

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON MONDAY, 23RD OCTOBER, 2017, 7.10 - 9.00 pm

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, David Beacham, John Bevan, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

90. FILMING AT MEETINGS

Noted.

91. PLANNING PROTOCOL

Noted.

92. APOLOGIES

Apologies for lateness were received from Councillor Doron.

93. URGENT BUSINESS

None.

94. DECLARATIONS OF INTEREST

None.

95. MINUTES

RESOLVED

- That the minutes of the Planning Committee held on 31 July 2017 be approved.

96. PLANNING APPLICATIONS

Noted.

Clerks note – the Chair varied the order of the agenda to consider item 9, 35 Maidstone Road, before item 8, land at Plevna Crescent. The minutes follow the order of the agenda.

97. HGY/2017/2036 - LAND REAR OF PLEVNA CRESCENT N15 6DW

The Committee considered an application for the erection of 72 residential units in four buildings ranging from 5 - 6 storeys, comprising of 20 x 1 bed flats, 34 x 2 bed flats, 14

x 3 bed flats and 4 x 4 bed flats; including 29 parking spaces at semi-basement level, 130 bicycle spaces and associated infrastructure and landscaping scheme together with the regeneration and enhancement of the existing ecological corridor.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- It was the responsibility of the applicant to establish an educational trust as part of the Section 106 agreement, and to put forward a management plan for this. The Applicant added that he would not be able to commit to any suggestions of using established trusts, but that he would take the comments on board.
- The Section 106 agreement requested financial contribution towards the design and consultation of a CPZ scheme, should one be required in the future. A parking assessment had been carried out in Plevna Crescent and it was found that spaces were available at times when residents would be expected to be at home.
- The disabled spaces would be accessible by a lift into the car park. The number of disabled units was conditioned at 6 units (10% of each tenure), and spaces would have to be provided for each of those units. Where these units were not sold as disabled units, the spaces could be reallocated. The Parking Management Plan could be used to manage these spaces, and ensure that any reallocation of disabled spaces would be done on a temporary basis.

Councillor Bevan moved that a condition be added to the application regarding the disabled spaces would only be reallocated to non-disabled users on a temporary basis. The Committee agreed with this.

The Chair moved that the application be granted, with the addition of the above condition, and following a vote it was:

RESOLVED that

- i) The Committee GRANT planning permission and that the Head of Development Management be authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- ii) Delegated authority be granted to the Head of Development Management or the Assistant Director Planning 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.
- iii) The section 106 legal agreement referred to in resolution (i) above is to be completed no later than 11th November 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and

- iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Standard timeframe 3 years
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) Approved drawings and supporting documents
The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Plans:

210_PLN_001 RevA, 210_PLN_010 RevA, 210_PLN_030 RevA, 210_PLN_031 RevA, 210_PLN_100 RevA, 210_PLN_101 RevA, 210_PLN_200 RevA - 210_PLN_206 RevA inclusive, 210_PLN_210 RevA, 210_PLN_220 RevA - 210_PLN_226 RevA inclusive, 210_PLN_230 RevA - 210_PLN_236 RevA inclusive, 210_PLN_240 RevA, 210_PLN_300 RevA - 210_PLN_303 RevA inclusive, 210_PLN_305 RevA, 210_PLN_306 RevA, 210_PLN_310 RevA, 210_PLN_311 RevA, 210_PLN_350 RevA, 210_PLN_351 RevA, 210_SCH_900_170620_Capacity Schedule

Supporting documents:

