

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1432

Ward: Highgate

Date received: 02/07/2008

Last amended date: N / A

Drawing number of plans: 646-1.001, 646-1.002, 646-1.003, 646-2.001, 646-2.002, 646-2.003, 646-2.004, 646-2.005, 646-2.006, 646-2.007, 646-2.008, 646-2.009, 646-2.010, 646-2.011, 646-2.012, 646-2.013, 646-2.014, 646-2.015, 646-3.001, 646-3.002, 646-3.010, 646-4.001, 646-4.002, 646-4.003, 646-4.004, 646-4.005 & 646-4.010.

Address: Furnival House, 50 Cholmeley Park N6

Proposal: Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, 15 cycle spaces. Refuse/re-cycling facilities and associated landscaping. (Revised Description).

Existing Use: C2

Proposed Use: C3

Applicant: Rozbelle Limited

Ownership: Private

THIS APPLICATION WAS NOT CONSIDERED AT THE MEETING OF 8 SEPTEMBER 2008; THE REPORT OF 8 SEPTEMBER HAS BEEN AMENDED AS FOLLOWS:-

- 1. ADDITIONAL PARAGRAPHS AT SECTION 9 ON AFFORDABLE HOUSING.**
- 2. CONDITION 8 REQUIRING PAYMENT OF A SUM OF MONEY TOWARDS FOOTWAY, DELETED AND TO BE INCORPORATED IN SECTION 106 AGREEMENT.**
- 3. AN EXTRA CONDITION INSERTED REQUIRING DETAILS OF BASEMENT EXCAVATION; CONSTRUCTION AND MITIGATION OF ANY EFFECTS ON HYDROGEOLOGY. (THIS WILL BE NUMBERED NO. 8).**

PLANNING DESIGNATIONS

Road Network: Borough Road
Conservation Area

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 Agreement.

SITE AND SURROUNDINGS

The site is open on its north-west elevation where there is open land that we believe is associated with the adjacent Harrington Scheme horticultural building. To the north of the site are a number of large residential properties on the road named Parklands and to the east a terrace of houses / flats. To the south on the opposite side of the road are open land and tennis courts and to the south-west is the single residence of Kempton House and beyond that the large block of flats that is Cholmeley Lodge.

Cholmeley Park is a single carriageway road approximately 7.5m in width that has pavements of varying widths. A mix of building styles set back behind trees and hedges bound the road

Furnival House the application site is an existing large four storey building with a symmetrical Edwardian Baroque façade with a part semi-basement level. The building is institutional in character and visually prominent in its garden setting when viewed from Cholmeley Park. The building is currently used by the University of Westminster as halls of residence and was originally built by the Prudential Insurance Company as female staff accommodation. It stands alone amongst well-stocked landscaped grounds. The building has a 'U' platform above ground floor level, with the open end of the U facing to the rear.

The building is predominantly of red brick construction with faience detailing to strings, quoins, copings and entrance details. Two later addition utilitarian metal staircases are located on the rear of the building that detracts greatly from the general quality of the structure. The entrance hall has good flooring and embellishment to the entrance areas where building dates are noted. A very poor later addition lift has been inserted in the entrance hall approach. Internally the only other features of note are four circular roof lights, the detailing of which will be retained.

The site is within the designated Highgate Conservation Area and also forms part of the Highgate Bowl. The building itself is not listed. The wall that fronts the site has a local listing. There are no TPO trees on the site.

PLANNING HISTORY

HGY/1992/1035-GTD-22-12-92-Furnival House [007] Cholmeley Park London
-Dismantling and reconstruction of existing gateway arrangement to facilitate widened access road.

HGY/1992/1039-GTD-20-10-92-Furnival House [007] Cholmeley Park London
-Alteration to external elevation including amendment to windows and doors.

HGY/1992/1040-GTD-20-10-92-Furnival House [007] Cholmeley Park London
-Construction of brick clad water tank enclosures on existing flat roof.

HGY/1992/1076-GTD-20-10-92-Furnival House [007] Cholmeley Park London
-Replacement of two open, non - enclosed steel fire escape staircase with two new open, non-enclosed steel fire escape staircase.

