



Pre-Application Planning Advice Note – reference - PRE/2016/0121

Site Address: Hornsey Town Hall, Crouch End, N8

Proposal: Conversion of and extensions to the existing buildings with associated landscaping and car parking

Submitted Documents: Letter dated 25 August 2015 from JLL and Drawings 'Pre-application Submission' reference AA5861 Revision A

Meeting Date: 23 March 2016

Attendees: Zulema Nakata (Planning Officer), John McRory (Majors Team Leader), Nairita Chakraborty (Conservation Officer), Richard Truscott (Design Officer), Maurice Richards (Transportation Officer)

Summary of Council's response

Overall RAG Rating	Reason for rating
	<p>The principle of an enabling mix use residential development to facilitate the restoration and reuse of the Grade II* Hornsey Town Hall is acceptable in order to achieve the refurbishment and restoration of the Grade II* Listed Hornsey Town Hall building. This has already been established under recent planning consents which have been partially implemented on the site and which were granted as an enabling scheme. Furthermore, the Council's Site Allocations DPD, Pre-Submission Version 2016 identifies the site as suitable for an enabling mix use development</p> <p>The schemes presented to officers – labelled Option A and Option B both seek to increase building heights and the number of residential units over and above the consented and partially implemented development schemes. The options presented to officers at the pre-application meeting were considered to be</p>

unacceptable, which is covered in the response below.

However, officers accept that there may be scope for an increase in both physical built development and number of units on the site but there remains a number of issues which are required to be addressed in order for officers to support any such revised scheme as an enabling development.

Next Steps/recommendations

Further pre-application meetings are recommended in order to resolve the issues which have been raised in this written response in order for any proposal to be supported.

The proposal would be suitable for a Planning Performance Agreement, further details can found on the Council's website. Following the agreement of a PPA, the scheme would be put before a Development Management Forum, the Design Review Panel, and would be provided with the opportunity to present the scheme at pre-application stage to Members of the Planning Sub-Committee.

Review of Submitted Proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

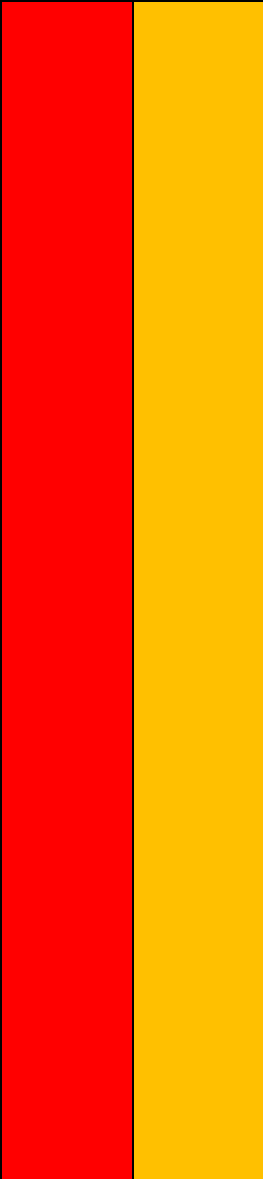
Red = This element of the scheme is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposals is considered to be acceptable by officers.

NOTE: The rating assigned will be a result of the officer/panels consideration of the proposal against the development plan (see below) and all other material planning considerations insofar as they are known at this stage (i.e before statutory consultation and public/community engagement has taken place).

Policy Aspect	Red	Amber	Green	Comments
Principle of Development	Red	Amber	Green	<u>Site and surroundings:</u> The site, the subject of this pre-application, is located within the Crouch End Conservation Area, in the heart of Crouch End Broadway close to the Clock Tower. Crouch End ward is characterised by Victorian/Edwardian architecture with some areas of modern infill and a



vibrant town centre. The areas to the north and east of the site are generally residential, with Haringey Park and Hornsey Library outlining the southern edge of the site. The site is also located in the Crouch End District Centre, partially within the strategic viewing corridor of St. Pauls, and wider setting viewing corridor and partially in an Area of Archaeological Importance.

The site includes a number of listed buildings, the most significant of these being the Grade II* Listed Hornsey Town Hall, which is on Historic England's Heritage at Risk Register. The surrounding Town Hall complex comprises the Broadway Annex (Grade II Listed), Mews buildings and town square to the front, clinic building (which fall within the curtilage of the Town Hall), car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens. The Hornsey Library and Broadway House are Grade II Listed and as a result are critical to the architectural and historic interest and setting.

The surrounding area is generally residential, consisting largely of terraces of Edwardian houses with some more modern infill. Whilst there is no Train or underground station in Crouch End, a number of bus services run past the site giving direct access to Finsbury Park, Turnpike Lane and Wood Green transport interchanges.

