

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2015/3288

**Ward:** Stroud Green

**Address:** 86 Victoria Road N4 3SW

**Proposal:** Demolition of the existing buildings and redevelopment to provide 9 residential units (Class C3) with associated access, parking and amenity space provision.

**Applicant:** Jon Davies

**Ownership:** Private

**Case Officer Contact:** Aaron Lau

**Site Visit Date:** 27/11/2015

**Date received:** 06/11/2015

**Last amended date:** 24/08/2016

**Drawing number of plans:** 2\_SLP01, 01, 02 Rev F, 03, 04 Rev E, 05 Rev C, 06 Rev K, 07 Rev F, 08 Rev J, 10, 12, 13 Rev A and 14 Rev A

**1.1** This application is being reported to Planning Committee due to a Councillor referral.

#### **1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- This planning application is for the demolition of the existing buildings and redevelopment to provide 1 x 1 bedroom unit, 7 x 2 bedroom units and 1 x 3 bedroom unit at 86 Victoria Road.
- The proposed development is considered acceptable in principle in this instance as it would bring a vacant site back into gainful use and provide additional housing thereby contributing to the Borough's housing targets as set out in Haringey's Local Plan and the London Plan.
- The design, bulk and scale of the new residential development will match the footprint of the existing buildings and is acceptable in its local context whilst improving the appearance of the vacant land and the area as whole.

- The various existing bricked structures with adjoining outriggers on the site associated are not statutorily listed, locally listed and offer limited architectural or historic contribution. Therefore its demolition to facilitate the redevelopment of the site is acceptable in principle. The contemporary design of the replacement scheme is considered to be an enhancement to the conservation area.
- The proposed development would not cause any significant loss of amenity currently enjoyed by existing occupiers in terms of outlook, and loss of daylight/sunlight, overshadowing, privacy or overlooking.
- The development has been designed to meet Lifetime Homes standards, and provides an acceptable level of living accommodation and amenity space for occupiers of the new development.
- The proposal does not prejudice existing road and parking conditions, namely vehicular movements along Victoria Road, Stapleton Hall Road, Mount Pleasant Crescent and the local road network generally and would not have an adverse impact on pedestrian safety.

## **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 set out below subject to the signing of a section 106 Legal Agreement 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 31 October 2016 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow;
- 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 is granted in accordance with the Planning Application subject to the attachment of the conditions and informatives set out below; and
- 2.4 That delegated authority be granted to the Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

## **Conditions**

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Landscaping details
- 5) Boundary details
- 6) Lighting details
- 7) Waste details
- 8) Air Quality and Dust Management Plan
- 9) Considerate Constructors Scheme
- 10) Method Statement – remediation
- 11) Contamination – remediation
- 12) Archaeological assessment
- 13) Tree protection
- 14) Satellite dish

### **Informatives**

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street numbering
- 6) Asbestos survey

### **Section 106 Heads of Terms:**

- 1) Two years free membership to a local Car Club and £50 free credit per unit.
  - 2) Affordable housing provision in the event of additional residential units or residential floorspace such that it triggers the policy requirement for affordable housing, or a financial contribution in the alternative.
- 2.5 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.6 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 is refused for the following reasons:
- (a) In the absence of two years free membership towards a local car club, 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 6.9, 6.11 and 6.13.
  - (b) The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu should

the site be extended or subdivided to create additional residential units would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013, emerging policy DM13 'Affordable Housing' of the Development Management, Development Plan Document (pre-submission version January 2016), and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.

2.7 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 Head of Development Management or 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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### **APPENDICES:**

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- This planning application is for the demolition of the existing buildings associated with the former storage yard and vehicle repair garage (both currently vacant), and redevelopment of the application site at No. 86 Victoria Road to provide 9 residential units (1 x 1 bedroom unit, 7 x 2 bedroom units and 1 x 3 bedroom unit) with associated access, parking and amenity space provision.
- The scheme has been subject to a number of design revisions since the application was originally submitted to the Local Planning Authority on 6 November 2015. These amendments were also in response to concerns raised by Officers and local residents during earlier consultation.
- The latest amendments made to the proposal were received on 24 August 2016, and are as follows:
  - 1) The first floor floorspace of Unit 9 has been reduced to ensure that the separation buffer between the new building and the neighbouring boundary shared with properties located on Mount Pleasant Crescent is consistent (3 metres).
  - 2) First floor kitchen window of Unit 9 situated in the rear elevation has now been removed and relocated to the front.
  - 3) Change in housing mix resulting in the introduction of a 1 bedroom unit and a 3 bedroom family unit with the remaining 7 units being two bedroom units.
  - 4) Screened balconies to the south east elevation at first floor level to prevent overlooking and to provide outlook.
  - 5) The boundary wall adjacent to the south west elevation light wells has been reduced to 1.1 metres in height. This reduction will improve the living conditions of the basement accommodation.

#### **3.2 Site and Surroundings**

- 3.2.1 The application site is currently a vacant backland site with access taken from the south side of Victoria Road and in between the properties at Nos. 84 Victoria Road and 54 Mount Pleasant Crescent. The site opens up at the rear and currently contains part single-storey, part-double-storey buildings, previously occupied by a company that specialised in underpinning and foundation operations (Purkelly Bros. Ltd.)

- 3.2.2 The site abuts the rear gardens of the terraced properties along Mount Pleasant Crescent and Stapleton Hall Road to the west and east, an open car park to the south and the western property boundary of 84 Victoria Road. The nature of the surrounding properties is residential in character. The properties on Stapleton Hall Road are Edwardian bricked two-storey, terraced buildings with gable ended, front roof dormers where the properties on Victoria Road and Mount Pleasant Crescent are two-storey Victorian properties.
- 3.2.3 The site falls within Shroud Green Conservation Area and Area of Archaeological Importance as set out within the Proposals Map.

### **3.3 Relevant Planning and Enforcement history**

#### Planning

- HGY/2010/1917 - Re-cladding of existing building - Approved 07/12/2010
- HGY/2008/1733 - Erection of first floor side extension and insertion of 2 x velux rooflights. – refused 15/10/2008
- HGY/2008/1265 - Erection of first floor side extension, insertion of 2 x velux roof-lights and enlargement of existing store. – withdrawn
- OLD/1978/1462 - Erection of building at rear to house garages for lorries with offices above. – refused 20/09/1978
- OLD/1977/1330 - Larger opening to builders yard. – approved 21/04/1977
- OLD/1975/1357 - Erection of a single storey rear extension to form residential studio. – approved 12/05/1975
- OLD/1974/1583 - Erection of single storey dwelling. – approved 14/10/1974
- OLD/1967/0899 - Retention and continuation of use of woodwork and joinery shop. – approved 16/10/1967
- OLD/1965/0981 - Extension of joinery works for garage purposes. – approved 28/10/1965
- OLD/1951/0521 - Erection of joiner's shop at rear. – approved 21/03/1951

#### Enforcement

- UNW/2008/00406 - 2 New Windows Added the rear of the building and another opening without permission – case closed 25/06/2008

## **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

- LBH Housing Renewal
- LBH Cleansing
- LBH Conservation
- LBH Building Control
- LBH Transportation
- London Fire Brigade
- Stroud Green Residents Group
- Stroud Green CAAC
- Thames Water

The following responses were received:

Internal:

- 1) Transportation: No objection subject to 2 years free Car Club membership secured via a S106 legal agreement.
- 2) Building Control: No objection.
- 3) Waste: Objection in the absence of refuse details. (Officer comments: A condition requiring full details will be attached to the decision)
- 4) Environmental Health: No objection subject to the imposition of the following conditions: energy plant; dust control; and contaminated land.
- 5) Conservation Officer: No objection.

*“The buildings currently on site do not contribute to the conservation area and as such there would be no objections to their demolition.”*

*The new proposal has been revised based on concerns raised previously about the bulk, massing and the design. The massing has now been reduced and the design improved to appear contemporary and ancillary to the terraces on Mount Pleasant Road. The removal of the workshops and parking is a significant heritage benefit. The overall scheme is therefore considered to be an enhancement to the Stroud Green conservation area.”*

External:

- 6) Thames Water: No objection subject to the imposition of standard informatives.



- 7) Historic England: Objection in the absence of adequate archaeological information. (Officer comment: the imposition of a pre-determination archaeological assessment condition will ensure compliance).

## 5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- 103 Neighbouring properties
- A site notice was erected close to the site

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

### Original consultation on 6 November 2015

No of individual responses: 61  
Objecting: 60  
Supporting: 1

### Re-consultation on 4 July 2016

No of individual responses: 68  
Objecting: 68  
Supporting: 0

### Re-consultation on 8 September 2016

No of individual responses: 61  
Objecting: 61  
Supporting: 0

A petition against the proposal containing 74 signatures.