Construction Management Plan by Paul Mews Associates and dated June 2017, Delivery and Service Management Plan by Paul Mews Associates and dated June 2017, Design and Access Statement by Ayre Chamberlain Gaunt and dated 20.06.17, Energy and Sustainability Strategy by Method LLP and dated May 2017, Preliminary Thermal Comfort Analysis by Method LLP and dated May 2017, Briefing Note: Autumn 2013 Bat Surveys, Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates and dated May 2017, Train Induced Noise and Vibration Assessment Report by Hann Tucker Associates and dated March 2017, Consultation Statement by The Chine Consultancy Advice Ltd and dated June 2017, Daylight and Sunlight Report by Waldrams and dated May 2017, Specification for Soft Landscape Works and Management Plan by Open Spaces and dated June 2017, Preliminary Ecological Appraisal by Open Spaces and dated June 2017, Strategy for Play by Open Spaces and dated May 2017, Arboricultural Impact Assessment by Open Spaces and dated May 2017, Landscape and Ecological Enhancements with associated drawings by Open Spaces and dated June 2017, Transport

Statement by Paul Mew Associates and dated June 2017, Planning Statement by D. Rose Planning LLP and dated June 2017, Preliminary Ground Level Bat Roost Assessment of Trees and Bat Activity Surveys by Middlemarch Environmental and dated June 2017, Flood Risk Assessment Rev B by JNP Group and dated May 2017, Technical Note subject 'Overheating Strategy: Response to Planning Officer' by Method LLP and dated 18/08/17, Air Quality Assessment by Waterman Infrastructure and Environmental Ltd and dated September 2017, Outline Fire Safety Strategy by International Fire Consultants Ltd and dated September 2017, Cladding Supporting Statement prepared by Ayre Chamberlain Gaunt and dated 03/10/17

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

3) Materials to be approved

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 timber shingle panels, window frames, balcony balustrades, and a roofing material sample combined with a schedule of the exact product references and large scale details of key building junctions.

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 consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4) Revised CMP and CLP

The developer's appointed contractor will be required to develop a revised Construction Management Plan (CMP) and Construction Logistics Plan (CLP) in consultation with Homes for Haringey and the Council's Highways Team to ensure that the impacts generated by construction traffic on residents and the structure/surface of the carriage way are mitigated. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on A10 High Road, A503 Seven Sisters, St Ann's Road and Plevna Crescent is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods. The developer must not commence works on site until the CMP has been approved any complementary works agreed as part of the CMP is implemented.

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

- 5) Homes for Haringey access and highways improvement:
The Developer will be required to secure access by-way of agreement with Homes for Haringey (Councils Property service) and submit a scheme of highways improvement for the access to the site including pedestrianisation of the pedestrian access, improvement works, temporary to facilitate construction access and a scheme of improvements post construction including remedial works along the carriageway. Details of both scheme should be submitted and approved before development commences onsite and the agreed scheme must be implemented before the development is occupied.

Reason: To improve access to the site and enable the free flow of traffic along, Plevna Crescent and to safeguard the integrity of the public non-adopted highways and to ensure that the development has adequate access, in order to facilitate effective access to and from the development.

- 6) Site parking management plan
Prior to occupation of the development hereby approved, an onsite Parking Management Plan shall be submitted to and approved by Local Planning Authority. The agreed plan shall be implemented prior to first use of the approved car parking area and permanently maintained during its operation. The plan must include details on the allocation of parking spaces and management of onsite parking spaces in order to maximise use of public transport with parking to be allocated to family disable units and family units first.

Reason: To comply with the Policy DM32 of the Development Management, DPD.

- 7) Cycle parking design
Prior to the commencement of the development hereby approved, the exact type and arrangement of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority. A minimum 5% of cycle spaces shall be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the 2016 London Cycle Design Standards document should be followed. The approved details shall be retained as agreed thereafter.

Reason: In accordance with Policy 6.3 of the London Plan.

- 8) Electric charging facilities
Prior to occupation of the development hereby approved, the proposed car parking spaces must include provision for electric charging facility in line with the London Plan; 20% active and 20% passive provision for future conversion.

Reason: To provide residential charging facilities for electric vehicles and to promote travel by sustainable modes of transport consistent with Policy 6.13 of the London Plan.

