

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 18TH DECEMBER, 2017, 7.00 -
8.25 pm**

PRESENT:

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

140. FILMING AT MEETINGS

Noted.

141. PLANNING PROTOCOL

Noted.

142. APOLOGIES

Apologies for absence were received from Councillor J Mann.

143. URGENT BUSINESS

None.

144. DECLARATIONS OF INTEREST

None.

145. WESTBURY COURT, 435 LORDSHIP LANE, N22 5DH

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme.

The Committee noted the following response to their comments and questions:

- A public consultation had been arranged, with 6000 leaflets distributed – 16 members of the public attended. Four people had attended the Development Management Forum, and negotiations had been generally supportive.
- The building would be six storeys high, with the top two floors stepped back from the front of the building.
- Part of the site was PTAL 3 & 4, and it was intended that the development would have 10% parking – for wheelchair and family units.

Councillor Bevan requested that officers include information on play space, ceiling height, layout of kitchen / diners and sound insulation standards in the application report to the Committee.

The Chair thanked all for attending.

146. SW PLOT HALE VILLAGE FERRY LANE LONDON N17 LONDON

The Committee considered an application for a mixed use development ranging from 11 to 33 storeys comprising 1,588sqm commercial space (flexible A1/A3/A4/B1/D1 uses), 279 residential units including affordable housing, together with roof garden and associated landscaping, the provision of basement car parking, bicycle spaces, associated plant including building maintenance unit and internal refuse storage at Plot SW, Hale Village.

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:

- There would be 12 parking spaces for standard units (251) and 24 accessible parking spaces. There would be overspill parking across the overall development.
- The site had been identified for development of a tall building, and the building had been designed to be in-keeping with the rest of the masterplan.
- It was anticipated that there would be more family units in other sites within the masterplan site – this building had been identified as more appropriate for one and two bed properties.
- It was decided that it would not be appropriate to have balconies on the northern and eastern elevation, and so internal amenity space would be provided for those properties. There would not be any projecting balconies on the higher floors, these would all be recessed.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

- i) That the Committee resolve to GRANT the application, taking account of the information set out in the Environmental Statement, and that the Head of Development Management is given delegated authority to issue the planning permission subject to the conditions and informatives set out in the Appendices of this report, subject to the prior completion of a Legal Agreement to secure the obligations set out in the Heads of Terms below and subject to referral to the Mayor for London.
- ii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 31st December 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

- iii) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions; and
- iv) That delegated authority be granted to the Assistant Director of Planning / Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

CONDITIONS

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

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

GWT-HBA-00-XX-DR-A-PL-0000, 0001, 0002, 0005, 0101; GWT-HBA-00-ZZ-DR-A-PL-0003, 0004, 0102, 0104, 0105, 0107, 0200, 0201, 0202, 0203, 0204, 0205, 0300, 0301; GWT-HBA-00-B1-DR-A-PL-0100, GWT-HBA-00-11-DR-A-PL-0103, GWT-HBA-00-33-DR-A-PL-0106 (all drawings Rev. P1); 000(90)L0001, 000(90)L0021, 000(91)L0001, 000(94)0001.

Supporting documents also approved:

Design and Access Statement June 2017, Design and Access Statement Addendum August 2017, Energy Strategy Version 6.0 September 2017, Overheating Study Version 3.0 August 2017, Car Parking Management Plan September 2017, Delivery and Servicing Management Plan June 2017, Framework Construction Logistics Plan June 2017, Framework Travel Plan June 2017, Piling Method Statement Revision 2 June 2017, Environmental Statement Volume 1 June 2017, Environmental Statement Non-Technical Summary June 2017, Archaeology and Heritage Desk Base Assessment June 2017, Planning Statement June 2017, Noise and Vibration Report 1.0 June 2017, Statement of Community Involvement June 2017, Transport Assessment June 2017, Ground Condition Desktop Study June 2017, Waste Management Plan June 2017, Affordable Housing Viability Assessment June 2017, Engineering Services Stage 2 Design report Revision 03 July 2017, Fire Safety Strategy June 2017.