HGY/1992/1364-GTD-10-05-93-Furnival House [007] Cholmeley Park London
-Formation of a grasscrete road.

HGY/1993/0035-GTD-09-02-93-Furnival House [007] Cholmeley Park London
-Details of materials pursuant to conditions 3 & 4 attached to planning permission HGY/45585.

HGY/1994/0789-WDN-25-04-96-Adjacent to Furnival House Cholmeley Park London -Erection of four storey block comprising 6 No. two bedroom flats with basement parking for seven cars and two additional car parking spaces with ancillary amenity space. (AMENDED DRAWINGS SUBMITTED ON 30TH DECEMBER 1994)~

HGY/1994/0976-WDN-12-11-96-Adjacent to Furnival House Cholmeley Park London -Erection of four storey block comprising 8 no. two bedroom flats with present parking for seven cars and two additional car parking spaces with ancillary amenity space. (Duplicate Application).

HGY/1995/0763-WDN-03-01-96-Furnival House [007] Cholmeley Park London -Listed Building Consent for stabilisation works to two walls of enclosed garden.

HGY/1995/1343-GTD-21-05-96-Tennis court site Furnival House Cholmeley Park London -Display of one advertisement at entrance to site.

OLD/1988/0226-GTD-08-12-88-Furnival House [007] Cholmeley Park London -11/8/88 Erection of extension to existing glass house new changing rooms, workspace and offices.

HGY/2008/1185-GTD-28-07-08-The Harrington Scheme Rear of Furnival House, 50 Cholmeley Park Hornsey London -Erection of temporary single storey portacabin building to provide a classroom and an office.

DETAILS OF PROPOSAL

The proposal involves the change of use from halls of residence belonging to the University of Westminster to residential (C3) and conversion of the property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats over lower ground, ground, first, second, third and fourth floors.

The whole sits over a basement carpark accessed via a car lift. All floors other than the fourth are contained within the existing building. The new fourth floor replaces existing brick plant enclosures and a roof access stair housing. The part semi basement will be extended to the full width of the building to provide leisure facilities and two residential units. A new full parking basement will be constructed below this providing 11 car parking spaces with access via a car lift and 15 cycle spaces with access via the car lift, the passenger lift or by stairs and four car parking spaces will be provided externally on surface level. Refuse/re-cycling facilities will be provided at the rear of the site and associated landscaping is also included.

In terms of facing material at the rear elevation the replacement roof structure is to be constructed from the same material as the stepped infill but is also to have a grille to the top of the glazed areas and an overhanging eaves detail to provide shading. The roof will be finished with a single ply membrane.

CONSULTATION

Ward Councillors
Highgate CAAC
The Highgate Society
Conservation Team
46 Cholmeley Park
1-21 © Parklands, Cholmeley Park
12a Parklands, Cholmeley Parklands
Flat 1-6 © Kempton House, Cholmeley Park
55a Cholmeley Park
Flat 1-9 © 55 Cholmeley Park
Flat 1-8 © Elm Court, Cholmeley Park
53 Cholmeley Park
51 Cholmeley Park
8-14 (e) Winchester Place
1-6 © Dukes Head Yard

RESPONSES

Transportation Group

This site is located in an area with medium public transport accessibility level and within a walking distance of the bus route Highgate High street which offers some 40 buses (two-way), to connect with the nearby Archway tube station. We have subsequently considered that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, even without discounting the traffic resulting from the existing hostel use, our interrogation with TRAVL database has indicated that this development, some 4046sqm GFA, would generate some 15 and 8 vehicle movements (in/out of this development combined) during the morning and evening peak hours respectively, using comparable sites (Albion Wharf-SW11, Frazer Close - RM1, Parliament Square-SE1, Watergardens-SM1) as the basis for assessment. These forecasted vehicle movements are more than twice those predicted by the applicant's consultants Ardent Consulting Engineers who used TRICS database instead of the recommended TRAVL data.

