Planning, Regeneration & Economy
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Haringey Council

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:		Surname:	Jackson
Company name:	Beacon Lodge Properties LLP				
Street address:	4 Broadbent Close				
			Telephone number:		
			Mobile number:		
Town/City:			Fax number:		
Country:			Email address:		
Postcode:	N6 5JW				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Puncher
Company name:	pH+				
Street address:	3rd Floor				
	18 East Tenter Street		Telephone number:		02076131965
			Mobile number:		
Town/City:	London		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	E1 8DN				andy@phplus.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 35 Suffix:

House name: Beacon Lodge

Street address: Eastern Road

Hornsey

Town/City: LONDON

Postcode: N2 9LB

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 527774

Northing: 189489

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: John Surname: McRory

Reference:

Date (DD/MM/YYYY): 05/05/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Morning Diana,

My apologies for the delay in providing you advice on this request – we have discussed this rewording of this condition and on balance we are of the opinion that we could deal with the alteration of condition 4 as set out in your email below under a s.96a as a non-material amendment.

Thank you,

John

John McRory
Interim Major Applications Team Leader

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Part demolition and part retention and extension of existing buildings and Change of Use from former residential institution use (Class C2) to residential (Class C3) comprising 3 x 4-bedroom 3-storey plus basement houses. Construction of 6 new maisonettes comprising 3 x 3-bedroom 2-storey plus basement apartments and 3 x 2-bedroom 2-storey apartments. Erection of 1 replacement dwelling (Class C3) comprising 4 bedrooms in a 2-storey plus basement house. Provision of associated car parking, open space and landscaping and tree work

Application reference number: HGY/2015/1820 Date of decision: 13/11/2015

Please state the condition number(s) to which this application relates:
Condition number(s):

4

Has the development already started? ( ) Yes (•) No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Following correspondence with the LPA, we have requested Condition 4 be altered on the following basis:

pH+ Architects are managing this process and have identified an issue with Condition 4 of the permission, which reads as follows:

4. The dwellings hereby approved shall achieve a reduction in carbon (CO2) emissions of at least 35% against Part L of the Building Regulations 2013. No dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction has been achieved.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

There is no issue with complying with this condition for the new build element of the scheme, but you will appreciate that the permission has also approved the conversion of Beacon Lodge to provide three dwellings within the envelope of the historical building.

The existing Beacon Lodge building dates from the mid-1800s and the permission seeks to retain the main fabric of the building alongside a number of significant improvements to remove the unsympathetic mid-late 20th century extensions and alterations. As such, it is extremely difficult to comply with the carbon dioxide emission reductions as sought by Part L.

As an initial steer, pH+ has been advised by their energy consultants that in order to meet the 35% reduction, substantial alterations would be required to the original building which would significantly affect the appearance of the building. Such measures would include, for example, PV panels across almost all roof planes, including the front. This would clearly have a detrimental impact on the Conservation Area and the appearance of the historical building.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

We suggest an amendment to the condition as follows in red:

4. The new build dwellings hereby approved shall achieve a reduction in carbon (CO2) emissions of at least 35% against Part L of the Building Regulations 2013. No new build dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction has been achieved.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

This would continue to ensure our compliance with the relevant standards for the new build dwellings, but would remove the requirement for the three dwellings within the historical Beacon Lodge building which, by their very nature, are constrained from achieving such standards.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: A Surname: Puncher

Person role: AGENT Declaration date: 09/05/2016 ☑ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 09/05/2016