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

3. The commercial units within the ground floor of the proposed development shall be used only for the following purposes falling within the use classes of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing in advance by the Local Planning Authority. Changes to the proposed uses shall only be permissible if supported by appropriate marketing evidence to demonstrate the uses indicated below are not viable.
- Western unit – activities within Use Classes A1, A3 or A4 only;
 - North eastern unit – activities within Use Classes A1, A3, A4 or B1(a) only;
 - South eastern unit – activities within Use Classes A1, A3, A4, B1(a) or D1 only.

Any B1(a) use within the north eastern unit must provide an active frontage by way of a street-fronting reception and/or café element.

Reason: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

4. The commercial units at ground floor level of the development hereby approved shall be open only between 0800h and 2400h on any day of the week, other than for uses within Use Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) which may operate over 24 hours.

Reason: In order to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

5. Prior to the commencement of works to the superstructure of the development hereby approved details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate and a full-scale example bay construction, shall be submitted to and approved in writing by the Local Planning Authority. Samples shall include example external panelling at a minimum, combined with a schedule of the exact product references for other materials. The proposed cladding shall have a minimum Euroclass rating of Class A2 (non-combustible). Fire resistance/safety documentation shall be submitted with the cladding material sample.

Reason: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

6. All the residential units will be built to Part M(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (28 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, 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 Local Plan 2017 Policy SP2 and London Plan Policy 3.8.

7. No activities within Use Classes A3 or A4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall commence until details of ventilation measures associated with the specific use concerned have been submitted to and approved in writing by the Local Planning Authority. The approved ventilation measures shall be installed and made operational before any A3 or A4 use commences and shall be so maintained in accordance with the approved details and to the satisfaction of the Council.

Reason: To safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

8. The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system indicated on approved drawing ref. 'RIDGE 28.6.17'.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

9. Save for the implementation of the approved public realm landscaping scheme (HGY/2009/1105), prior to the commencement of works to the relevant part of the development, full details of both hard and soft landscape works for the public realm areas and sky garden shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) proposed finished levels or contours;
- b) means of enclosure;
- c) car parking layouts;
- d) other vehicle and pedestrian access and circulation areas;
- e) hard surfacing materials;
- f) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- g) proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- h) measures to mitigate the impacts of wind within the development.

Soft landscape works shall include:

- i) planting plans;
- j) written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- l) implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- m) those existing trees to be retained;
- n) those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- o) those new trees and shrubs to be planted together with a schedule of species;
- p) green/podium roof details including details on substrate depth;
- q) communal 'sky garden' planting.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

10. Prior to the first occupation of the development hereby approved the applicant shall submit to the Local Planning Authority for its written approval a detailed Wind Mitigation Strategy that demonstrates long-term or permanent installations, as appropriate, within the site and surroundings to minimise wind disturbance to areas of public realm. In particular, the strategy shall ensure that all proposed entrances and public seating areas will not be affected by 'unacceptable' wind speeds (in accordance with the Lawson Comfort Criteria), unless otherwise agreed by the Local Planning Authority. The Strategy shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: To ensure that all new development can be used safely, easily and with dignity by all in accordance with Policy DM2 of the Development Management Development Plan Document 2017.

11. Prior to first occupation of the development hereby approved details of all permanent external lighting to building facades, street furniture and public realm features, including the relevant elements of the wind mitigation strategy, shall be submitted to and approved in writing by the Local Planning Authority. The agreed lighting scheme shall be retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

12. A - Prior to commencement of development a Wintering and Migratory Bird Survey shall be carried out in accordance with the approved Preliminary

Ecological Appraisal and details shall be submitted to and approved by the Local Planning Authority;

B - If works commence in the nesting bird season (March-September inclusive) a check for nesting birds shall be carried out by a nominated person no more than 24 hours before commencement, and the works shall proceed in line with the recommendations of the approved Preliminary Ecological Appraisal;

C - Prior to the commencement of works to the superstructure of the development hereby approved, enhancements for biodiversity shall be submitted to and agreed in writing by the Local Planning Authority, and any such enhancements are to be retained thereafter (enhancements shall include, at a minimum, integration of bird and bat boxes into the overall development structure, and a flora rich habitat for invertebrates and birds at podium roof level).

