

Officer's Report

Application Number	HGY/2022/2659
Type	Full planning permission
Location	Haringey Sixth Form Centre, White Hart Lane, London, N17 8HR
Proposal	Erection of a single storey building to provide two new classrooms, 4 tutorial rooms, and a reception entrance area, with landscaped garden for use by students.
Case Officer	Zara Seelig
Valid Date	21/09/2022
Applicant	John Mansfield
Agent	Keith Everitt

RECOMMENDATION

Approve with Conditions

Site Description

The application site is a piece of land within the ownership of Haringey Sixth Form College, located to the West of the main school building, Haringey Sixth Form College is situated to the north of White Hart Lane. The site is not located within a conservation area and it is not a listed building.

Description of Development

The proposal provides two new classrooms, 4 tutorial rooms, and reception entrance area, landscaped garden with raised beds for use by students, located within an unused garden area within the overall 6th form campus.

Relevant Planning and Enforcement History

PRE/2022/0147 - New small building consisting of 2 classrooms and 4 tutorials rooms to support students and parents away from the main building. The existing garden is to be re-landscaped and the existing pond to be relocated into the northeast corner of the site.

Consultation Response

The responses below were received following consultation on the application:

Internal:

LBH Carbon Management: Consulted -

LBH Transportation: Consulted - please see comments received in transport section of the report

LBH Parks & Open Spaces: Consulted - No response received

LBH Education: Consulted - No objections from the perspective of school place planning and welcome the improvements to the site.

External: None

Local Representations

The application has been publicised by way of 30 neighbour letters. 5 neighbours have submitted objection responses.

Supporting: 0

Neither: 0

Objecting: 5

The following issues were raised that are material considerations:

- Loss of privacy
- Loss of sunlight
- Noise and Disturbance from use of this space

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of Development;
2. Design and Appearance;
3. Impact on Neighbouring Amenity;
4. Transport;
5. Trees and Landscaping; and
6. Energy and Sustainability.

Principle of Development

London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).

London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The proposed scheme is to provide additional educational space within an existing sixth form college. Local Plan policy SP16 supports the improvement and enhancement of community facilities, including education/schools and so the principle of development is supported.

Design

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The design and materials are well considered, with a larch cladding finish to the walls and a combination of an artificial slate and green roof. This, together with its single storey appearance, is considered to sit well within the context of the originally intended use for the site.

The site was originally intended to be a biodiverse space within the school grounds, however, this was never realised and has been left fenced off, being an unused and overgrown space. The proposed development will utilise this space proactively and the building proposed, due to its use of visually natural materials, will ensure the building will sit comfortably within the context of this natural and biodiverse space.

The proposed scheme consists of a well thought out design that would therefore comply with the relevant design policies and is considered acceptable.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Consideration has been given to neighbouring properties, trough planters have been included to line the north and north-western boundary lines which will add some vegetative screening, with the remaining western and southern boundary lines having a set in of at least a metre between the proposed building and those neighbouring properties. The proposed scheme appears to have designed out any potential impact on neighbouring properties and any potential conflicts, turning the back of their building to the closest boundaries.

There has been a number of objections raised regarding loss of privacy, loss of sunlight and increase in noise and disturbance as a result of the proposal.

Loss of privacy: While it is acknowledged that this space is not currently used by students, it is within the grounds of a school and was granted permission as part of the schools planning approval to be used by the school and students, as such, the principle of using this site must be taken into consideration. While this is the case, the building has been designed to minimise any potential overlooking by being single storey and set in from boundary lines as much as possible. This combined with the fact the use will be supervised. by the school staff, together with the proposed green screening along the boundary, it is considered that the proposal will not result in a loss of privacy for neighbouring residents. The boundary treatment will be conditioned to ensure this remains in situ for the lifespan of the development.

Loss of sunlight: The proposed building is single storey and is of a modest height, it is set in from boundary lines with good consideration given to these neighbouring properties, as such officers consider there will be no significant loss of sunlight/daylight as a result of this proposal.

