

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Andrew Paps
Papa Architects Ltd
222 Archway Road
London
N6 SAX

On behalf of
Mr Webster
C/O Papa Architects Ltd

Planning Application Reference No. **HGY/2017/1008**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **2 Chesnut Road, N17**

Proposal: **Variation of condition 2 (approved plans) attached to planning permission HGY/2013/0155 to revise the basement plan to replace planning approved drawing 1210-00-110_F with 1210-00-110_P01 to provide sufficient space for a plant room, cycle store, laundry and gym for student use only**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 04/04/2017 and drawing numbers:

1210_98_100, 1210_98_101, 1210_98_102, 1210_98_103, 1210_98_104, 1210_98_105, 1210_98_106, 1210_98_210, 1210_98_211, 1210_98_212, 1210_98_213, 1210_00_100 A, 1210_00_200 N, 1210_00_201 K, 1210_00_202 K, 1210_00_203 L, 1210_00_204 H, 1210_00_210 M, 1210_00_211 K, 1210_00_212 K, 1210_00_213 M, 1210_00_300 D, 1210_10_401 D, 1210_00_110 rev P01, Amendment Statement prepared by PAPA Architects dated April 2017, Basement Impact Assessment prepared by Geotechnical, Environment Associates dated June 2017 & Energy Statement Version 2 dated 26/04/2017.

SEE SCHEDULE OF CONDITIONS ATTACHED

27/10/2017



Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504,

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk



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or see our website at www.haringey.gov.uk/buildingcontrol.

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6th Floor, River Park House,
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The following conditions have been applied to this consent and these conditions must be complied with:

1. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

1210_98_100, 1210_98_101, 1210_98_102, 1210_98_103, 1210_98_104, 1210_98_105, 1210_98_106, 1210_98_210, 1210_98_211, 1210_98_212, 1210_98_213, 1210_00_100 A, 1210_00_200 N, 1210_00_201 K, 1210_00_202 K, 1210_00_203 L, 1210_00_204 H, 1210_00_210 M, 1210_00_211 K, 1210_00_212 K, 1210_00_213 M, 1210_00_300 D, 1210_10_401 D, 1210_00_110 rev P01, Amendment Statement prepared by PAPA Architects dated April 2017, Basement Impact Assessment prepared by Geotechnical, Environment Associates dated June 2017 & Energy Statement Version 2 dated 26/04/2017.

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

2. Notwithstanding the description of the materials referred to in the application, the materials used in the development shall be implemented in accordance with the details approved pursuant to HGY/2017/1068 on 22/06/2017 only unless otherwise agreed in writing by the Council.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

3. Notwithstanding the description of the hard and soft landscaping and treatment of the surroundings referred to in the application, the landscaping used in the development shall be implemented in accordance with the details approved pursuant to HGY/2015/3802 on 15/02/2016 and retained thereafter unless otherwise agreed in writing by the Council

Reason: In order for the Local 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.

4. The details relating to the provision of refuse and waste storage and recycling facilities shall be implemented in accordance with the details approved pursuant to HGY/2017/1069 on 23/06/2017 and retained for the lifetime of the development unless otherwise agreed in writing by the Council.

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

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5. The details relating to the student accommodation shall be implemented in accordance with the details approved pursuant to HGY/2017/1012 on 13/09/2017 and shall be retained in accordance with the details hereby approved unless otherwise agreed in writing by the Council

Reason: To ensure that an appropriate mix of accommodation is provided in the neighbourhood consistent with the Spatial Strategy for Tottenham and Seven Sisters Neighbourhood set out in Chapter 1 of the Haringey Local Plan and to ensure that the development is not used for HMO or other forms of housing which would either be inappropriate in this location or for which additional affordable housing contributions might be required consistent with London Plan Policy 3.8 Housing Choice.

6. The details relating to the Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be implemented in accordance with the details approved pursuant to application ref. HGY/2017/1070 on 15/06/2017 unless otherwise agreed in writing by the Council.