Reason: In accordance with Paragraph 118 of the National Planning Policy Framework, London Plan Policy 7.19 and Policy DM19 of the Development Management Development Plan Document.

13. Prior to the commencement of works to the superstructure of the development hereby approved, a feasibility study into the provision of winter gardens within the proposed tower shall be submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall be implemented and permanently retained thereafter.

Reason: To provide sufficient private amenity for occupiers of the proposed flats in accordance with the Mayor's Housing SPG.

14. Prior to the commencement of works to the superstructure of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- The identification within the site of separated general waste and recycling areas;
- The provision of 47 x 1100L Euro bins for refuse, 28 x 1100L Euro bins for recycling, 20 x 140L Food waste bins and 279 x Food waste kitchen caddies to units as appropriate.

Once approved the facilities shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy 5.17 of the London Plan 2016.

15. Internal Noise Levels within Residential Units shall not exceed the following maximum noise levels (in accordance with BS8233:2014):

Time	Area	Maximum	Noise
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		Level
Daytime Noise (7am – 11pm)	Living rooms and Bedrooms	35dB(A)
	Dining Room/ Area	40dB(A)
Night Time Noise (11pm - 7am)	Bedrooms	30dB(A)

No individual noise events shall exceed 45dB LAmax (measured with F time weighting) in bedrooms with windows closed between 2300hrs and 0700hrs.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

16. Sound insulation between the commercial premises on the ground floor and residential units first floor shall be provided and installed in the premises in accordance with a scheme submitted to and approved by the Local Planning Authority prior to commencement of the building works for the fit-out of the commercial units.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

17. Noise arising from the use of any plant and associated equipment shall not exceed the existing background noise level (LA90 15mins) when appropriate measurements are taken 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

18. Prior to the commencement of works to the superstructure of the development hereby approved, a strategy of further noise and vibration mitigation measures that demonstrate none of the residential units will exceed the 'low' ground-borne noise criterion (35-39 LAmax(s)), as identified by the Noise and Vibration Assessment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved report and the mitigation retained as such thereafter.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

19. No piling shall take place until an amended 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.

20. Prior to any works commencing to the superstructure of the development hereby approved, the results of a CCTV survey of the existing drainage system within the Hale Village site shall be submitted to the Local Planning Authority for its written approval. The survey shall demonstrate that the drainage system has been erected in accordance with drawing no. 612756/30217 Rev. P1 and the Below Ground Drainage Maintenance & Management Regime ref. L16007 Rev. 0 dated September 2017, and if any variations are noted then works shall take place to complete the system in accordance with those previously approved plans, and to the satisfaction of the Local Planning Authority, within three months of details being approved.

Reason: In order to ensure that suitable site drainage is available in order to comply with Policy DM29 of the Development Management DPD 2017.

21. Prior to the commencement of works to the superstructure of the development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the building hereby approved shall achieve full 'Secured by Design' Accreditation. Once approved the development shall only be carried out in accordance with the approved details.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of buildings and their occupants, and to comply with London Plan 2016 Policy 7.3 and Local Plan 2017 Policy SP11.

22. No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: A) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; B) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the

condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In accordance with Section 12 of the National Planning Policy Framework and the London Plan 2016 Policy 7.8 emphasise that the conservation of archaeological interest is a material consideration in the planning process.

23. The development hereby permitted shall not be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations, have been submitted to and approved in writing by the Local Planning Authority which accommodate the proposed location of the Crossrail 2 structures including temporary works.