5.3 The following amenity grounds made representations:

- Stroud Green CAAC
- Stroud Green Residents' Association

5.4 The following Councillor/MP made representations:

- Catherine West MP

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

- Overdevelopment (**Officer Comment:** This is covered in Section 6.3 of this report)
- Design (**Officer Comment:** This is covered in Section 6.3 of this report)
- Impact on conservation area (**Officer Comment:** This is covered in Section 6.4 of this report)
- Overlooking and loss of privacy (**Officer Comment:** This is covered in Section 6.6 of this report)
- Loss of daylight and sunlight (**Officer Comment:** This is covered in Section 6.6 of this report)
- Basement impact (**Officer Comment:** This is covered in Section 6.6 of this report)
- Quality of accommodation (**Officer Comment:** This is covered in Section 6.7 of this report)
- Noise and disturbance (**Officer Comment:** This is covered in Section 6.6 of this report)
- Parking impact (**Officer Comment:** This is covered in Section 6.8 of this report)
- Loss of local business opportunities (**Officer Comment:** This is covered in Section 6.2 of this report)
- Lack of affordable housing (**Officer Comment:** This is covered in Section 6.5 of this report)
- Impact on existing trees (**Officer Comment:** This is covered in Section 6.10 of this report)
- Drainage (**Officer Comment:** Thames Water has not objected to the proposal with regard to sewerage and water infrastructure capacity and flood risk is covered in Section 6.12 of this report)
- Alternative uses (**Officer Comment:** The acceptability of other uses is not a matter for the Council to consider under this planning application)

5.6 The following issues raised are not material planning considerations:

- Future name of the development to recognise Stapleton Hall Farm yard (**Officer Comment:** The Council's Street Naming and Numbering department have the relevant guidelines)
- Devalue property prices
- Consultation letters not received (**Officer Comment:** Council records show all the letters to local residents were printed and dispatched during the consultation process)

## 6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Siting, layout and design

3. The impact of the proposed development on the setting of a conservation area
4. Housing
5. The impact on the amenity of adjoining occupiers
6. Living conditions for future occupants
7. Parking and highway safety
8. Accessibility
9. Trees
10. Sustainability
11. Flood risk

## **6.2 Principle of the development**

- 6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

### *Housing provision*

- 6.2.2 Local Plan Policy SP1 sets out the strategic vision to provide up to 5,000 new homes by 2026, which aligns with the aspirations of Policy SP2, which has a current target of providing 1,502 new homes a year in Haringey between the period 2015 to 2025 under The London Plan (MALP) 2016. The provision of housing would in principle be supported as it would augment the Borough's housing stock in accordance with Local Plan Policies SP1 and SP2, and London Plan Policy 3.3.

- 6.2.3 The proposed number of residential units on the site 9 in total comprising 1 x 1 bedroom unit, 7 x 2 bedroom units and 1 x 3 bedroom unit bedroom units will contribute to providing housing to assist in meeting the local and London housing targets.

### *Loss of employment land*

- 6.2.4 The existing general industrial use on this site has no specific employment designation. However, it should be noted that the site (currently vacant) was formerly occupied by a building company (Purkellys) that specialised in underpinning and piling (Use Class B8), who have relocated to a purpose built industrial unit in Hertfordshire in order to meet their additional floorspace requirements. It is understood that the company employed 6 members of staff when the site was occupied.
- 6.2.5 NPPF paragraph 22 states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable

prospect of a site being used for that purpose and also, that land allocations should be regularly reviewed. The Framework states that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

- 6.2.6 Paragraph 51 of the NPPF states that Local planning authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate. Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. The London Plan sets out in Policy 4.4 that there is the potential for surplus industrial land to help meet strategic and local requirements for a mix of other uses such as housing.
- 6.2.7 Saved UDP Policy EMP4 (the existing adopted planning policy) sets out that planning permission will be granted to redevelop or change the use of land and buildings in employment generating uses provided that the land is no longer suitable for business or industrial use on environmental, amenity and transport grounds in the short, medium and long term. Whilst marketing information has not been submitted, evidence has been submitted to substantiate the buildings have been vacant for a two year period. Officers are not convinced that the B8 employment use can continue on this constrained site or be viable to local economy and market conditions given the reasons for the relocation of the previous occupants and condition of the existing building. Instead, the alternative residential use is considered by Officers to bring a vacant site back into gainful use in line with Paragraph 17 of the NPPF, which encourages the effective re-use of previously developed brownfield land, and to Paragraph 49, which supports housing applications in the context of presumption in favour of sustainable development.
- 6.2.8 Part of the site was also occupied by a car garage workshop (Use Class B2). The Council with reference to Saved UDP Policy EMP6 identifies the suitability of car repair, garages, car washes and other activities of a similar nature to be contained within Defined Employment Areas. This is to ensure the amenity in terms of noise pollution, smells and general disturbance of surrounding occupiers are not prejudiced by the activities associated with car repair garages. As identified earlier in this report, the site does not have a DEA designation and is located on land flanked by residential properties. As such Officers take the view that although established, the continuation of the existing car repair garage is not

conducive at this location in land use terms and its complete loss would be fully supported.

### *Backland development*

- 6.2.9 Emerging DM Policy DM7 in meeting the design expectations of Policies DM 1 and DM2 requires development proposals for infill, backland and garden land to fulfil a number of criteria such as relating sensitively to its surroundings and retaining existing through routes. The application site is a vacant brownfield site formerly used as a storage yard and a vehicle repair garage. The entrance/egress into the site is obtained from an existing access on Victoria Road and will be retained. The proposal seeks the creation of housing on the site and thus provides additional passive surveillance and increased security as required by the expectations of the same policy.
- 6.2.10 The preamble to draft DM Policy DM7 notes that following The Urban Characterisation Study (2015) the Council considers back garden development to be inappropriate and at odds with the spatial strategy of the Borough – to focus development in growth areas well served by transport and local amenities. The only exception to this is where sites can be assembled to bring forward comprehensive development that, in accordance with Policy DM1, can be designed to provide an appropriate layout consistent with the surrounding character and amenity. The land is in single ownership (owned by the applicant) which allows for a comprehensive redevelopment of the site in meeting the vision. To that end, the redevelopment of this backland site would be compliant to the Council's emerging DM Policy DM7 and would therefore be accepted in principle by Officers.

## **6.3 Siting, Layout and Design**

- 6.3.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.
- 6.3.2 The site is surrounded by the rear gardens of the terraced properties along Mount Pleasant Crescent and Stapleton Hall Road to the west and east, an open car park to the south and the western property boundary of 84 Victoria Road. The properties on Stapleton Hall Road are Edwardian bricked two-storey, terraced buildings with gable ended, front roof dormers where the properties on Victoria Road and Mount Pleasant Crescent are two-storey Victorian terraced properties.

- 6.3.3 The design and layout of the proposal has been subject to pre-application discussions with Officers prior to the formal submission of the current planning application.
- 6.3.4 The proposal involves the demolition of the existing structures on the site and the creation of a part single storey, part two storey 'L' shaped development with basement and a flat roof design which would follow the footprint of the existing buildings occupying the western, southern and eastern boundaries. The first floor part of the development will be set in some 3m from the western boundary, between 1.9m and 2.4m in part from the southern boundary and 2.3m from the eastern property boundary. The eastern elevation will incorporate first floor glass balconies and a further single balcony is also proposed on the southern end. The proposal will not exceed the height of the existing two storey structure and will be 1.4m higher than the existing long single storey outrigger running along the south eastern boundary. A newly formed communal amenity space for occupiers of the new development will be created within the enclosed space and occupants will benefit from either lower ground private amenity or first floor glass balconies.
- 6.3.5 It is important to note that the scheme has evolved and significant amendments have been made since the application was formally submitted in 2015, and in response to concerns expressed by Officers and local residents in the intervening period.
- 6.3.6 The general bulk and massing of the proposed development have been reduced through the removal of the large crown roof which formed part of the two storey element. The first floor part has also been set in from the northern and western common boundaries. The original pastiche and traditional design has been abandoned in favour of a more contemporary and modular form of development. It will be constructed out of a combination of yellow London stock bricks for the base, black timber cladding for the first floor elevations, dark grey narrow window frames and beech louvre cladding to entrance doors.
- 6.3.7 Officers have reviewed the amended design and are supportive of the changes made and the final material details can be secured by condition to ensure a high quality build out. Overall the design, bulk and scale of the new residential development are acceptable in its local context as it would replace the existing buildings and associated structures whilst improving the appearance of the vacant land and the area as whole.