9) Waste Management

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

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

10) Network Rail

Prior to the commencement of the development hereby approved, a Risk Assessment and Method Statement for excavations, foundations, piling, scaffold use, construction methods, and all other activity adjacent to Network Rail land, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail.

Reason: In order to ensure the safe operation of the railway and the protection of Network Rail's adjoining land.

11) Piling method statement

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The developer is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

12) Construction hours

The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800

hours or after 1300 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 consistent with Policy DM1 of the Development Management DPD 2017.

13) Tree protection fencing and ground protection

No development shall start until tree protection fencing and ground protection is installed as indicated on the approved drawings and within the approved Tree Protection Plan and under the direct supervision of the Arboricultural consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

14) Bat and bird boxes

No later than 3 months after construction works have completed, details of integrated bat and bird boxes, including attachment positions on any buildings, shall be submitted to and approved by the Local Planning Authority. Once installed these measures shall be maintained in perpetuity and, if necessary, replaced as approved.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity in accordance with Policies 5.3, 5.9, and 5.11 of the London Plan 2016 and Policies SP5 and SP13 of the Local Plan 2017.

15) Construction Environmental Management Plan

Prior to the commencement of the development hereby approved, details of a Construction Environmental Management Plan shall be submitted to and approved by the Local Planning Authority to avoid, minimise or mitigate any construction effects on the environment and surrounding community. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the designated SINC environment and to comply with Policy DM21 of the Development Management DPD 2017 and Policy 7.19 of the London Plan 2016.

16) Living roof details to be approved

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

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2016, Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017, and Policy DM21 of the Development Management, DPD 2017.

17) External lighting

No external illumination shall take place other than in accordance with a detailed lighting scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

Reason: To ensure that any external lighting has regard to the visual amenity, biodiversity concerns of the area, Network Rail track safety and amenities of surrounding properties.

18) Drainage

No development shall commence until a scheme of surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. Also to be included for review:

- Detailed design drawings;
 - A plan showing the exceedance route of the overland flow of water should the site be overwhelmed;
 - An appropriate maintenance regime for all works proposed;
 - Details of the back-up system should the underground car park pump system fail;
 - Confirmation that Thames Water have agreed connection to their network
- The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

19) Combustion and Energy Plan

Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The

boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality

20) Chimneys

Prior to installation details of all the chimney heights calculations, diameters and locations will be required to be submitted for approval by the LPA prior to construction.

Reason: To protect local air quality and ensure effective dispersal of emissions.

21) Contaminated land 1

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.
- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

5.21 of the London Plan 2016 and Policy DM23 of The Development Management DPD 2017.

22) Contaminated land 2

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

23) Non-road mobile machinery

No works shall commence on the site at the demolition (including ground preparation works) and construction phases until all plant and machinery to be used at each phase has been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

24) Non-road mobile machinery inventory

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

25) Secured by Design certification

The development hereby approved shall be designed to Secured by Design compliance. Prior to occupation, confirmation of the final certification shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards for the physical protection of the building and its occupants, and to comply with Policy SP11 of the Local Plan 2017 and Policy DM2 of the Development Management, DPD 2017.

26) Confirmation of achieving energy efficiency standards and carbon reduction targets

The development must deliver the energy efficiency standards (the Be Lean) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017.

The development shall then be constructed and deliver the U-values set out in this document. Achieving the agreed carbon reduction of 5.89% beyond BR 2013. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority within at least 6 months of completion on site for approval. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The developer must allow for site access if required to verify measures have been installed.

If the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with Policy 5.2. of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

27) CHP and boiler facility

The development must deliver the heating infrastructure standards (the Be Clean) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017 (40 kW thermal output CHP unit is proposed, with 94.7% efficient gas boilers acting as a backup).

Details of the site CHP and back up boiler facility and associated infrastructure shall be submitted which will serve heat and hot water loads for all for all residential units and commercial units on the site.