Reason: To enable the safe operation of future railway infrastructure and in accordance with Policy 6.2 of the London Plan 2016.

24. Prior to the commencement of works to the superstructure of the development hereby approved written confirmation from Network Rail that Asset Protection Agreements for each relevant stage of the construction process are in place shall be submitted to and agreed in writing by the Local Planning Authority. Where Network Rail deem that railway operations and/or their or adjoining land would be adversely affected appropriate mitigation arrangements must be made with Network Rail and agreed in writing with the Local Planning Authority's approval prior to their installation, and retained as approved thereafter.

Reason: To enable the safe operation of the railway and the protection of Network Rail's land and interests.

25. Prior to occupation of the development hereby approved, 50% of car parking shall be provided with electric vehicle charging infrastructure, with a further 50% allocated for passive provision.

Reason: To encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2016, Policies SP0 and SP4 of the Haringey Local Plan 2017, and the recommendations of the Mayor's Sustainable Design and Construction SPG.

26. Prior to the first occupation of the development hereby approved a Revised Cycle Parking Layout shall be submitted to and approved in writing by the Local Planning Authority, supported by a detailed Cycle Parking Strategy to include the following information:

- How the design of the cycle parking has been improved in line with TfL's comments dated 4th August 2017;
- How minimum standards for non-residential cycle parking are being met in accordance with London Plan Policy 6.9; and

- Clarify cycle routes through the site in accordance with London Plan Policy 6.9.

The recommendations and requirements of the London Cycle Design Standards document should be followed. The approved plans shall be retained as agreed thereafter.

Reason: In accordance with Policy 6.3 and 6.9 of the London Plan.

27. Prior to the commencement of the development hereby approved a detailed Construction Logistics Plan (CLP) shall be submitted for the Local Planning Authority's written approval. The CLP should provide details on how construction work (including demolition) would be undertaken in a manner so that disruption to traffic and pedestrians on Ferry Lane and other surrounding roads around the site is minimised. Construction vehicle movements shall be planned and coordinated to avoid the AM and PM peak periods.

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

28. The development hereby approved shall not be occupied until plans have been submitted to the Local Planning Authority for its written approval demonstrating the location of at least one car club parking space within the Hale Village site. The car club parking space(s) shall be installed as agreed and retained as such thereafter, in perpetuity.

Reason: To provide appropriate sustainable transport initiatives in accordance with Policy DM32 of the Development Management Development Plan Document 2017.

29. Details of the NOx filter units to be installed to all flats between first and 11th floor inclusive, together with details of the mechanical ventilation and the annual maintenance programme for both, shall be submitted to the Local Planning Authority for its written approval prior to installation.

Reason: To protect the amenity of future occupiers of the development in accordance with Policy DM23 of the Development Management Development Plan Document 2017.

30. Before development commences other than for investigative work further ground gas monitoring shall be undertaken. Using the results of the additional ground gas monitoring and the information provided within the contaminated land report summary (WYG, June 2017), the site conceptual model and risk assessment shall be updated, if required, and submitted to the Local Planning Authority together with a remediation Method Statement detailing the remediation requirements. Using the information obtained from the site investigation and also detailing any post-remedial monitoring the remediation method statement shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on site.

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.

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

Reason: To comply with Policy 7.14 of the London Plan 2016.

32. A - No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have 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.

B - 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.

33. A Suite of Measures to Address Overheating Risk in the future shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the superstructure of the approved development. The following measures shall be considered in detail and referred to the Suite of Measures:

- reduction in the size of windows;
- installation of design integrated solutions (such as Brise soleil, cross ventilation, or sunken windows);
- provision of documentation to residents that describes effective cooling techniques for individual residential units.

Measures agreed shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To comply with Policy 5.9 of the London Plan 2016.