#### *Density*

- 6.3.8 The density is relevant to whether the amount of development proposed is appropriate for a site. This is dependent on its location and accessibility to local transport services. Local Plan Policy SP2 states that new residential development proposals should meet the density levels in the Density Matrix of the London Plan.

6.3.9 The proposed density of 112.5 (9 units / 0.08 Ha) units per hectare and 337.5 (27 / 0.08) habitable rooms per hectare accords with the guidelines set out in Table 3.2 within London Plan Policy 3.4, which suggests a density of up to 170 u/ha and 450 hr/ha at this urban location (PTAL 3). Therefore, it is considered that the scheme does not constitute an overdevelopment on the site and the quantum of units proposed is acceptable in its local setting, subject to all other material planning considerations being met.

#### **6.4 Impact to the setting of a conservation area**

6.4.1 The site lies wholly within the Stroud Green Conservation Area therefore the impact to this conservation area is a material planning consideration.

##### *Statutory duty*

6.4.2 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.

6.4.3 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.*'

6.4.4 London Plan Policy 7.8 and draft DM Policy DM8 require 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.

##### *Assessment*

6.4.5 The Council's Conservation Officer was consulted on the application and they have not objected to the principle of demolition and the current design.

6.4.6 The acceptability of the design was considered in Section 6.3 of this report.

- 6.4.7 The development proposal has long-distance and limited public views from the existing access and southern side of Victoria Road and is visible from back windows and gardens of the Victoria Road, Stapleton Hall Road and Mount Pleasant Crescent properties which overlook the site.
- 6.4.8 The various existing bricked structures with adjoining outriggers on the site associated with the previous B2/B8 uses are not statutorily listed, locally listed and offer limited architectural or historic contribution to the conservation area. Therefore its demolition to facilitate the redevelopment of the site is acceptable in principle. The design has been subject to a number of significant changes as detailed in Section 6.3 of the report. Officers take the view that the replacement building is deemed an improvement and is therefore considered to enhance the character and appearance of the conservation area and thus be acceptable in conservation terms and would therefore accord to s72 of the Listed Building Act and the design and conservation aims and objectives as set out in the NPPF, London Plan Policy 7.8, saved UDP Policies UD3 and CSV5 and Local Plan Policy SP12.

## 6.5 Housing

### *Affordable housing*

- 6.5.1 Paragraph 173 of the NPPF seeks to ensure viability, so that, *“the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”*.
- 6.5.2 There is provision in the Council’s adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.
- 6.5.3 In November 2014, a ministerial statement directed all Councils in England not to apply affordable housing contributions or any other tariff style contributions for sites of 10 homes or less. The reason given was to support small-scale house builders. A Judicial Review of this decision by West Berkshire District Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin) (31 July 2015), concluded that Local Authorities are legally permitted to return to implementing local policies setting thresholds for affordable housing requirements on proposed developments. In practice, many such policies apply to developments below 10 units, including single units (with commuted sums payable). The subject site is within the west of the borough and as such a payment of £357 p/sm would be calculated based upon the net increase in floor space.



- 6.5.4 The decision referred to above however was appealed by the Department of Communities and Local Government in March 2016, with the appeal allowed (May 2016) meaning that the Government was not acting unlawfully when it created the stipulation in guidance that affordable housing should not be required on sites of 10 units or less. This now means it is more difficult for Local Planning Authorities to seek such small site's contributions anymore. To this end, neither on-site affordable housing nor off-site affordable housing is being provided by the applicant.
- 6.5.5 Further to the above if the building were to be subdivided or extended in the future to increase the overall number of residential units on the site or results in a residential floorspace over 1,000sqm, a clause in the s106 agreement is recommended to ensure that affordable housing would be provided on the basis of the number of units/floorspace or a financial contribution.

#### *Housing mix*

- 6.5.6 London Plan Policy 3.8 and draft DM Policy DM11 require new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector.
- 6.5.7 This residential flatted proposal is for 1 x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom residential units. Although the proposed housing mix offers a large proportion of 2 bedroom units, this blend is acceptable when compared to the original mix comprising exclusively 2 bedroom units. The current offer would therefore provide a better housing mix in terms of family and non family housing and is therefore considered acceptable in promoting mixed, sustainable and cohesive communities in line with London Plan Policy 3.8 and draft DM Policy DM11.

### **6.6 Impact on the amenity of adjoining occupiers**

- 6.6.1 The London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.6.2 Local residents have objected to the proposal as they allege that it will lead to unacceptable loss of privacy, daylight and sunlight to their properties.

6.6.3 The nearest existing residential properties that would be most affected by the siting and scale of the proposed development are:

- No. 80 to 84 Victoria Road to the north east;
- Nos. 30 to 36 Mount Pleasant Crescent to the west; and
- Nos. 23 to 31 Stapleton Hall Road to the east

6.6.4 In 2008, an application ref. HGY/2008/1733 for a first floor side extension backing onto the Mount Pleasant Crescent properties was rejected by the Local Planning Authority. This decision was appealed (ref. APP/Y5420/A/08/2091781) by the applicant and it was dismissed by the Planning Inspectorate in 2009. The Inspector agreed with the Council's decision in that the first floor proposal would be oppressive and overbearing from the neighbouring property resulting in a loss of daylight and amenity in general. In order to address the previous concerns the first floor hipped roof design in the appeal decision and proposed under the original design of the current application have been omitted. The entire first floor section has also been set 3m in from the common boundary it shares with the Mount Pleasant Crescent dwellings. The first floor flank wall will now be located some 8m away from the principal rear elevation of the properties at Nos. 32, 34 and 36 Mount Pleasant Crescent.

#### *Daylight/sunlight*

6.6.5 In support of their application, the applicant has provided a daylight/sunlight report in line with Building Research Establishment (BRE) 2011 guidelines, British Standard BS 8206:2008 Lighting for buildings and Planning Practice Guidance (2014) - Design. Daylight is measured by Vertical Sky Component (VSC) whereas the acceptable level of sunlight is calculated by Annual Probable Sunlight Hours (APSH). BRE guidelines suggest a VSC of 27% or more should be achieved if a room is to be adequately day lit. However if the VSC is less than 27% as well as less than 0.8 times its former value the occupants will notice the reduction in the amount of skylight.

6.6.6 All the accounted habitable room windows of the surrounding properties on Mount Pleasant Crescent, Stapleton Hall Road and Victoria Road will meet the BRE daylight requirement of being more than 0.8 times than its former value. As such occupiers of adjacent residential units will not notice a significant reduction in daylight caused by the siting and scale of the development proposed.

6.6.7 In terms of sunlight, the acceptability criteria are greater than 25% for the whole year or more than 5% between 21<sup>st</sup> September and 21<sup>st</sup> March. Only the existing habitable rooms of the neighbouring buildings are considered for the purposes of the BRE calculation. Windows that face within 90 degrees of due north are disregarded for sunlight calculations.

- 6.6.8 Similarly the proposed development will not incur any significant loss of sunlight to existing occupiers as it would be within the BRE sunlight guidelines of achieving more than 25% for the total year and 5% for the winter.

*Outlook / Enclosure*

- 6.6.9 The general outlook from the existing rear windows belonging to the properties at No. 32 and 34 Mount Pleasant Crescent are compromised by the height and location of the existing single storey hipped roof building relative to these windows. The existing first floor element sits deeper in the site and away from the windows. The highest part of the development closest to these properties will sit 400mm than the existing structure but importantly located 3m away from the boundary. The rebuild of the common wall along the western boundary which forms part of the development will not exceed the existing bricked wall. To that end, it is the opinion of Officers that the design of the proposal would not create any significant degree of outlook loss or an increased sense of enclosure to the occupiers at 32 and 34 Mount Pleasant Crescent.

*Overshadowing*

- 6.6.10 Turning to overshadowing BRE Guidance requires at least 50% of the garden to receive at least 2 full hours of direct sunlight or 0.8 times its former value on the 21<sup>st</sup> March to avoid any detrimental impact. An earlier BRE assessment dated July 2016 identified the existing lit rear gardens at Nos. 80 and 82 Victoria Road (59% and 65%) would be reduced below the BRE 50% recommendation (37% and 49% respectively). The first floor part of the development (northern elevation) closest the Victoria Road properties was subsequently set back 3.5m away from the northern boundary to ensure compliance. This has been confirmed in an updated assessment. Hence the proposal will not cause any adverse overshadowing to the gardens at 80 and 82 Victoria Road.