Background and Site History:

An existing planning permission for a mix use development has been implemented on the site, details of the schemes which are described in more detail below. The consents were very much an 'enabling' development where a portion of the profits made from the development would be streamed into funding the refurbishment of the Grade II* listed Town Hall, which is also on Historic England's Heritage at Risk Register.

The site has extensive planning history - relevant to this pre-application scheme are as follows:

HGY/2010/0500 - Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1, D2, A3 & A4 and retaining existing B1 and Sui Generis uses and new residential development comprising 123 No. units in

			<p>total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Granted December 2010</p> <p>HGY/2010/0501 – Listed Building Consent in association with planning consent – granted HGY/2010/0500</p> <p>HGY/2010/0502 – Conservation Area Consent for the demolition of existing buildings in association with planning consent HGY/2010/0500 - granted December 2010.</p> <p>In 2013, three section 73 planning applications for minor material amendments to the planning, listed building and conservation area consents (as listed above) were submitted, which sought variations to a number of conditions to these consents, all of which were approved in September 2013, as follows:</p> <p>HGY/2013/0694 – variation of conditions attached to planning permission reference HGY/2010/0500</p> <p>HGY/2013/1384 - variation of conditions attached to conservation area consent reference HGY/2010/0502</p> <p>HGY/2013/1383 – variation of conditions attached to listed building consent reference HGY/2010/0501</p> <p>As stated earlier, works have commenced on site, namely demolition and preparation works and therefore the ‘life spans’ of the planning permissions for the site cannot now expire as a result of the commencement of consented works. Therefore, the approved development, as varied can be developed / implemented at any time in the future.</p>
--	--	--	--

The Proposals:

Officers were informed at the pre-application meeting that the current planning permissions would no longer provide a development that was financially viable and they were now exploring whether a revised scheme, which incorporated a more intensive development of the site in terms of a higher density of residential dwellings could be achieved on the site.

Two schemes were presented at the pre-application meeting, both of which would still be enabling developments by using a portion of the profits generated from the development to fund the Grade II* Listed Hornsey Town Hall building. The schemes were presented as Option B and Option C.

Option B:

Essentially this option seeks to deliver the development with minimal deviation from the consented schemes - the proposal includes a new 3-storey bridge link from Block A at levels 2, 3, and 4, to Block B. The bridge link introduces a fourth level across half the width of Block B, providing a substantial set back from the Town Hall. The proposed floor to ceiling heights would also be increased moderately, raising the overall height of the buildings by 1m although in effect, this has created a fourth storey element.

The additional floor area would facilitate a further 37 residential units (160 units in total) this would in turn change the mix of unit sizes from the consented scheme - 45% 1-bedroom flats, 44% 2-bedroom flats, 9% 3-bedroom flats, and 3% 4-bedroom flats.

Option C:

Option C is more comprehensive in comparison to the consented schemes. The bridge link between Blocks A and B is 4-storeys from levels two, three, four, and five. At Block B, two additional storeys are created above that in the consented scheme, where the 6th-storey extends only across half the width of the building, creating a part 5-storey and part 6-storey block. The additional floor to Block A creates a 6-storey block (G+5). Option C proposes 176 residential units (53 above that in the consented scheme), with a similar

		<p>proportioned mix to Option B.</p> <p>All other uses would remain unchanged as approved under the previous planning consents.</p> <p>The site is identified as site number SA 48 in the councils current Site Allocations DPD, Pre-Submission Version 2016, which in summary states that a mix use enabling development is permissible consisting of community uses and the restoration of the existing listed buildings on the site, whilst respecting the setting of these listed buildings and preserving and enhancing the character and appearance of the conservation area. Further, any development should ensure that the partial view of St. Pauls is wholly safeguarded.</p> <p>The principle of new residential development is generally supported by Local Plan Policies, notably SP1 which seeks to promote new housing providing the site is appropriate and provides a suitable mix of housing types, and SP2 which seeks to maximise the supply of additional housing to meet the Council's Housing targets. Affordable housing will be sought should a scheme with residential land use be submitted.</p> <p>Given the existing planning consents on the site (and that the consents can be fully developed at any time in the future), and in light of the Councils Site Allocations DPD pre-submission version together with the relevant planning policies, the principle of additional residential development as a land use on the site is acceptable.</p> <p>In terms of establishing whether the principle of additional physical built development over and above what has already been consented for the site is acceptable, officers are of the opinion that the consented scheme does maximise the development capacity of the site but there may be scope to accommodate further development, given that officers would be mindful that it would be 'enabling' development. However, that said any revised proposal would be assessed against all relevant planning policies and would be expected to be in general compliance with such planning policies – any departure would need to be robustly justified. Furthermore, officers also advise that any 'enabling' scheme needs to be fully justified with regards to viability and should not cause any additional harm to the</p>
--	--	---