Moreover, notwithstanding that this development is within the Archway Road Restricted Conversion Area (Policy HSG11), an area which suffers from heavy on-street parking pressure, the applicant has proposed 15 car parking spaces, including 2 disabled bays and, 15 bicycle racks which shall be enclosed under a secure shelter, as indicated on the Basement Floor Plan No.646-2.00 and in line with the parking standard stated in Appendix 1 of the UDP. There is also the presence of Highgate Hill controlled parking zone which controls on-street car parking at this location and operates from Monday to Friday between 1000hrs and 1200 noon. It is therefore deemed that this development proposal would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads.

The applicant is also retaining the existing access arrangement which enables vehicles including refuse and emergency vehicles to enter and leave the site in forward gear. However, there is the concern with the lack of footway on the western side of the stretch of Cholmeley Park fronting this development. Hence we will ask the applicant to make a financial contribution towards the construction of a footway on this side.

The highways and transportation authority does not object to this application.

Highgate CAAC

Object, while the proposed change of use would on balance be acceptable, the proposed roof level extension would be damaging to the character and appearance of the conservation area

Highgate Society

The society do not oppose subject to the following conditions;

- The footprint of the existing building will not be increased
- There will be no encroachment upon the existing unbuilt areas on the Furnival House site, or the existing tennis courts
- There will be no loss of privacy at present enjoyed by adjoining properties
- There will be no adverse effect resulting from the construction works upon the Highgate Bowl or upon surrounding land and other properties within the conservation areas
- There will be no loss of damage of the existing trees on the site

Conservation Team

A site visit was carried out on the 25th of June 2008 with the conservation officer, planning officer and architects. The conservation team have no objection to the proposed fourth floor, two storeys stepped infill extension and proposed basement excavation because its overall design and scale would not be detrimental to the Highgate Conservation Area. They are satisfied that the existing building will be retained and therefore the appearance unaltered and the two metal staircases together with a large number of svp's removed and internally the entrance hall restored.

Council's arboriculturalist

It is proposed to remove only one tree to facilitate the proposed new development (T38: Sycamore). T38 is located at the rear of the existing building. I have no objection to its removal as a programme of new tree planting will provide adequate replacement trees.

The applicant must provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for approval. This is a requirement of BS 5837: 2005 Trees in relation to construction.

The AMS must cover all works that impact on trees, including the proposed new footpath to be installed east of the building. The TPP must include a specification for protective fencing and ground protection where necessary. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed.

A number of letters of objection received from residents, their comments are as follows;

- Lack of parking will lead to more parking pressures on the road
- They are concerned about the change of use to flats as the previous use did not pose any problems
- The works will involve major excavation works that is too excessive and may lead to drainage problems, landslide and possible subsidence of nearby properties

- The developers have not provided a geological, engineering or any form of report to demonstrate whether or not such a large scale excavation is likely to have an effect on other properties in the vicinity
- Surrounding trees and roots will be affected
- Construction works will affect their amenity
- An additional floor will affect their overall outlook and impinge on their privacy
- An additional floor will be out of keeping with the neighbourhood and surrounding houses and lead to overdevelopment of the site
- They are concerned about the size, depth and footprint of the proposed extensions
- The proposed scheme will have long term environmental impacts
- The additional top floor will lead to a loss of privacy and light to homes
- The proposed leisure facilities may be available for use by the public

- **The neighbour from 1 Kempton House, 52 Cholmeley Park** – Will the property fit in aesthetically with the existing buildings in the street, when will the works begin, how long will the building works last, will work be carried out at weekends,

- **The Harrington Scheme** – do not object subject to the following conditions;
 1. There is no loss of vehicular or pedestrian access to the Harrington Scheme site at the rear of Furnival House throughout the construction period
 2. The current access road from Cholmeley Park to Harrington's site (rear of Furnival House) is maintained.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 15: Planning and the historic environment

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Efficient use of stock

Policy 3A.4 Housing choice

Policy 3A.8 Negotiating affordable housing in individual private residential and mixed-use schemes

Policy 4B.3 Maximising the potential of sites

Policy 4B.6 Sustainable design and construction

Policy 4C.21 Design statements

Policy 6A.5 Planning obligations

Adopted Unitary Development Plan, 2006

G2 Development and Urban Design
UDI Planning Statements
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
M10 Parking for Development
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG4 Affordable Housing
HSG9 Density Standards
HSG10 Dwelling Mix
M10 Parking for Development