*Privacy / overlooking*

- 6.6.11 The new external glass balconies to the eastern elevation have been designed with 1750mm high etched obscure glass in order to prevent any overlooking effects upon the residential properties on Stapleton Hall Road. The remaining windows to this elevation are non-habitable (bathrooms) and obscure glazed so as to not cause any overlooking impacts. A balcony is also proposed to the southern elevation but 1750mm high screening will be installed to avoid any loss of privacy to the Mount Pleasant Crescent properties. The living room south-facing window of Unit 9 is at an oblique angle and sited some 10.5m away from these residential properties and not considered to cause any obvious overlooking harm upon them.

*Basement*

- 6.6.12 Draft Local Plan Policy DM18 states that basement extensions should not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions; or adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity.
- 6.6.13 In support of the submission, the applicant has provided a technical basement impact assessment (BIA) ref. R1.1.
- 6.6.14 The Made Ground comprising concrete over very soft dark grey to black gravelly clay with brick, ceramic and concrete fragments up to a depth of 1.6m. London Clay Formation was found below Made Ground comprising soft and firm becoming stiff mottled clay and extends to the maximum depth investigated of 6m. Groundwater was not recorded during drilling but perched groundwater was encountered within the Made Ground and upper sections of the London Clay Formation. The report indicates that the excavation will result in ground movements of less than 5mm to the neighbouring buildings at Nos. 32 to 36 Mount Pleasant Crescent meaning that occupiers of these properties will not experience any noticeable change. Monitoring will be in place during works nonetheless. The damage to these properties has also been assessed and predicted to be in the order of 0.05% classified as Category 0 to Category 1 (Negligible to very slight). Any tilting and deflections are further restricted by the fact that the properties form part of a terrace.
- 6.6.15 The structural integrity of the proposed basement will need to satisfy building regulations and separate consent would be required. The proposed development would also be subject to party wall agreements with adjoining neighbours. The Considerate Constructors Scheme can be secured by condition for any planning consent so the applicant appoints an appropriate body who is a member of the Considerate Constructors Scheme and its code of practice in order to oversee the excavation and construction of the new basement floor. Officers are satisfied that the new basement would not cause any significant or adverse impact on the structural stability of neighbouring properties, other infrastructure, current geological conditions and local amenity generally in meeting draft Local Plan DM Policy DM18.

#### *Noise and disturbance*

- 6.6.16 Officers take the view that the residential proposal would be compatible in its local setting. It will remove a non-conforming general industrial/storage use and its associated activities such as the use of machinery, revving of engines and coming and goings of large vehicles would have generated a greater degree of noise and disturbance than the residential use proposed. That being the case, the proposal is not considered to give rise to any material noise and disturbance impacts upon neighbouring properties.

## 6.7 Living conditions for future occupants

- 6.7.1 The Nationally Described Space Standards March 2015, Local Plan Policy SP2, London Plan Policy 3.5 (MALP March 2016) and the Mayor's Housing Supplementary Planning Guidance (SPG), March 2016, set out the minimum unit sizes for new residential development proposals to ensure an acceptable level of living accommodation offered to prospective occupiers of new residential proposals.
- 6.7.2 The above policies are underpinned by Draft DM Policy DM12 which states that,
- “All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.*
- 6.7.3 In assessing the proposal against the Nationally Described Space Standards and London Plan standards the 1 bedroom unit (50 sqm), the 2 bedroom units ranging between 70.4 sqm and 92 sqm and 3 bedroom unit (78.4 sqm) would all accord with the minimum unit size requirements (50 sqm for a 1 bedroom 2 persons unit, 61 sqm for a 2 bedroom 3 persons single level unit or 70 sqm for a 2 bedroom 3 persons maisonette unit and 70sqm for a 2 bedroom 4 persons single level unit or 79 sqm for a 2 bedroom 4 persons maisonette unit) and 74 sqm for a 3 bedroom 4 persons single level unit).
- 6.7.4 The London Plan further gives guidance on the minimum individual room sizes and amenity space for the residential development proposals. In line with the London Plan space standards, all the individual rooms afforded to the new units meets the minimum threshold.
- 6.7.5 A daylight report has been submitted to demonstrate acceptable levels of natural daylight levels in the proposed residential units against BRE guidance figures – Average Daylight Factor (ADF) and British Standards 8206-2 Code of Practice. For the purposes of the assessment only the living rooms, kitchens and bedrooms are considered. The recommended BS values are as follows: kitchens (2%); living rooms (1.5%); and bedrooms (1%).
- 6.7.6 The report indicates all the individual rooms tested with the exception of ground floor living kitchen room diner of Unit 4 will pass the BRE standard. However, this space (1.65%) will achieve an acceptable level of daylight and exceed the BD requirement (1.5%). This ground floor space is therefore acceptable. The height reduction of the boundary wall adjacent to the south west elevation light wells to 1.1 metres will further improve the living conditions of the basement accommodation. In short, the development proposal offers an acceptable level of living conditions for future occupants of the new development in accordance to the Nationally Described Space Standards March 2015 and to Local Plan Policy

SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance.

## **6.8 Parking and highway safety**

- 6.8.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in Draft DM Policies DM31 and DM32.
- 6.8.2 The application site falls within an area that has a medium public transport accessibility level (PTAL) rating of 3 and is also within close proximity of Crouch Hill rail station. Officers therefore consider that the prospective residents of this development are likely to use sustainable transport for the majority of journeys to and from the site.
- 6.8.3 The site falls within the Finsbury Park (C) controlled parking zone (CPZ), subject to on-street parking controls between Monday to Saturday 08:30 to 18:30, Match days 08:30 to 20:30 and Sunday and Public Holidays 12:00 to 16:30. A single disabled parking space is proposed and two sheltered and secure cycle storage spaces for the units in line with London Plan (MALP) cycle standards are also offered requirements and in order to promote a sustainable and alternative mode of travel over the private motor vehicle. .
- 6.8.4 The transport statement (TS) submitted in support of the application concludes that the proposed development is likely to produce a parking demand of 5 parking spaces in total. A parking stress survey carried out according to the Council's preferred methodology has also been provided. The parking survey indicates that across the two nights surveyed roads falling within a 200 metre radius of the site experienced average parking stress levels of approximately 77%. It is important to note that this is significantly lower than the 85% threshold (Lambeth Methodology) that would indicate extreme parking stress. Officers therefore consider that the net increase in on-street parking demand generated by the proposed development can be absorbed within the surrounding streets and without causing any undue parking pressures.
- 6.8.5 The existing access arrangements on Victoria Road will be retained, with a refuse storage area located within 10 metres of the public highway to avoid bins being stored on the public highway causing interference to the safe and free flow of pedestrian traffic on the adjacent highway. However a condition will be imposed in the absence of any waste details as required by Haringey's Waste Team to ensure a designated area for bins will be provided in an acceptable location for future occupiers and waste collectors.

- 6.8.6 Although restricted in width the existing access road will be resurfaced during works with a minimum carriageway width of least 3.7 metres in order to cater for fire appliances. As there is insufficient space for provision of separate pedestrian and vehicular traffic, the access will have shared use. However, due to the fact that there will be just one parking space being provided on-site, conflict between pedestrians and vehicle(s) will be infrequent. The proposed access arrangements are therefore acceptable in this regard.
- 6.8.7 It is in the opinion of Officers that the proposed use is likely to generate significantly less traffic than that associated with the former B2/B8 use. It is therefore considered that the proposal is unlikely to result in any significant negative impact upon the surrounding highway network in terms of causing awkward manoeuvres, obstacles or conflict to pedestrians and drivers using this section of Victoria Road.
- 6.8.8 A S106 agreement will require the applicant to supply the new residents with 2 years free membership to the local Car Club and £50 driving credit for each unit to reduce car ownership and parking stress within the surrounding roads.

## **6.9 Accessibility**

- 6.9.1 The proposal will be required to comply with Lifetime Homes Standards and Approved Document M4(2) of the Building Regulations (ADM). The Design and Access Statement and supporting documents need to set out the applicant's proposals and commitment to inclusive design in accordance to the NPPF, London Plan Policies 3.5, 3.8, 7.2 and 7.6 and Local Plan Policy SP2 to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children.
- 6.9.2 The applicant has submitted an accessibility statement which demonstrates the new individual dwellings will incorporate the standards such as providing a level threshold to the communal and individual entrances, wide corridors, level entry WC's, 300mm leading edge to all doors and large bathrooms for ease of use in meeting the above accessibility requirements and policy framework.

