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Papa Architects
222 Archway Road
Highgate
London
N6 SAX

On behalf of
Mr Steve Webster
1 Vicarage Farm Cottages
Hadley Road
Enfield
London
EN2 8JY

Planning Application Reference No. **HGY/2013/0155**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **2 Chesnut Road N17**

Proposal: **Partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenities areas.**

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 28/01/2013 and drawing number(s): 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_110 F, 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.

SEE SCHEDULE OF CONDITIONS ATTACHED

26/03/2013

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy

NOTE: 1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

HGY/2013/0155

The following conditions have been applied to this consent and these conditions must be complied with:

IMPLEMENTATION

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 & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: To avoid doubt and in the interests of good planning.

PRE-COMMENCEMENT CONDITIONS

Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority and in consultation with the planning Sub Committee before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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.

Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in 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 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 maintained and retained thereafter to the satisfaction of the local planning authority.

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.

Waste Storage

5. No development shall take place until 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. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

Student Accommodation

6. No development shall take place until details of a scheme to ensure the development hereby permitted is used solely by students at an accredited institution that is either:

- (a) accredited by Accreditation UK or the Accreditation Body for Language Services (ABLS), which offer accreditation service for providers of English Language courses; or
- (b) accredited by the British Accreditation Council (BAC) or the Accreditation Service for International Colleges (ASIC), which offer accreditation for a range of institutions and courses; or
- (c) inspected or audited by the Quality Assurance Agency for Higher Education, the Office for Standards in Education (Ofsted), HM Inspectorate of Education (in Scotland), Estyn (in Wales), the Education and Training Inspectorate (in Northern Ireland) or the Independent Schools Inspectorate (ISI); or
- (d) is an overseas higher education institution which offers only part of its programmes in the UK, holds its own national accreditation, and offers programmes of an equivalent level to a UK degree; or
- (e) is a licensed sponsor under Tier 4 of the UK Border Agency points-based system has been submitted to and approved in writing by the local planning authority. The development shall thereafter only be occupied in accordance with the approved scheme and shall thereafter only be used by full time students at an accredited institution..

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.

Construction Management Plan

7. The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site.

- a) The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Chestnut Road and High Road 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.
- b) The CLP must include measure to wash the wheels of vehicles within the boundary of the site in order to ensure that vehicles exiting the site do not deposit soil and other construction debris onto the transportation and highways network.

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

Control of Construction Dust

8. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority prior to any works being carried out on the site.

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

Sustainable Construction

9. 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.

Green Roof

10. Full details of the green (or "living") roof shown on the plans shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission shall provide the following information:

- a) biodiversity information based with extensive/semi-intensive soils;
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 - 150mm planted with 50% locally native herbs/wildflowers in addition to sedum;
- c) appropriate planting species;
- d) identification of additional features such as areas of bare shingle, areas of sand for burrowing invertebrates;
- e) a report from a qualified ecologist specifying how the green roof has been developed for biodiversity with details of landscape features and a roof cross section; and
- f) confirming how human access onto the roof will be restricted to prevent it being damaged.

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter.

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.

Baseline Airwaves Study

11. No construction above first floor level shall take place until the developer has secured:

- a) the completion of a Baseline Airwaves Interference Study (the Baseline Study) to assess airwaves reception to/from the adjacent police station; and
- b) the implementation of a scheme of mitigation works for the purpose of ensuring nil detriment during the construction of the development identified by the Baseline 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.

Post-Construction Airwaves Study

12. 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.

Roof Terrace

13. Notwithstanding the information provided with the application, a detailed plan of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The roof terrace layout shall be thereafter retained in accordance with the approved detailed plan.

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.

Secured by Design

14. No development shall commence until details of a scheme demonstrating compliance with the aims and objectives of the 'Secured By Design' and 'Designing Out Crime' principles, have been submitted to and approved in writing by the Local Planning Authority and the scheme thereafter implemented in accordance with those details.

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

Travel Plan

15. Full details of a travel plan shall be submitted to and approved in writing by the Local Planning Authority prior to any development works.

- a) The developer must appointment a travel plan co-ordinator, working in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.
- b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to all new residents.
- c) All resident of the development must be made aware of the car-free nature of the development and that no parking spaces will be made available.

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

Restriction on Windows

16. 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.

Doors and Windows

17. Notwithstanding the information provided with the application, a detailed plan of the jamb head and cill details of windows and doors at a scale of 1:5 along with elevations of every door and window at 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to any development works.

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.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

18. All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Roof Terrace

19. 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 in accordance with UDP Policy UD3 General Principles.

Student Management Plan

20. 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 consistent with UDP Policy UD3.

INFORMATIVE - Commercial Environmental health:

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 – Naming:

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.

REASONS FOR APPROVAL

The benefits to the scheme are as follows;

a) It will help create a mixed and balanced community as at present there is currently no dominance of student housing in and around Tottenham High Road. New student accommodation can contribute to improved use and take up of local restaurants and other evening economy facilities;

- b) Controls are in place to prevent the use from being converted into an HMO and to ensure that student use does not adversely affect the living conditions of local existing and future residents;
- c) The scheme optimises the potential of the site for this form of housing in an area with good access to public transport, providing high quality accommodation;
- d) Adequate cycle and car parking has been provided;
- e) It is a more neighbourly use compared to the existing night club use and is not a site where family housing would be appropriate;
- f) The development has sensitively addressed its interface with the police station to the west and the soon to be redeveloped Protheroe House to the east;
- g) It will restore an Italianate villa frontage which will enhance the Conservation Area and bring back a key site on the edge of the Tottenham High Road Corridor;
- h) The contemporary element of the extension is of very high quality and avoids pastiche;
- i) The development has subtly introduced measures to reduce the energy emissions of the proposed building.

26/03/2013

Marc Dorfman
Assistant Director
Planning, Regeneration & Economy

APPEALS TO THE SECRETARY OF STATE TOWN AND COUNTRY PLANNING ACT 1990

Notes for guidance about appeal procedures in England.

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town & Country Planning Act 1990.
- If you want to appeal then you must do so within six months from the date of the local planning authority's decision against which you are appealing or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months of this decision whichever period expires earlier, using a form which you can get from:-

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 6372 Fax: 0117 372 8782

www.planning-inspectorate.gov.uk

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on an appeal or on reference of the application to him.
- These circumstances are set out in Parts IV and V and related provisions of the Town and Country Planning Act 1990.