			<p>heritage assets and their setting. However, turning to the schemes which were actually presented at the pre-application meeting, these proposals would be unacceptable and the reasons for this are set out in the next section of this response.</p> <p><u>Type of planning application</u></p> <p>Officers were asked for their opinion as to whether these revisions could be dealt with by way of a Section 73 planning application – minor material amendment. At this moment in time, the level of detail is at a stage where it is not possible to state whether the comparisons between the consented schemes and those presented at the pre-application meeting are so fundamental to merit a full revised planning application for ‘wholesale’ changes or a section 73 planning application as a minor material amendment. Given the amount of development already consented for the site, in comparison to the uplift in the number of units and the level of additional development, a section 73 planning application may well be an acceptable way forward. However, officers do need additional details in order to fully support such a way forward.</p>
<p>Design Approach, Heritage and Conservation</p>			<p>The site is located within the Crouch End Conservation Area, and therefore any development should be designed to preserve and enhance the character and appearance of the conservation area and should seek to safeguard the setting, character and integrity of the surrounding listed buildings.</p> <p>As stated already in the above section, the site benefits from an existing planning consent and the development has been implemented and therefore can be built out at any time in the future. The two schemes which were presented at the pre-application meeting seek to increase the amount of development and the number of units over and above what has already been consented for the site. As per the previous consents, both of the schemes presented at the pre-application meeting would be ‘enabling’ developments by using a portion of the profits generated from the development to fund the restoration of the Grade II* Listed Hornsey Town Hall building .</p> <p>A thorough breakdown of what schemes were presented at the pre-application meeting has already been covered in the above section – however, in summary, options B and C</p>

			<p>seek an increase in both building heights and the number of units</p> <p><u>Conservation and Design:</u></p> <p>The Conservation Officer was of the opinion that notwithstanding that the land uses would not be departing from the original planning consents for the sites, the developers could have re-considered the layout of the Hornsey Town Hall listed building itself to understand what possible uses could be located within it and how these could be made more commercial in order to pay towards the capital expenditure required for the restoration of Hornsey Town Hall. It was advised that a more functional and appropriate approach could be taken with a more diverse mixture of uses within the building that could ensure its sustainable future. This would also help to reduce the '£12M' conservation deficit as calculated by the developer but not presented or scrutinised at the meeting. The developers were also advised to seek additional funding through a more diverse mixture of uses within the building as well as resources such as Heritage Lottery Fund and Architectural Heritage Fund instead of just seeking to increase the already over stretched enabling development.</p> <p>The Design and Conservation officers expressed concerns over the proposed additional massing of the enabling development associated with both schemes presented at the pre-application meeting and were also of the opinion that the amount of development under the consented scheme was 'generous'. However, officers accepted that there may be scope for additional development in addition to the consented scheme but advised that any revised scheme would need to provide a robust justification, including financial viability assessment, to understand why there would be a deviation from the consented scheme together with an appraisal of what else in terms of land uses have been explored which could minimise the 'deficit'.</p> <p>In addition to the bulk and massing, the loss of the 'pavilion type' design and its manifestation into a rectangular plan form of the consented scheme is not considered to be an improvement. In fact, the overall design quality of the resulting built form of both schemes presented at the pre-application scheme is considered to be poor in context of its extremely sensitive heritage context.</p>
--	--	--	--

			<p>However, the rectangular form may improve, as the architects pointed out ‘some internal circulation areas’, - in heritage as well as design terms, officers considered the proposed schemes presented to be more intrusive than the previous consented scheme. Linking the two blocks by way of an arched opening is perhaps an acceptable approach, but the added bulk to the south west corner is again considered to be intrusive. Overall the developments presented at the pre-application meeting is considered to be harmful to the setting of the listed grade II* Town Hall, the grade II Library as well as the Crouch End Conservation Area.</p> <p>Finally a density calculation of the proposal would be required in order to assist with the amount of development the site is capable of accommodating and will also assist all parties for further pre-application discussions.</p>
Housing Quality			<p>The level of detail regarding the housing quality and mix was very limited at the first pre-application as is usually the case at preliminary pre-application meetings therefore there is very little to ‘feed’ back on at this point in time. Policy 3.5 of the London Plan and Local Plan Policy SP2 require high quality residential development which meets the standards set out in The Mayor’s Housing Supplementary Planning Guidance and Haringey Housing SPD. The level of detail presented at the pre-application meeting was not at such a detailed stage in order for officers to comment in depth on its acceptability therefore any forthcoming proposal must comply with these space standards.</p>
Housing Mix			<p>The National Planning Policy Framework (NPPF) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 ‘Housing Choice’ of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. The Mayors ‘Housing’ SPD also sets out standards and mix of housing and Local Plan Policy SP2 states that high quality new residential development in Haringey will be provided by ensuring that new development provides a range dwelling types and sizes to meet local housing</p>