This shall be submitted to and approved in writing by the Local Planning Authority months prior to any works commencing on site. The details shall include:

- a) location of the single energy centre which is sized for all required plant;
- b) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);

- c) flue arrangement;
- d) operation/management strategy;
- e) the route and connections from the energy centre into all the dwellings and the community centre;
- f) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link); and
- g) evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Ban B. A CHP information form must be submitted.

The CHP and back up boiler facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with Policy 5.7 of the London Plan 2016, SP4 of the Local Plan 2017, and Policy DM22 of the Development Management, DPD 2017.

28) Back-up boilers

That all gas boilers installed across the development have a minimum SEDBUK rating of 94%. The developer will demonstrate compliance by supplying installation specification post construction. Once installed they shall be operated and maintained as such thereafter.

Reason: To comply with Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

29) PV Solar Panels

The developer will install the renewable energy technology (PV Solar Panels) as set out in the Energy Strategy, by Method LLP, Revision P3, dated 22 June 2017.

The developer will deliver no less than 310 m² of solar PV panels, generating 48 kWp, with 160no. 300W panels. The figure of 43.2 kWp is reduced from a peak output of 48 kWp due to the orientation of the panels, with south-facing panels achieving 96% efficiency, and north-facing panels achieving 82% efficiency. It is anticipated that 70% of the available roof area on south-facing pitches is available for a 10 pitched PV array, and 75% of available roof area on north-facing pitches is available for horizontally-mounted panels.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

The Council should be notified if the developer alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.

The equipment shall be maintained as such thereafter. Confirmation of the area of PV, location and kWp output must be submitted to the local authority within at least 6 months of completion on site for approval and the developer must allow for site access if required to verify delivery.

Reason: To comply with Policy 5.7. of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

30) Home Quality

The developer must deliver a sustainability assessment for the residential portion of the application achieving rating of Home Quality mark level 4 for all units on the site. The units must be constructed in accordance with the details required to achieve Home Quality mark level 4 and shall be maintained as such thereafter. A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval.

In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with Policies 5.1, 5.2, 5.3 and 5.9 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

31) Overheating

Prior to the commencement of the development hereby approved, the developer will submit and have approved in writing by the Local Planning Authority an overheating model and report. The model will assess the overheating risk (using future weather temperature projections), and report will demonstrate how the risks have been mitigated and removed through design solutions.

This report will include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The report will include the following:

- the standard and the impact of the solar control glazing;
- that there is space for pipe work and that this is designed in to the building to allow the retrofitting of cooling and ventilation equipment;
- that all heating pipework is appropriately insulated;
- that passive cooling and ventilation features have been included; and
- highlight the mitigation strategies to overcome any overheating risk.

Air Conditioning will not be supported unless exceptional justification is given.

Once approved the development shall be constructed in accordance with the details so approved, be operational prior to the first occupation and shall be maintained as such thereafter. No change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

32) Accessible dwellings

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and the London Plan 2016 Policy 3.8.

33) Wheelchair unit provision

At least 10% of all dwellings within each tenure type shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2017 Policy SP2 and the London Plan Policy 3.8.

34) Central satellite dish

Notwithstanding the provisions of Class H or Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

35) Sound insulation

Prior to commencement details of sound insulation shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of future occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

36) Retention of architect

The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with SP11 of the Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

Informatives

INFORMATIVE: This permission is governed by a section 106 legal agreement pertaining to the provision of affordable housing, preparation of a travel plan with associated financial contributions, financial contribution towards amendment of traffic management order, financial contribution towards creation of controlled parking zone, payment of carbon off-setting contribution, membership with Considerate Contractors Scheme, commitment to partake in the Haringey Employment Delivery Partnership, and the establishment of a financially supported Educational Trust (or other appropriate trust) to restore, preserve and manage the site's ecological area.