## **6.10 Trees**

- 6.10.1 The site lies within a conservation area and as such all trees within the conservation area are protected. The supporting text to Local Plan Policy SP13 recognises, "*trees play a significant role in improving environmental conditions and people's quality of life*", where the policy in general seeks the protection, management and maintenance of existing trees.
- 6.10.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks

to protect and improve the contribution of trees, tree masses and spines to local landscape character.

6.10.3 There are currently no protected trees on the application site. However there are some offsite trees located in the rear gardens of the Stapleton Hall Road properties. The imposition of a tree protection plan condition to the decision would ensure appropriate mitigation measures and boundary fencing to be put in place to ensure the impact to these trees is low in meeting Local Plan Policy SP13, saved UDP Policy UD3 and UDP Policy OS17.

## **6.11 Sustainability**

6.11.1 The NPPF, London Plan and local policies require development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Chapter 5 of the London Plan requires major developments to meet the London Plan hierarchy and a 35% reduction in carbon emission from Building Regulations.

6.11.2 The applicant is committed to achieving a highly sustainable development as set out in its sustainable design and construction statement and proposes the use of high performance insulation, double glazing, high efficiency lighting, cycle storage, among others. Notwithstanding the above policy context and the applicant's commitment in delivering a sustainable development, recent Government announcements have meant that Local Planning Authorities can no longer require developers to achieve the minimum Code requirements as this has now been absorbed within Building Regulations. This aspect of the scheme will therefore be regulated by Building Control.

## **6.12 Flood risk**

6.12.1 Local Plan Policy SP5 and London Plan Policy 5.12 seek to address current and future flood issues and minimise risks in a sustainable and cost effective way.

6.12.2 London Plan Policy 5.13 sets out the drainage hierarchy for Sustainable Drainage Systems (SUDS) so greenfield run-off rates are achieved and that surface water run-off is managed as close to its source as possible:

1. store rainwater for later use;
2. use infiltration techniques, such as porous surfaces in non-clay areas;
3. attenuate rainwater in ponds or open water features for gradual release;
4. attenuate rainwater by storing in tanks or sealed water features for gradual release;
5. discharge rainwater direct to a watercourse;
6. discharge rainwater to a surface water sewer/drain; and
7. discharge rainwater to the combined sewer



6.12.3 A surface water drainage strategy has been submitted in support of the application.

6.12.4 Thames Water has been consulted and they have raised no objections to the development proposals.

6.12.5 The site predominantly falls within flood risk zone 1 which indicates low probability of flooding which comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Thames Water records show a combined sewer running along Victoria Road with a chamber located at the front of the development. The site yields a total area of some 750 sqm comprising of buildings and hardstanding area. The proposal will result in an impermeable area of some 610 sqm or circ. 81% of total site. The proposed surface water strategy utilises SuDS devices (permeable paving and rain gardens) to help minimise the effect of run-off volume and flow rate in accordance with The London Plan.

6.12.6 Officers consider that the development by reason of being located within flood risk zone 1, the existing infrastructure and the surface water strategy proposed will not increase flood risk on or off the site in accordance with Local Plan Policy SP5 and London Plan Policy 5.12.

### **6.13 Section 106**

6.13.1 This application will be subject to a S106 legal agreement and the applicant has agreed to the following heads of terms:

- i. Two years free membership to a local Car Club and £50 free credit per unit.
- ii. Potential requirement to provide affordable housing.

### **6.14 Conclusion**

6.14.1 This planning application is for the demolition of the existing buildings and redevelopment to provide 1 x 1 bedroom unit, 7 x 2 bedroom units and 1 x 3 bedroom unit at 86 Victoria Road.

6.14.2 The proposed development is considered acceptable in principle in this instance as it would bring a vacant site back into gainful use and provide additional housing thereby contributing to the Borough's housing targets as set out in Haringey's Local Plan and the London Plan.

6.14.3 The design, bulk and scale of the new residential development will match the footprint of the existing buildings and is acceptable in its local context whilst improving the appearance of the vacant land and the area as whole.

- 6.14.4 The various existing bricked structures with adjoining outriggers on the site associated are not statutorily listed, locally listed and offer limited architectural or historic contribution. Therefore its demolition to facilitate the redevelopment of the site is acceptable in principle. The contemporary design of the replacement scheme is considered to be an enhancement to the conservation area.
- 6.14.5 The proposed development would not cause any significant loss of amenity currently enjoyed by existing occupiers in terms of outlook, and loss of daylight/sunlight, overshadowing, privacy or overlooking.
- 6.14.6 The development has been designed to meet Lifetime Homes standards, and provides an acceptable level of living accommodation and amenity space for occupiers of the new development.
- 6.14.7 The proposal does not prejudice existing road and parking conditions, namely vehicular movements along Victoria Road, Stapleton Hall Road, Mount Pleasant Crescent and the local road network generally and would not have an adverse impact on pedestrian safety.
- 6.14.8 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

## **7.0 CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £18,195.35 (423 sqm x £35 x 1.229) and the Haringey CIL charge will be £118,148.13 (423 sqm x £265 x 1.054). 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.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 1045/01, 1307/09, 1307/10 Rev C, 1307/11 Rev D, 1307/12 Rev A, 1307/13, 1307/14, 1307/20 and 1307/25 Rev A.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the s91 TCPA 90 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos. (2\_SLP01, 01, 02 Rev F, 03, 04 Rev E, 05 Rev C, 06 Rev K, 07 Rev F, 08 Rev J, 10, 12, 13 Rev A and 14 Rev A). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Development shall commence in accordance with the approved sample details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. No development hereby approved shall commence until full details of both hard and soft landscape works, have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. 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).

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

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

Reason: In order for the Local Planning Authority to assess the acceptability of the boundary details and in the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

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

Reason: In order for the Local Planning Authority to assess the acceptability of the external lighting and in order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

7. 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 for the Local Planning Authority to assess the acceptability of the refuse details and in order to protect the amenities of the locality.

8. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to, and approved in writing by the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Such a plan as approved shall be implemented.

Reason: To Comply with Policy 7.14 of the London Plan

9. Prior to the commencement of any works the site or Contractor Company is to be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority.

Reason: To Comply with Policy 7.14 of the London Plan

10. Before development commences: a) a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring, including any additional soil gas monitoring, shall be submitted to, and approved in writing by the Local Planning Authority prior to that remediation being carried out on site.

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

11. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

12. No works shall commence until desk-based archaeological assessment has been submitted to, and approved in writing by the Local Planning Authority. The nature and scope of assessment should be agreed with GLAAS and carried out by a developer appointed archaeological practice. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development. Such as assessment as approved shall be implemented.

Reason: The site lies in an area of archaeological interest.

13. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the off site trees and hand dug excavations shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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

14. Notwithstanding the Provisions Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, no satellite antenna shall be erected or installed on any of the hereby approved development. The flatted development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

**Informatives:**

**INFORMATIVE : Co-operation with the applicant:**

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

**INFORMATIVE : CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £18,195.35 (423 sqm x £35 x 1.229) and the Haringey CIL charge will be £118,148.13 (423 sqm x £265 x 1.054).. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**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 : Party Wall Act:**

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

**INFORMATIVE : Numbering:**

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

**INFORMATIVE : Thames Water**

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 groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

**INFORMATIVE : Asbestos**

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

## Appendix 1 Consultation Responses from internal and external agencies

<b>Stakeholder</b>	<b>Question/Comment</b>	<b>Response</b>
<b>INTERNAL</b>		
<b>Transportation</b>	No objection subject to 2 years free Car Club membership secured via a S106 legal agreement.	Noted.
<b>Environmental Health</b>	No objection subject to contamination and CCS conditions	Noted.
<b>Waste</b>	Objection in the absence of refuse details.	Further details required as per Condition 7
<b>Building Control</b>	No objection.	Noted.
<b>EXTERNAL</b>		
<b>Thames Water</b>	No objection.	Noted.
<b>Historic England</b>	Objection in the absence of adequate archaeological information	Further details required as per Condition 12
<b>NEIGHBOURING PROPERTIES</b>	Overdevelopment	Noted. This is covered in Section 6.3 of this report
	Design	Noted. This is covered in Section 6.3 of this report
	Impact on conservation area	Noted. This is covered in Section 6.4 of this report
	Overlooking and loss of privacy	Noted. This is covered in Section 6.6 of this report
	Loss of daylight and sunlight	Noted. This is covered in Section 6.6 of this report
	Basement impact	Noted. This is covered in Section 6.6 of this report
	Quality of accommodation	Noted. This is covered in Section 6.7 of this report
	Noise and disturbance	Noted. This is covered in Section 6.6 of this report
	Parking impact	Noted. This is covered in Section 6.8 of this report
	Loss of local business opportunities	Noted. This is covered in Section 6.2 of this report
	Lack of affordable housing	Noted. This is covered in Section 6.5 of this report
	Impact on existing trees	Noted. This is covered in Section 6.10 of this report