34. Details and location of the parking spaces equipped with Active Electric Vehicle Charging Points (EVCP's) shall be submitted within a Strategy for the written approval of the Local Planning Authority prior to first occupation of the development hereby approved. The details shall include:
- Location of active charge points covering all new parking spaces and provision;
 - Detailed specification of charging equipment;
 - Operation/management strategy.

Once these details are approved the Council shall be notified if the applicant alters any of the measures and standards set out in the approved Strategy. Any alterations should be presented with justification and new standards for approval by the Council.

Reason: To comply with London Plan Policy 6.13.

35. Prior to occupation of the development hereby approved a public realm management plan describing how the public areas approved as part of this application will be maintained and controlled shall be submitted to the Local Planning Authority for its written approval. The approved management plan shall thereafter be followed in perpetuity.

Reason: In accordance with Policy DM3(B) of the Development Management Policies Development Plan Document 2017/

INFORMATIVES

1. Informative: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.
2. Informative: Based on the information given on the plans, the Mayoral CIL charge will be £1,260,231.21 (28,374sqm x £35 x 1.269) and the Haringey CIL charge will be £435,433.92 (26,681sqm x £15 x 1.088).
3. Informative: The development hereby approved shall be completed in accordance with the associated Section 106 agreement.
4. Informative: The new development will require numbering. The applicant should contact Haringey 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.

5. Informative: Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
6. Informative: In aiming to satisfy the condition the applicant should seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
7. 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.
8. Informative: There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
9. Informative: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.
10. Informative: The applicants are encouraged to engage with Crossrail 2 in respect of the foundation design for the proposals in the course of preparing detailed design and method statements and can be contacted at crossrail2@tfl.gov.uk
11. Informative: The applicants must engage and work with Transport for London in respect of providing an adequate connection to Tottenham Hale station through the erection of a pedestrian foot bridge from the proposed public square.
12. Informative: A separate application will be required for either the installation of a new shopfront of the display of any illuminated signs.

13. Informative: Planning permission has been granted without prejudice to the need to obtain advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
14. Informative: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the Highway Authority.
15. Informative: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.
16. Informative: For the avoidance of doubt any reference to 'superstructure' in the above planning conditions refers to 'the part of a building or structure above its foundations'.

SECTION 106 HEADS OF TERMS:

- 1) Affordable Housing
 - No less than 44 affordable housing units (all shared ownership tenure). All affordable units in the development are to be lower-cost shared ownership aimed at those households earning less than £60,000 a year;
 - Off-site affordable housing contribution of £150,000.
 - Early and late stage viability reviews to be undertaken. Uplift funds where available are to be provided towards off-site affordable housing provision;
 - Marketing of the lower-cost shared ownership homes, to persons who live or are employed in Haringey.
- 2) Car Club Contributions
 - Car club membership for three years for up to two residents per dwelling;
 - Provide £50 credit for each membership registration, or £150 voucher to contribute to the cost of a bicycle;
- 3) Considerate Contractors Scheme
- 4) Local Labour and Training
 - Employment skills plan to ensure local labour provisions and not less than 20% of those employed are residents of LB Haringey;
 - 25% of the LB Haringey residents employed shall be full-time apprenticeships;
 - End User Skills Training financial contribution of £38,112 towards LB Haringey's Employment and Recruitment Partnership's activities;
- 5) Travel Plans; Residential and Commercial
 - Submission of Travel Plans, including:

- i. Residential travel plan, or amend the previously submitted Hale Village Masterplan residential travel plan and submit for assessment;
 - ii. Commercial travel plan for each separate use, or amend the previously submitted Hale Village Masterplan and submit for assessment;
 - iii. Provide a monitoring contribution of £3,000 per each new or revised travel plan, payable on commencement;
 - Conduct annual reviews of the Travel Plan and amend the Plan as may be reasonably required by the Council;
 - To comply with the Travel Plan during the lifetime of the development.
- 6) Parking Control Measures
 - Occupiers of the development are not eligible for on-street car parking permits relating to existing or proposed future Controlled Parking Zones in the Borough.
- 7) Car Parking Management Plan
 - Submission of a document that demonstrates the following:
 - i. 24 wheelchair accessible parking spaces shall be provided;
 - ii. No more than 20 of the 24 spaces shall be sold and they must be allocated to a wheelchair dwellings (part M(3));
 - iii. The remaining 4 shall be available for rent for the wheelchair accessible units if required;
 - iv. Parking spaces for non-wheelchair user dwellings shall also be allocated to individual units at a maximum rate of one per unit;
 - v. Additional accessible parking spaces for the residential (4 spaces) and commercial units (1 space) shall be made available within the Hale Village Masterplan car parking area.
- 8) Public Realm Improvements
 - Works to the pedestrian realm in the locality in accordance with the aims and objectives of the Hale Village Masterplan, including:
 - i. Allow public access free and without restriction to the footpaths and squares provided as part of this development;
 - ii. Maintain the development of public realm areas in accordance with standards to be agreed with the Council;
- 9) District Heating Network Connection
 - The applicant shall connect to the existing Hale Village District Heating Network;
 - The development shall be connected to the Network and shall be in a position to provide heat to all units prior to first occupation of the approved development;
 - All space heating and hot water requirements of the development shall be supplied via the link to the Network;
 - The connection system will be signed up to and comply with the Heat Trust Standard to ensure customer protection.
- 10) Carbon Offsetting

- To carry out the Development in accordance with the approved Energy Strategy;
- Within six months of the Completion Date to submit to the Council an Energy Strategy Review for its written approval. Should the identified targets in the Energy Strategy not be met a further offsetting contribution may be required;
- Offset contribution at the cost of £1,800 per tonne of carbon (£93,292), payable on commencement.

11) Retention of Architects

- The existing architect will be retained in an Architectural Quality Control Role to supervise the work of an executive architect whose role is to ensure a high quality overall design;
- This role shall be undertaken in a collaborative spirit to ensure the design develops in a manner consistent with the original design intent of the Planning Application.

12) Monitoring Fee

- Pay the monitoring fee contribution – 5% of the total contributions (£9,425.15).

v) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:

1. The proposed development in the absence of a legal agreement securing the provision of affordable housing would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 'Housing' of the Council's Local Plan March 2017 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.
2. 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 is contrary to Local Plan 2017 Policies SP8 and SP9.
3. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and a parking management plan by reason of its lack of car parking provision would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of 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.

4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures, connection to a future district energy network and a financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to London Plan 2016 Policy 5.2 and Local Plan 2017 Policy SP4.
 5. The proposed development, in the absence of a legal agreement securing public realm enhancements the proposal would give rise to an illegible public realm of poor townscape character, whilst the lack of involvement of the original architects in the detailed construction design of the development would have a negative impact on the design quality of the completed building, adversely affecting the character and appearance of the area. As such, the proposal would be contrary to London Plan policies 7.1, 7.2, 7.4 and 7.5, Local Plan 2017 Policy SP11, Policies DM1, DM3 and DM19 of the Development Management Development Plan Document and TH8 of the Tottenham Area Action Plan.
 6. The proposed development, in the absence of a legal agreement securing confirmation of the service delivery standards contract to the proposed residents and also confirmation that the requirements of the Section 106 legal agreement and planning conditions of planning application ref. HGY/2006/1177 have or will be met would have a detrimental impact on neighbouring amenity, character and appearance of the development and the local area, and local ecology and biodiversity. As such, the proposal would be contrary to London Plan policies 7.4, 7.5 and 7.19, Local Plan Policies SP11 and SP13 and Policies DM1, DM3 and DM19 of the Development Management Development Plan Document.
- 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 (1) above to secure the obligations specified therein.

147. NEW ITEMS OF URGENT BUSINESS

None.

148. DATE OF NEXT MEETING

15 January 2018.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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