INFORMATIVE: 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: The developer is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £283,811.85 ($6,390 \text{ m}^2 \times £35 \times 1.269$) and the Haringey CIL charge will be £104,284.80 ($6,390 \text{ m}^2 \times £15 \times 1.088$). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index

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

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the developer should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without

a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

INFORMATIVE: Thames Water will aim to provide customers with a minum 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.

Section 106 Heads of Terms:

- 1) Affordable Housing – **20% by habitable room**. The nominated units are to be agreed between the RP and Council.
- 2) Viability review mechanism should the proposal not be implemented within **18 months** of the date of decision.
- 3) Viability review mechanism at the point of sale/rent of 75% of the private market units.
- 4) Amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development to preclude the issue of on-street residential parking permits within any current or future Controlled Parking Zone (CPZ) to future occupiers of the land. The developer must contribute a sum of **£2000 (two thousand pounds)** towards the amendment of the TMO.
- 5) A residential travel plan need to include the following measures to be included in order to maximise the use of public transport:
 - a. The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives.
 - b. Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
 - c. Establishment or operate a car club scheme, which includes two years' free membership for all new residents and **£50.00 (fifty pounds in credit)** per year for the first 2 years.
 - d. Erection of Travel Information Terminals at strategic points within the development.
 - e. The developers are required to pay a sum of, **£3,000 (three thousand pounds)** per travel plan for monitoring of the travel plan initiatives.
- 6) Developer financial contribution of **£25,000 (twenty-five thousand pounds)** towards CPZ design and consultation for the roads to the south of the site which are currently suffering from high car parking pressures.

- 7) Participation in the Jobs for Haringey Initiative to provide:
 - a. Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
 - b. That 20% of these local workforce shall undertake appropriate training;
 - c. To assist local suppliers and businesses to tender for works as appropriate;
 - d. To provide the Council with information to enable the effective implementation of the above;
 - e. All the above are to be followed unless practical considerations dictate otherwise
 - 8) Developer financial contribution of **£109, 836 (one hundred and nine thousand, eight hundred and thirty six pounds)** toward addressing the unachieved carbon reduction targets, to be paid upon the implementation of the planning permission.
 - 9) Considerate Contractors Scheme
 - 10) Transfer the ecological land to separate ownership of an Educational Trust or Other Appropriate Trust and enter into a Deed of Covenant with that Education Trust or Other Appropriate Trust in a form to be agreed and approved by the Council covenanting to meet any management costs, relating to the management of the ecological land, with such fees to be agreed on an annual basis to be determined by an independent surveyor and reviewed every 5 years. A SINC review will be carried out by an independent third party to produce an evidence base for the grading of the improved space and provided to Council with the first 5 year review from above.
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- v) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
 1. In the absence of a legal agreement securing the provision of onsite affordable housing, and in the absence of a legal agreement to review the provision of affordable housing in 18 months, the scheme would fail to foster balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to Policy 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017, and Policy DM13 of the Development Management, DPD 2017.
 2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and address parking pressures, would significantly exacerbate pressure for on-street parking spaces in general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, Policy 7.9 of the Local Plan 2017, Policy DM31 of the Development Management DPD.

3. The proposed development, in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal would be contrary to Policies SP8 and SP9 of the Local Plan 2017.
 4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.
 5. The proposed development, in the absence of a legal agreement to establish the means to restore, preserve, and manage the ecological area that forms part of this site, is unacceptable development on this SINC and ecological corridor. As such, the proposal would be contrary to Policy SP13 of the Local Plan 2017 and Policy DM9 of the Development Management DPD.
- vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- i. There has not been any material change in circumstances in the relevant planning considerations, and
 - ii. The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (2) above to secure the obligations specified therein.

98. HGY/2017/0035 - 35 MAIDSTONE ROAD N11 2TR

The Committee considered an application for the demolition of existing vacant property and construction of 6 no. self-contained residential units with associated cycle storage, communal garden and one car parking space.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

Two residents addressed the Committee to outline their objections to the application, which are summarised as follows:

- There had been complaints from a number of local residents who were opposed to the application.