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes
SPG2 Conservation and Archaeology
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
SPG7a Parking Standards
SPG8b Materials
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG 10b Affordable Housing
SPG 10c Educational Needs Generated by New Housing Development

SPG 3.5 - Highgate Bowl – in Highgate Conservation Area (1999) -

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed scheme does raise a number of issues and these can be considered under the following headings;

1. Principle of a residential use
2. Design and bulk of the proposed extensions and alterations
3. Landscaping
4. The layout/ standard/ mix of accommodation of the proposed residential units,
5. Impact on residential amenity
6. Transport Assessment
7. Waste Disposal
8. Sustainability & Environmental Issues

9. Affordable Housing
10. Planning Obligations/ Section 106

1. Principle of a residential use

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The change of use of the site to residential will mean the loss of the halls of residence as the University of Westminster are providing replacement purpose built student accommodation elsewhere within London.

The proposal accords with the aim of Policy HSG 2 in that the building has not been in B1, B2 or B8 use, a change of use is therefore allowed. Additionally the site does not lie within a Defined Employment Area and there will be no adverse impact on the local environment. It is located within an established residential area and close to a number of public transport facilities. Residential development is considered appropriate for this site and to be in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

It is considered that internal alterations would be required for the conversion/modernisation of the building but care will be taken to preserve the main reception rooms

2. Design & Bulk of the Proposed Extensions and alterations

The proposed fourth floor will be approximately the same height as the existing structures. It will be set back from the main facade at the front by 3.5m, 2.4m at the side elevation and 7.7m from the rear elevation. The footprint of the fourth floor unit will have a recessed area on the front elevation to provide additional amenity space. The additional floor will be well set back and not visible from the ground.

The proposed second floor and third floor infill extension will both be stepped back at 5.5m from the rear boundary line, and provide terraces with balustrades for the second and third floor flats. Again it will not be visible from the ground.

The proposed infill and replacement roof structure although modern in style it will compliment the existing building and not detract from it as the main building will be left dominant in its setting.

The existing lower ground will be extended to the full width of the building to accommodate a swimming pool, two units and additional leisure facilities and further excavation will be carried out below to provide a car park. The proposed basement excavation will not raise any specific planning issues.

Overall the existing footprint of the building will remain the same, the extensions including the basement in relation to its scale and style will not be detrimental to the Highgate Conservation Area or intrude on the character of the Highgate Bowl. The removal of the unsightly staircase will further enhance the building and the preservation of the walls, arches and gate and restoration of the entrance hall will preserve the character of the conservation area.

3. Landscaping

The site is well covered with existing trees and landscaping. A tree report has been submitted with the scheme that discusses the impact of the scheme on existing trees and how protection of retained trees during the development stage will be implemented. It is proposed that only one existing tree is removed, but that other semi mature trees are planted to replace it. The tree is located to the immediate rear of the building. Alex Fraser the arboriculturalist comments are as follows;

It is proposed to remove only one tree to facilitate the proposed new development (T38: Sycamore). T38 is located at the rear of the existing building. I have no objection to its removal as a programme of new tree planting will provide adequate replacement trees.

4. Layout / standard & mix of Residential Accommodation

As discussed above the residential accommodation will consist of 15 self contained units on lower ground, ground, first, second, third and fourth floors. The lower ground floor will consist of 2 units comprising of 1 x one bed (121.2sqm) and 1 x 2 beds (153.1sqm). The ground floor will consist of four units comprising of 4 x 2 beds ranging from 116.9sqm to 153.3sqm. The first floor will consist of four units comprising of 4 x 2 beds ranging from 137.5sqm to 136.2sqm. The second floor will consist of two units comprising of one 2/3 bed (260.9sqm) and one 3/4 bed (295.6sqm). The third floor will consist of two units comprising of one 2/3 bed (245.5sqm) and one 3/4 bed (278.5sqm) and the fourth floor will comprise of 1 x 4 bed (272.1sqm). All of the unit sizes and room sizes are consistent with the floor space minima identified in SPG 3a. The rear facing units on first, second, third and fourth floor will have generous size terraces.

