2P	2	57.5	Over 55
NL.17	PS	2	1B/2P	2	55.5	Over 55

2B/3P				11	36	1075
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Mix	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/6P	4B/6P
	5	0	2	1	2	0	1

Accommodation Schedule Block Admin Block

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 AD

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

Revision M: 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision L: 01/07/12 - Tenure revised to 24% by habitable room

Revision K: 30/05/13 - Norton Lees new garden wing houses omitted

Revision J: 10/05/13 - Norton Lees houses and Gatehouse revised

Revision I: 18/03/13 - WB01 and Norton Lees revised following submission

ADMIN. BLOCK

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction	
AD.1	PS	B & G	2B/4P	4	101.0	Over 55	
AD.2	PS	B & G	3B/6P	4	139.5	Over 55	
AD.3	PS	G	2B/4P	4	113.0	Over 55	
AD.4	PS	G & 1	2B/4P	3	95.0	Over 55	
AD.5	PS	G & 1	3B/6P	5	208.0	Over 55	
Total				5	20	657	
Mix		2B/4P	3B/6P				
		3	2				

Accommodation Schedule Block Roseneath

Accommodation schedule - all unit listing

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 RN

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 unsplit and EH 12 & 13 revised

Revision: P 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision: O 08/11/13 - Tenure allocation audited - GNF highlighted

Revision: N 30/10/13 - GNF units in WB01 identified - tenure revised

Revision: M 11/10/13 - Revisions to WB 1.6, WB1.14, WB1.22

Revision: L 01/07/12 - Tenure revised to 24% by habitable room

Revision: K 30/05/13 - Norton Lees new garden wing houses omitted

Revision: J 10/05/13 - Norton Lees houses and Gatehouse revised

Revision: I 18/03/13 - WB01 and Norton Lees revised following submission

BLOCK Roseneath

FLAT REF.	TENURE	FLOOR	UNIT TYPE BED/PERSON	HAB RMS	SQM	Age Restriction
		FLOOR	TYPE			
RN.1	PS	G	1B/2P	2	54.5	Over 55
RN.2	PS	B & G	2B/4P	4	132.5	Over 55
RN.3	PS	G	1B/2P	2	62.0	Over 55
RN.4	PS	B, G & 1	3B/4P	5	114.5	Over 55
RN.5	PS	G & 1	2B/3P	3	74.0	Over 55
RN.6	PS	1 & 2	2B/4P	3	88.5	Over 55
RN.7	PS	1	2B/3P	3	70.5	Over 55
RN.8	PS	1 & 2	2B/4P	3	109.0	Over 55
RN.9	PS	2	2B/3P	3	82.5	Over 55

Total	9	28	788
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Mix	1B/2P	2B/3P	2B/4P	3B/4P
	2	3	3	1

Accommodation Schedule Summary

Accommodation schedule - all unit listing SUMMARY SHEET

St Lukes, Muswell Hill

Doc. Ref.: S(00)01 SUMMARY

First issued: September 2012

Revision Q: 13/06/14 - WB2.2 and 2.5 rejoined and EH 12 & 13 revised

Revision P: 03/03/14 - CW blocks revised inclu. WB2.2 & 2.5 split

Revision O: 08/11/13 - Tenure allocation audited - GNF highlighted

Revision N: 30/10/13 - GNF units in WB01 identified - tenure revised

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Indicative tenure shown will be subject to viability testing

SUMMARY SHEET

BLOCK REF.	TENURE	FLOOR	NO. UNITS	HAB RMS	SQM
EB1	PS/AR	G,1,2,3	14	42	1153
EB2	PS/SO/AR	G,1,2,3	13	35	984
EB3	PS/SO/AR	G,1,2,3	14	42	1164
EB4	PS/AR	G,1,2,3	14	35	1006
EB5	PS/AR	G,1,2,3	9	36	1070
EH	PS	G,1,2	14	92	3340
WH	PS/CH	G,1,2	12	50	1325
WB1	SO/AR	G,1,2,3	23	70	1738
WB2	CH	G,1,2,3	9	28	897
WB3	CH	G,1,2,3	12	36	914
NL	PS	B,G,1,2	11	36	1075
AD	PS	B,G,1	5	20	657
RN	PS	B,G,1,2	9	28	788
Total			159	550	16107

Unit type summary

	AR	SO	PS	CH	Total
1B/2P	19	4	12	3	38
2B/3P	2	3	3	7	15
2B/4P	8	6	33	8	55
3B/4P	1	0	2	0	3
3B/5P	2	0	11	1	14
3B/5P House	0	0	5	4	9
3B/6P	3	0	4	7	14
4B/5P	0	0	0	0	0
4B/6P	0	0	1	0	1
4B/6P House	0	0	2	0	2
4B/7P House	0	0	7	0	7
4B/8P House	0	0	3	0	3
Total	35	13	83	30	161

KEY

AR = Affordable Rent

SO = Shared Ownership

PS = Private Sale

CH = Cohousing Woodside Tenure TBC