Stakeholder	Question/Comment	Response
	<p data-bbox="499 261 615 289">Drainage</p> <p data-bbox="499 354 695 381">Alternative uses</p>	<p data-bbox="1272 261 2034 321">Thames Water has not objected to the proposal with regard to sewerage and water infrastructure capacity</p> <p data-bbox="1272 354 2034 414">The acceptability of other uses is not a matter for the Council to consider under this planning application</p>

## Appendix 2 Plans and Images

indigoScott



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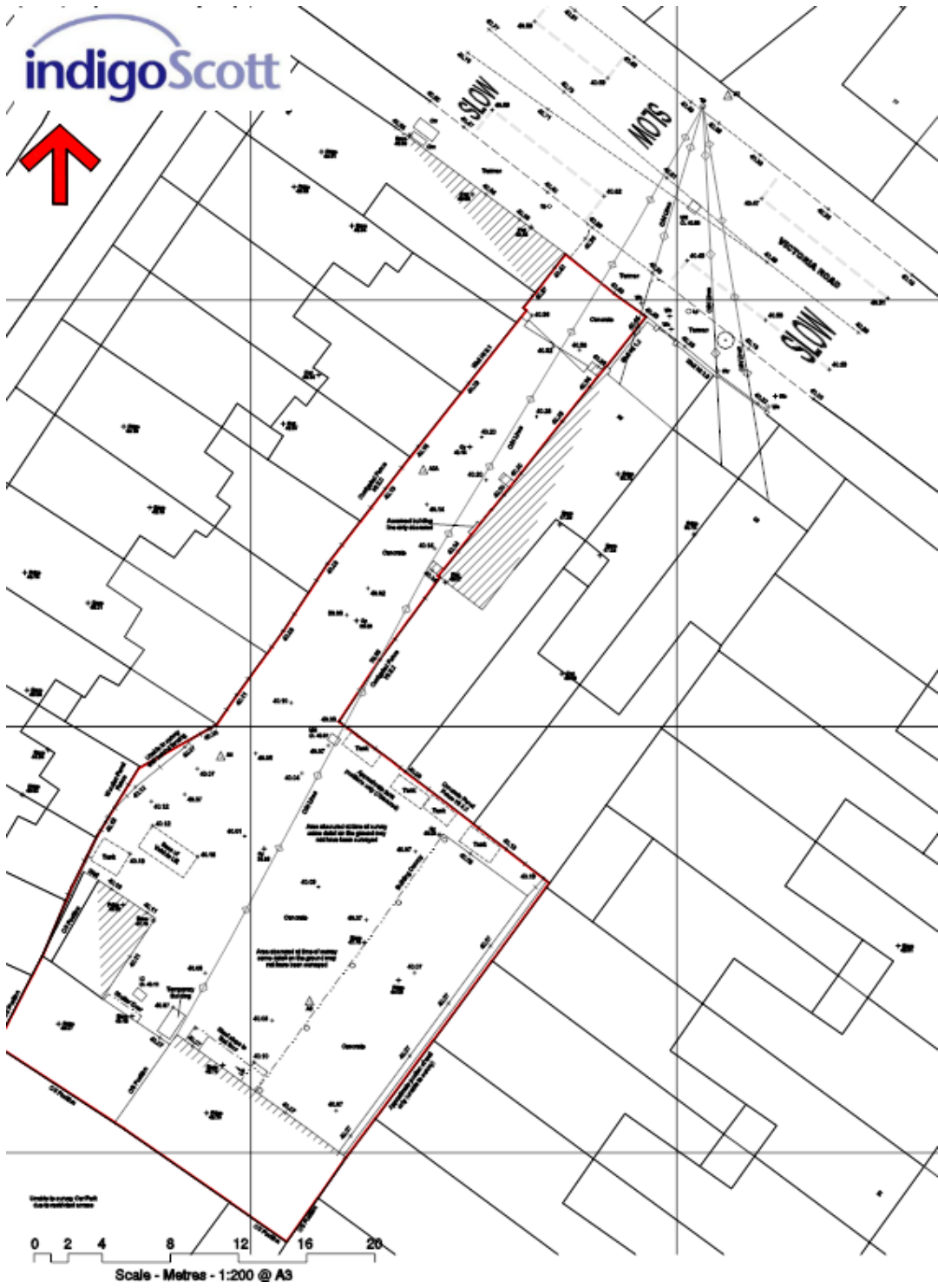
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Scale - Metres 1:1250 @ A3