In terms of the dwelling mix policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough. The recommended mix for private market housing is set out in SPG3a and requires a dwelling mix of 37% -1 bedroom units, 30% -2 bedroom units, 22% - 3 bedroom units and 11% 4 bedroom units.

The proposed development will consist of 1 x one bed (13.4%), 9 x two bed (46.6%) and 3 x three/four beds (40%) units. On balance the proposed mix is considered acceptable.

5. Impact on Residential Amenity

The proposed fourth floor and the stepped infill extension is set well back and not visible from ground level. It will be visible from the rear windows on the upper floors of the residents living in Parklands, Cholmeley Park, as Furnival House is on a much higher level. It is considered however due to the overall set back of the proposed extensions the proposal will not have a detrimental affect on their amenities. **N.B** The distance between the habitable room windows of the houses in Parklands that face the proposed windows at the rear elevation of the application site meets the standards set out in SPG 3b.

Overall the scheme has been designed with sensitivity to minimise overlooking/ undue loss of privacy of neighbouring occupiers.

The scheme will also provide new tree planting at the rear to provide more screening to residents living in Parklands.

6. Transport Assessment

Parking for the proposal is in the proposed basement car park which will accommodate 11 cars and there will also be cycling racks. The cars will access the parking court by means of a car lift. The scheme will also include 4 car parking spaces on surface level. Transportation comment;

This development is within the Archway Road Restricted Conversion Area (Policy HSG11), an area which suffers from heavy on-street parking pressure, the applicant has proposed 15 car parking spaces, including 2 disabled bays and, 15 bicycle racks which shall be enclosed under a secure shelter, as indicated on the Basement Floor Plan No.646-2.00 and in line with the parking standard stated in Appendix 1 of the UDP. There is also the presence of Highgate Hill controlled parking zone which controls on-street car parking at this location and operates from Monday to Friday between 1000hrs and 1200 noon. It is therefore deemed that this development proposal would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads and also no residents will be entitled to apply for a residents parking permit under the terms of relevant TMO controlling on – street parking in the vicinity of the development.

The applicant is also retaining the existing access arrangement which enables

vehicles including refuse and emergency vehicles to enter and leave the site in forward gear. However, there is the concern with the lack of footway on the western side of the stretch of Cholmeley Park fronting this development. Hence we will ask the applicant to make a financial contribution towards the construction of a footway on this side.

The highways and transportation authority does not object to this application.

7. Waste Disposal

The design for refuse and recycling storage and collection is based on using a new storage point to the rear of the site in approximately the same location as existing facilities. Collection from this area will be as existing.

8. Sustainability & Environmental Issues

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into schemes of this nature. A sustainability checklist has been submitted with this application which refers to a number of sustainability measures;

The existing building will be reused and redeveloped. Higher levels of insulation and building efficiency anticipated.

The proposal will provide cycle storage, charging points for electric cars, and a centralised boiler plant will be in place in the basement.

There will be no disturbance from pollutants, all lighting will be low level and no glare is anticipated. The land is unlikely to be polluted given its current and historic use.

Water conservation cylinders will be used as rainwater harvesting is not possible due to limited external space and tree root protection area.

New tree screening is proposed as one tree will be removed. A landscape scheme and tree report is submitted.

Provision will be made for natural wildlife.

Provision of recycling storage.

The proposal will enhance the character and appearance of the conservation area.

Some sustainability measures have been made however a site wide energy assessment alongside an energy statement was not submitted with the scheme.

9. Affordable Housing

Policy HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%.

Whilst in most cases Affordable Housing, as part of a S 106 Agreement, is located on the application site, there is provision in SPG 10b to allow for a commuted sum to be paid in lieu of the non provision of affordable units on site. This money can be used by the Council to assist in providing affordable housing at another site.

The reason why this was considered the preferred option at Furnival House are;-

- (1) If it were a demolition and newbuild scheme, it might be more straightforward to provide affordable housing within say one wing of a new build development. However, the current application is essentially conversion of the existing building plus roof and basement extensions.
- (2) The applicants have submitted an economic viability assessment based on the 'Three Dragons Toolkit' which is a GLA-approved London-wide method of assessing viability of affordable housing schemes. This has concluded that, due to the high costs of conversion of the existing building, to provide affordable housing on the site, would not be viable.