- The documentation provided was not sufficient, and it was not clear on whether the head height would meet the minimum standards, especially in the roof space.
- The basement was unprecedented for the area, and could potentially cause subsidence issues and damage to nearby buildings.
- The style of the building was not in keeping with neighbouring properties, and the balconies along with the reduction in the size of the fencing would lead to neighbouring properties being overlooked.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The London Plan specified that there should be a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling, and it was considered that this proposal met that requirement. There would be some areas in the roof apartment where the ceiling height was lower than standard, but this would be balanced out by the areas where the ceiling height exceeded the minimum standard.
- The usual procedure for allocating parking spaces was that it would first be used for a disabled space. If this was not required, it would then be allocated to the largest apartment within the property.
- Residents of the new properties would not be entitled to apply for a residential parking permit, but would be eligible to purchase visitors permits. The s106 agreement included a clause which would prevent any future residents applying for a permit.
- The building control team were satisfied that there had been a thorough assessment of the impact of the basement.
- Although there was not private amenity space for each of the apartments, there would be a large communal garden which would provide amenity space for all residents.

The Applicant's agent made a short statement in response to the objections and the questions asked by the Committee. He informed the Committee that the architecture on Maidstone Road was a mixture of different styles, and that the development would provide a 3 bedroom apartment to replace the loss of the current property, along with a further 5 apartments. There would be no overlooking neighbouring properties, as any overlooking windows would be fixed and obscured. He added that the applicant would be happy to continue working with the Council's Design Officers with regard to the materials used on the building, however he would not withdraw the application as it had already been amended in line with comments made by the Planning Service. In response to questions from the Committee, he explained that in order to make the project viable, 6 apartments were required which made the basement essential.

Councillor Bevan suggested a motion that the application be deferred and referred to the Quality Review Panel, and only returned to the Committee once it had received the full approval of the Design Officer. Emma Williamson, Assistant Director for Planning, advised that this would not be a good course of action to take due to the applicant's agent indicating that he would not want to engage further in terms of changing the application.

Councillor Bevan then suggested a motion that the application be refused on the grounds of design, overdevelopment and parking. Councillor Blake seconded the

motion. Dean Hermitage, Head of Development Management, advised that there were not strong enough grounds for refusal on the basis of parking and overdevelopment, but that based on the issues raised by the Committee during the discussion of the application, there could be grounds for refusal on the design of the application. The following wording was suggested:

“The proposed development by reason of its detailed design and appearance would detract from and result in harm to the character and visual amenities contrary to policies SP11 of the Local Plan, DM1 of the Development Management DPD, and 7.4 and 7.6 of the London Plan”.

The Chair also added that the quality of the accommodation was also an issue, and wished to add this to the motion to refuse the application. Councillor Waters seconded this.

The Chair moved that the application be refused on this basis, and following a vote it was:

RESOLVED that the application be refused by reason of

- 1. The proposed design, by reason of its detailed design and appearance, would detract from and result in harm to the character and visual amenities of the area, contrary to policy SP11 of the Haringey Local Plan 2013, policy DM1 of the Development Management DPD 2017, and policies 7.4 and 7.6 of the London Plan 2016; and**
- 2. The proposed development would include units with no private amenity space, which would not represent a good quality residential environment. This is contrary to policy DM1 of the Development Management DPD and the London Housing SPG 2016.**

99. UPDATE ON MAJOR PROPOSALS

Councillor Bevan requested that Officers investigate the installation of disabled telephone kiosks as he had been informed that there would be a borough-wide installation.

RESOLVED that the report be noted.

100. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

RESOLVED that the report be noted.

101. NEW ITEMS OF URGENT BUSINESS

None.

102. DATE OF NEXT MEETING

13 November 2017

CHAIR: Councillor Natan Doron

Signed by Chair

Date