Location Plan



Location plan and site photos



Existing site survey

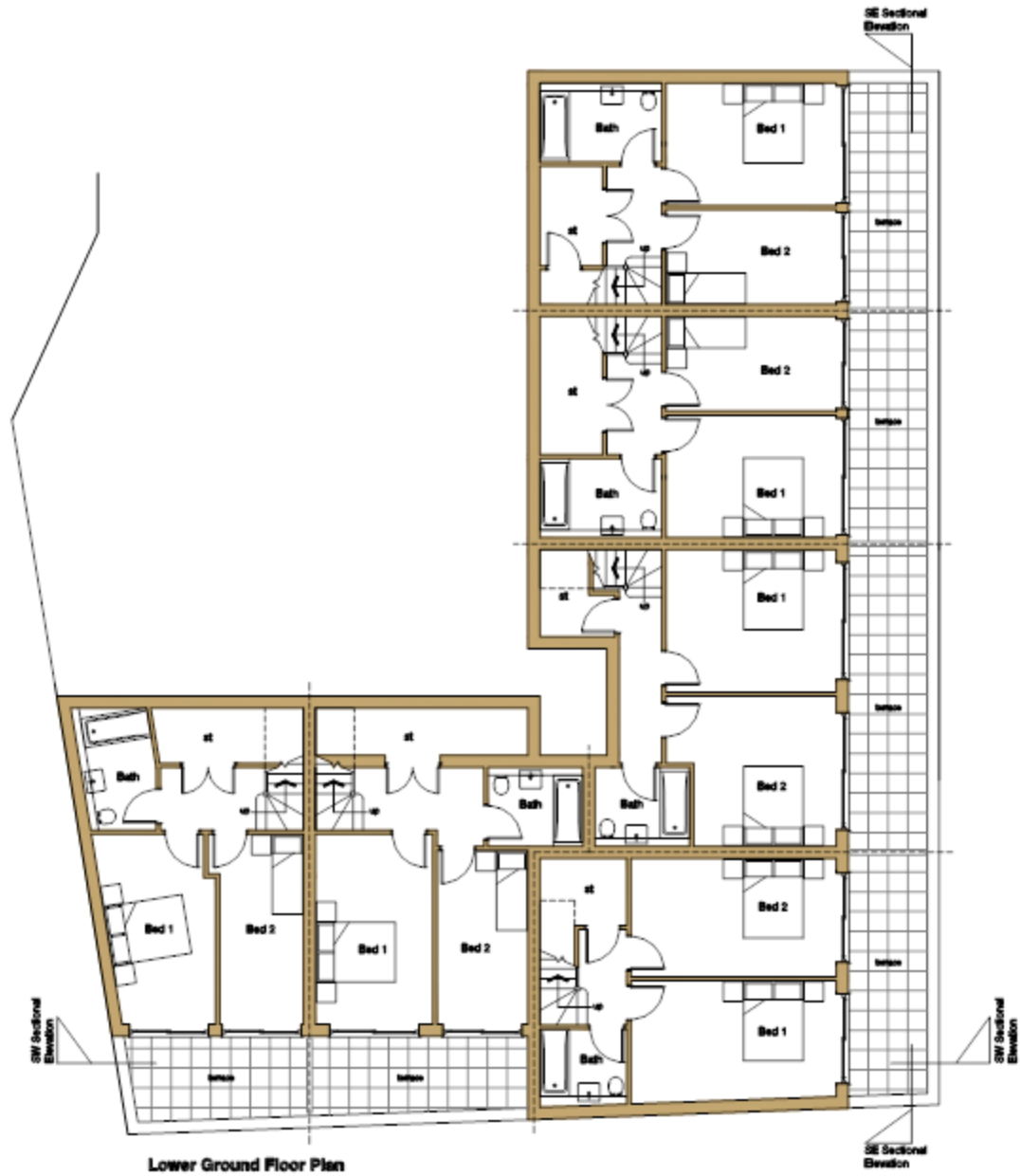


Proposed site plan

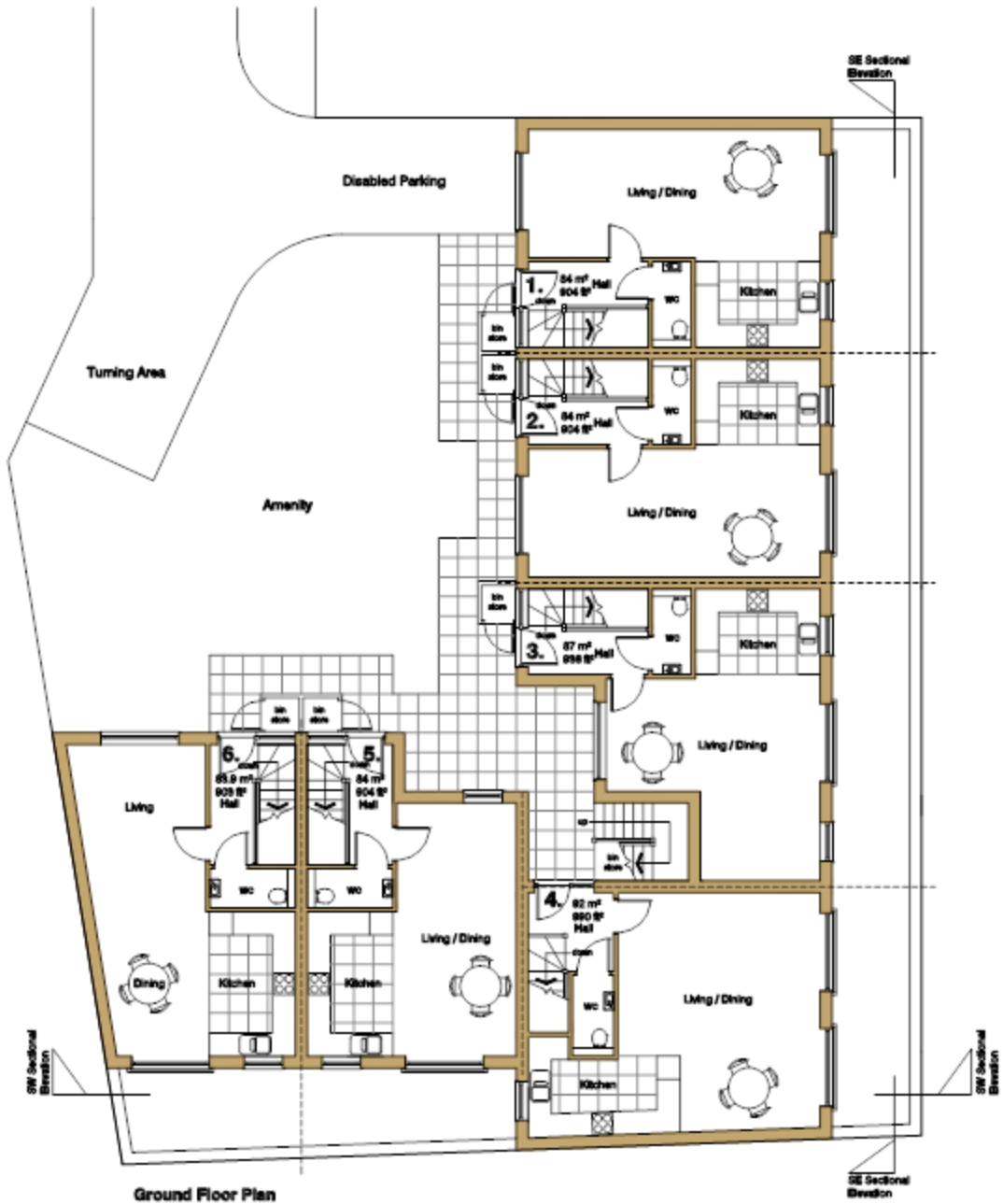
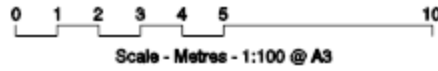


Rev C: 15th August 2016  
Key added for South East and South West  
Sectional Elevations.

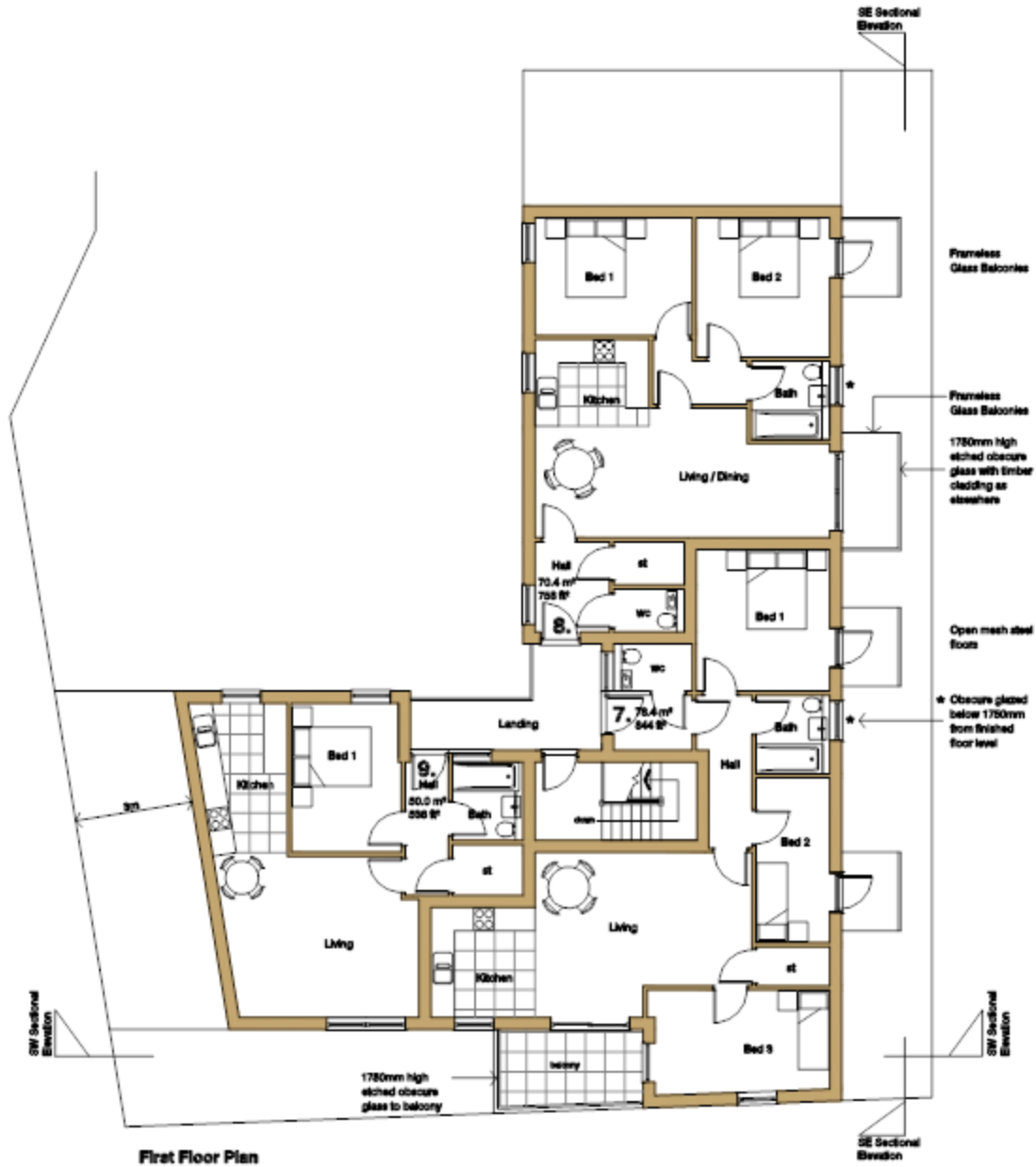
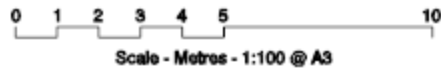
0 1 2 3 4 5 10  
Scale - Metres - 1:100 @ A3