(3) The Councils 'Housing Enabling' Team consider that in this case there would be greater overall benefit for the Council from a commuted sum towards the provision of affordable units within the borough, rather than try and get a very small number of affordable housing units on the site at Furnival House.

10. Planning Obligations/ Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

Education Contribution

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £120,000.

Affordable Housing

The applicant has agreed to make a financial contribution of £1.320, 000 towards the provision of affordable housing in the borough.

Transportation contribution

The applicant has agreed to contribute a sum of £50,000, towards the construction of a footway on the western side of this stretch of Cholmeley Park and/or providing alternative walking improvement measures. To improve the conditions for pedestrians at this location.

The applicant has also agreed to enter into a S.106 agreement that "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development' to contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recovery/administration costs.

The applicant has agreed to a contribution of £14,000 toward recovery costs/administration.

SUMMARY AND CONCLUSION

The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally is considered acceptable for the following reasons;

The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the

proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents. The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.

The proposed development is therefore considered to be in accordance with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD7 Waste Storage, M10 Parking for Development, CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG 10 Dwelling Mix, HSG1 New Housing Developments and the Councils SPG1a Design Guidance and Design Statements, SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes, SPG2 Conservation and Archaeology, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG7a Parking Standards, SPG10a The Negotiation, Management and Monitoring of Planning Obligations, SPG 10b Affordable Housing SPG 10c Educational Needs Generated by New Housing Development.

It is therefore appropriate to recommend that planning permission be granted subject to the following conditions and agreement.

RECOMMENDATION 1

The Planning Committee is recommended to **RESOLVE** as follows:

1. That planning permission be granted in accordance with Planning application no. HGY/2008/1432, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a financial contribution of £1,320,000 toward the provision of Affordable Housing within the Borough; £120,000 toward educational facilities within the Borough; a contribution of £50,000 towards Transportation/highway infrastructure within the Borough; a contribution of £1,000 towards the amendment of the Traffic Management Order for designation of a car-free development and a contribution of £14,000 for recovery/administration costs.

2. That the Agreement referred to in resolution (1) above is to be completed no later than 23 September 2008 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2008/1432 be refused for the following reason:

The proposal fails to provide an Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 10c 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan.

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/1412 and drawing No. (s) 646-1.001 - 646-1.003, 646-2.001 – 646-2.015, 646-3.001 - 646—3.002, 646—3.010, 646-4.001 – 646-4.005, 646-4.010,

for the following reason:

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix' and M10 'Parking for Development' of the Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

Subject to the following conditions:

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

3. Samples of all 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.

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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provisions: New replacement specimens of a similar type to those trees to be removed.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of the visual amenity of the area.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. A method statement with drawings at a scale of not less than 1:200 shall be submitted to show (a) construction details for the proposed basement excavation and (b) measures to deal with the groundwater on the site, and its immediate surroundings.

Reason: In order that the Council may be satisfied as to the potential effects of the basement construction both on the existing building fabric, and on the local hydrogeology.

9. The applicants submits details of the routing/management of the construction traffic to the transportation planning team, for approval.
Reason: To minimise the impact of the movements of the associated construction vehicles, on the adjoining roads.

10. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

11. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.
Reason: To prevent the increased risk of flooding.

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

13. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

14. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

15. The applicant must provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for approval. This is a requirement of BS 5837: 2005 Trees in relation to construction. The AMS must cover all works that impact on trees, including the proposed new footpath to be installed east of the building. The TPP must include a specification for protective fencing and ground protection where necessary. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed.

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

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

REASONS FOR APPROVAL

The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally is considered acceptable for the following reasons;

The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents.

The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.

The proposed development is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', HSG2 'Change of Use to Residential', HSG4 'Affordable Housing', HSG 10 'Dwelling Mix', HSG1 'New Housing Developments' and the Councils SPG1a 'Design Guidance and Design Statements', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG 10b 'Affordable Housing' and SPG 10c 'Educational Needs Generated by New Housing Development' of the Haringey Unitary Development Plan.