Increase in noise and disturbance: As outlined above, the proposal is within the grounds of an existing school and the use of the space will be supervised by school staff. The use of the space will be restricted between 8am and 8pm Monday to Friday and no use on weekends.

Transport Considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible

means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The Council's Transportation Team has been consulted and advises that:

- The proposal is acceptable in principle. However, the applicant has not provided sufficient or necessary detail within their Transport Assessment to make a final judgement.
- The TA includes a Parking Stress Survey, with a survey area of 500m from the site. However, the survey was carried out at night, as per Lambeth methodology for residential developments, rather than during proposed operational hours. The survey data from 1am isn't relevant when assessing the impact of the proposed development.
- Therefore, the applicant will need to undertake a survey, during operational hours. The key times which need to be assessed are the start and the end of the school day.
- Further, it is not just the isolated impact of the proposed development of the school which needs to be assessed, but the cumulative impact. Therefore, the applicant will need to assess the existing conditions of the school – such as number of students/staff, trip generation associated to them – and the potential impact of the proposed additional development.

We understand the concerns raised by transport, however, the proposal would not include an uplift in either student numbers or staffing levels, nor would it alter the current transport arrangements the school has in place currently. As such, officers consider there should be no significant change to the parking / transport arrangement as a result of this proposal that would justify further surveys being requested at this stage.

Landscaping and Ecology

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site. DPD Policy DM19 part B states that proposed development should not harm ecological assets unless mitigation is provided to address the harm caused, in this case, comprehensive ecological appraisal report has been submitted in relation to this site. The report concludes that trees should be retained where possible, any trees to be removed should be replaced with the equivalent number of native species, which should ensure biodiversity will remain on site.

The relocation of the pond will be conditioned to provide details of the new location of the pond, together with landscaping details ensure the site provides adequate biodiversity provision.

Energy and Sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements. The applicants have submitted an energy statement showing the proposal would meet the requirements of the new regulations. The development is achieving the zero carbon policy requirement with a Building Regulations Part L 2021 baseline, which is supported. This is delivered through high fabric efficiencies, low space heating demand, a 10 kWp solar PV system and an air source heat pump. All sustainability measures will be secured by condition, to ensure compliance with relevant policies.

Conclusion

The proposal is considered acceptable and complies with relevant planning policy.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Recommendation

Grant permission subject to conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, 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 complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted for the site outlined in red on plan number 5338-TF-ZZ-SP-DR-A-2005 Rev P1, shall not be operated before 08:00 hours or after 20:00 hours Monday to Friday, and at no time on weekends or Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

- 4 Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Means of enclosure;
- b) Hard landscaping surfacing materials;
- c) Planting plans including an assessment of existing and proposed trees;
- d) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- e) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- f) Details and location of pond.

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, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 5 Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Details and specification of the mitigation measures shall be provided in support of this statement.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

- 6 Prior to the commencement of development above ground, a Sustainable Design and Construction Strategy must be submitted to and approved by the Local Planning Authority to demonstrate that the development promotes a circular economy, reduces the whole life carbon of the development with sustainable construction and materials, reduces the environmental impact of the construction process and delivers biodiversity

net gain and urban greening benefits.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

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- (a) Prior to the commencement of development above ground, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
- i) A roof plan identifying where the living roofs will be located;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
 - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
 - iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
 - v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
 - vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
 - vii) Management and maintenance plan, including frequency of watering arrangements.
 - viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;
- (b) Prior to the occupation of the building, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

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- The development hereby approved shall be constructed delivering a 100% improvement on carbon emissions over 2021 Building Regulations Part L, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 10 kWp solar photovoltaic (PV) array.
- (a) Within three months of commencing construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include: Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

Confirmation of the necessary fabric efficiencies;
Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).
The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has/have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

Informatives:

- **INFORMATIVE: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- **INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

- **INFORMATIVE: Party Wall Act**

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