Proposed lower ground floor plan



Proposed ground floor plan



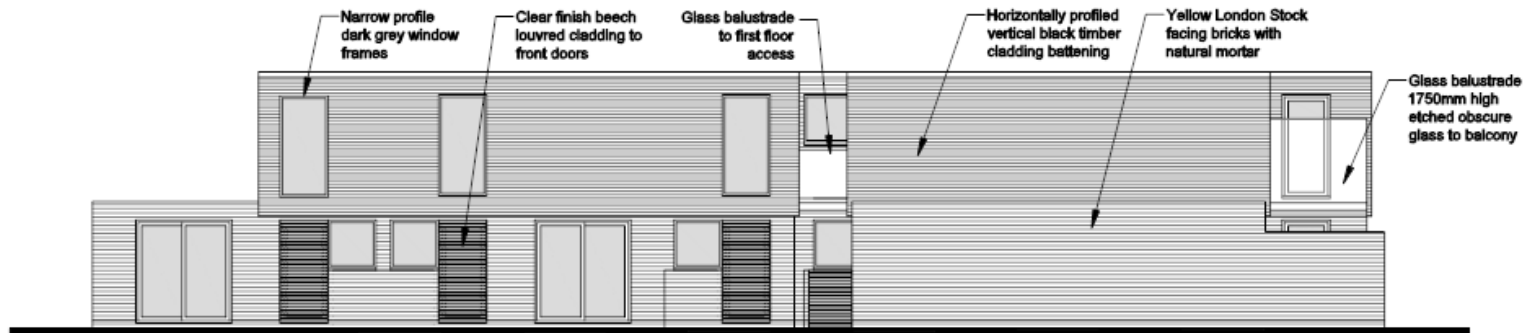
Proposed first floor plan

Rev H: 1st August 2016  
Roof profile to the north west corner amended to comply with daylight and sunlight requirements.

Rev J: 24th August 2016  
Revisions in accordance with meeting with Planners 18th August 2016.



**North East Elevation**



**North West Elevation**

Proposed elevations 1



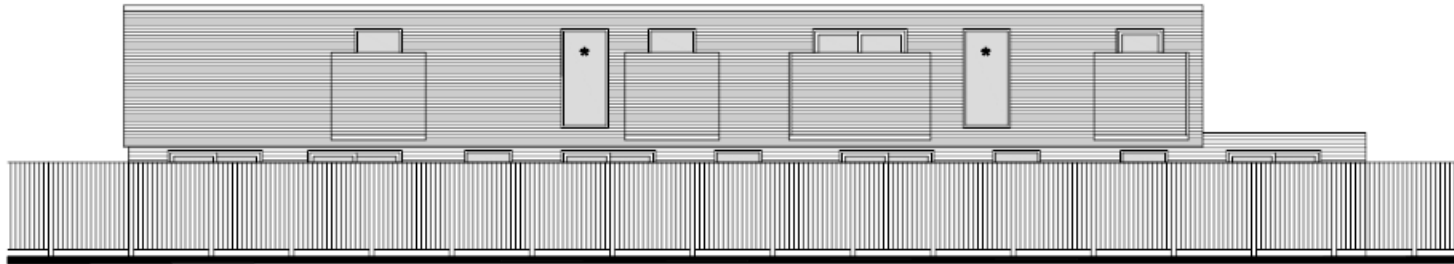


Rev G: 1st August 2016  
Roof profile to the north west corner amended to comply with daylight and sunlight requirements.

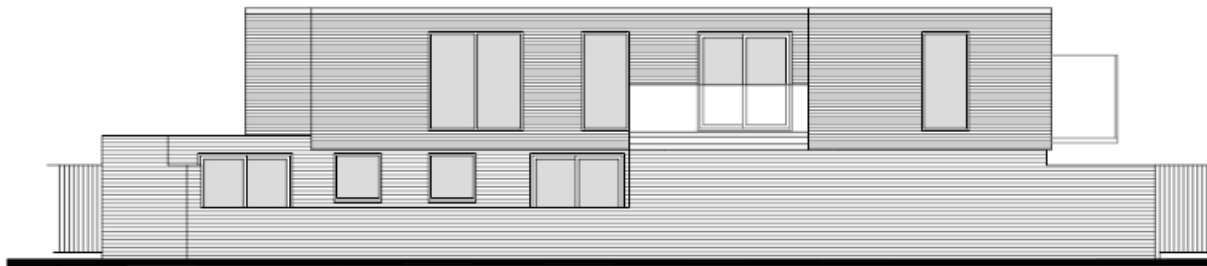
Rev H: 15th August 2016  
Balcony removed from Plot 8 - South East Elevation in accordance with Aaron Lau's 12th August 2016 emailed comments.

Rev J: 24th August 2016  
Revisions in accordance with meeting with Planners 18th August 2016.

\* Obscure glazed below 1800mm from finished floor level



**South East Elevation**



**South West Elevation**

Proposed elevations 2



**Sectional North East Elevation**



**Sectional North West Elevation**

Proposed elevations 3

\* Obscure glazed below 1800mm  
from finished floor level

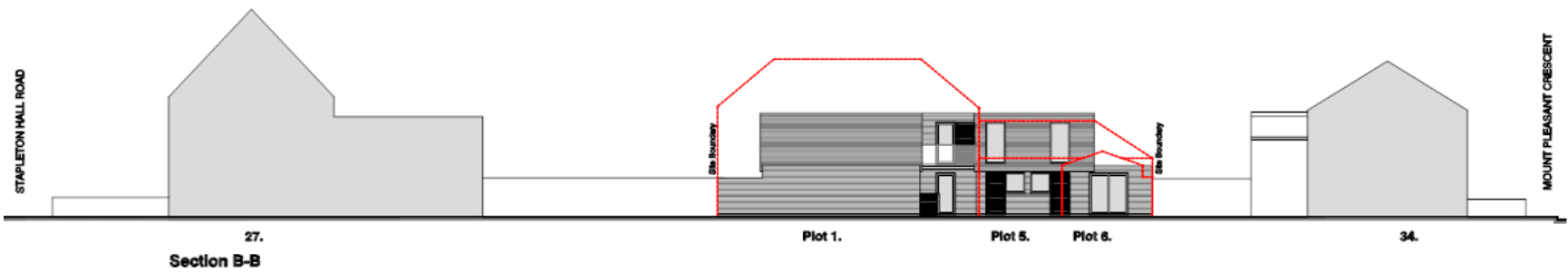
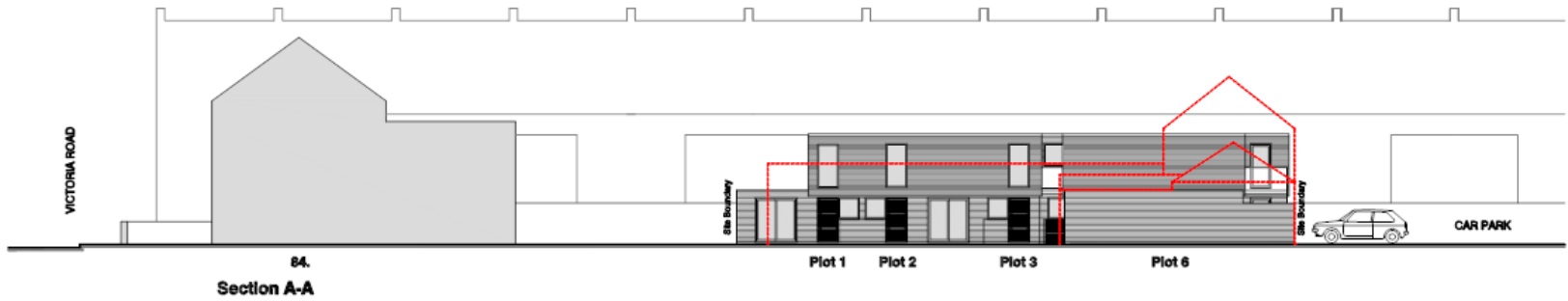
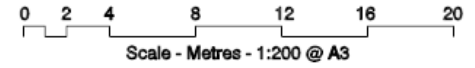
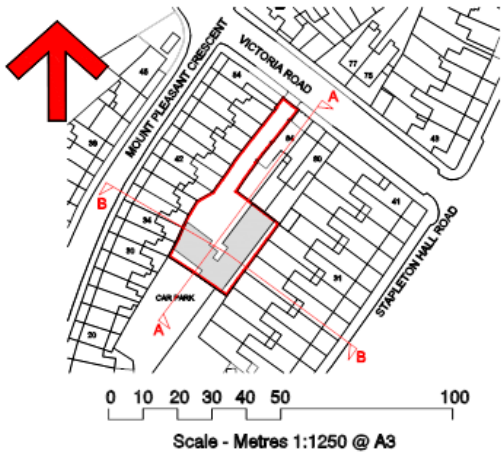


**Sectional South East Elevation**



**Sectional South West Elevation**

Proposed elevations 4



Proposed long sections