Reason: To minimise the impact of the proposed development to the local highways network during the construction phase of the development.

7. The details relating to the Control of Construction Dust shall be implemented in accordance with the details approved pursuant to application ref. HGY/2017/1898 on 30/06/2017 unless otherwise agreed in writing by the Council.

Reason: In order to ensure that the effects of the construction upon air quality is minimised

8. The development shall not be occupied until the development has been demonstrated to meet BREEAM Very Good rating.

Reason: To promote sustainable construction in accordance with Chapter 5 of the London Plan.

9. The details relating to the Green or living roof shall be implemented in accordance with the details approved pursuant to application ref. HGY/2015/3806 on 15/02/2016 and shall be retained thereafter unless otherwise agreed in writing by the Council.

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity and to reduce the potential for urban heat islands consistent with the London Plan.

10. The details relating to the Baseline Airwaves Study shall be implemented in accordance with the details approved pursuant to application ref. HGY/2017/1067 on 01/08/2017 and retained for the lifetime of the development in accordance with the details hereby approved unless otherwise agreed in writing by the Council.

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

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11. No occupation of the development shall take place until the developer has secured;

- a) The completion of a Post-Construction Airwaves Study (The Post-Construction Study) to ensure nil detriment to airwaves reception attributable to the development.
- b) The Implementation of a scheme of mitigation works for the purpose of ensuring nil detriment to the airwave reception attributable to the development. Identified by the Post Construction Study. Such scheme of mitigation works shall be first submitted to and approved in writing by the Council

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

12. The details relating to the roof terrace shall be implemented in accordance with the details approved pursuant to application ref. HGY/2015/3807 on 15/02/2016 and shall be retained thereafter in accordance with the details hereby approved unless otherwise agreed in writing by the Council.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development and to protect the living conditions of nearby residents

13. The details relating to secure by design and designing out crime principles shall be implemented in accordance with the details approved pursuant to application ref. HGY/2015/3808 on 15/02/2016 and shall be implemented in accordance with the details hereby approved unless otherwise agreed in writing by the Council.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements.

14. The details relating to the travel plan shall be implemented in accordance with the details approved pursuant to application ref. HGY/2015/3809 on 15/02/2016 and shall unless otherwise agreed in writing by the Council

Reason: In order to maximise the use of public transport.

15. Prior to the occupation of the student accommodation, the windows on the western flank facing the adjacent police station should be restricted so that no windows on the upper floors can be operable above 1.7m and that the windows below 1.7m are obscurely glazed.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development.

16. The details relating to the doors and windows shall be implemented in accordance with the details approved pursuant to application ref. HGY/2015/3810 on 15/02/2016 unless otherwise agreed in writing by the Council

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area consistent with Policy SP12 of the Haringey Local Plan.

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17. The communal external roof terrace located at third floor and roof level of the development, hereby permitted shall not be used between 2200 and 0900 hours the following day.

Reason: To restrict the use of the area which would otherwise give rise to condition which would be detrimental to the amenity of occupiers of the development and surrounding occupiers by reason of noise and disturbance, occasioned by the use of this area

18. The student accommodation use hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed student accommodation has been submitted to, and approved in writing by the Council. The management plan shall include 24 hours on site professional security and the installation and operation of CCTV and detector alarms at roof levels. The student accommodation shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed student accommodation does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion

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.

INFORMATIVE:

The new development will require naming and should consult with the local Ward Councillor prior to the naming. The applicant 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 : Community Infrastructure Levy

The applicant 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 £60,137.91 (1,354 x £35 x 1.269) and the Haringey CIL charge will be £22,097.28 (1,354 x £15 x 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 :

This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended). The agreement relates to affordable housing, Environmental and/or pedestrian safety improvements and S106 monitoring.

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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.

27/10/2017

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line.

Dean Hermitage
Head of Development Management and Planning Enforcement
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