			<p>requirements.</p> <p>This scheme presented at the pre-application meeting, would provide a smaller proportion of family sized housing in comparison to one and two bed dwellings:</p> <p>The mix, as it stands, does not comply with the Development Management DPD, Pre-Submission Version, 2016, policy DM11, which states that where proposals for new residential development are proposed, the priority should be afforded to the delivery of affordable family housing, furthermore the policy goes on to state that the Council will not support proposals which result in an overconcentration of 1 or 2 bed units. The proportion of family sized units proposed is less than preferred and the proportion of smaller units should be reduced.</p>
<p>Affordable Housing and Viability</p>			<p>In the consented scheme, it was agreed that the Mews houses will be provided as affordable housing on site, The submitted scheme for this pre-application has retained this quota, however not increased it.</p> <p>London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13 address the Mayor’s strategy for affordable housing and Local Plan Policy SP2 reiterates this. Local Plan Policy SP2 requires developments of 10 units or more to provide 50% of affordable housing in order to contribute to the boroughs affordable housing stock. However, subject to viability any proposed scheme providing less than 50% affordable housing must submit a viability report to support the shortfall.</p> <p>The viability appraisal submitted with the consented scheme demonstrated that the provision of 4 affordable homes in the scheme is the maximum that can reasonably be required for this development given the overriding planning objective of achieving the restoration of the Town Hall. On the same basis, the appraisal showed that the scheme cannot support any other funding obligations to mitigate the impacts, eg. on local schools capacity, of the proposed new residential development. Any revised scheme proposing additional development and residential units would be subject to CiL payments.</p> <p>Officers appreciate that the viability appraisal for the consented scheme is now six years out of date, and as such the capital receipt that is required to fund the major part of the</p>

			<p>Town Hall works has inevitably increased. As a result the applicant has made amendments to the scheme to increase the number of units provided to pay for the perceived deficient. The total number of units proposed is therefore 160 for Option B and 176 for Option C, or 37 and 53 additional units respectively, compared with the consented scheme. A revised viability report would be required to support this uplift in context of an enabling development.</p> <p>Any viability report will be independently assessed at the applicant's expense.</p>
Inclusive Design			<p>Local Plan Policy SP2 and Policy 3.6 of the London Plan require that all housing units are built to Lifetime Homes Standards with a minimum of 10% wheelchair accessible housing or easily adaptable for wheelchair users. Any forthcoming application should demonstrate compliance with these requirements of Policies SP2 and Policy 3.6.</p>
Sustainability, Drainage and Flooding			<p>The NPPF, London Plan and local planning policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and conserve and enhance the natural environment. The applicant must submit a sustainable design and construction statement to confirm the sustainability measures which are to be incorporated into the proposal. The scheme would also be required to incorporate renewable energy measures and meet London Plan carbon reduction policy.</p> <p>The Council are now the consent authority for drainage systems associated with a new development therefore details of drainage for a proposed development are now required to be submitted with any formal planning application for consideration.</p> <p>London Plan 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off</p>

			<p>rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:</p> <ol style="list-style-type: none"> 1 store rainwater for later use 2 use infiltration techniques, such as porous surfaces in non-clay areas 3 attenuate rainwater in ponds or open water features for gradual release 4 attenuate rainwater by storing in tanks or sealed water features for gradual release 5 discharge rainwater direct to a watercourse 6 discharge rainwater to a surface water sewer/drain 7 discharge rainwater to the combined sewer. <p>Drainage is required to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation.</p> <p>It is expected that developments utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. The Council are now the consent authority for drainage systems associated with a new development therefore details of drainage for a proposed development are now required to be submitted with any formal planning application for consideration.</p> <p>It is also required that drainage be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. A flood risk assessment should consider all potential flood risks, and consider flow paths, both existing and post development.</p> <p>The 'One Planet Living' principles, which was presented to officers would need to be discussed in more detail in order to fully understand this concept and with regards to drainage as any scheme would need to ensure that the above measures are included as part of any development on the site.</p>
--	--	--	--

<p>Impact on Neighbouring Amenity</p>			<p>Any design proposal should consider the impact on the amenity of the surrounding properties, particularly on the residential properties and rear gardens of properties adjacent to the site. Any further submission of a pre-application scheme should include an annotated site plan showing the distance between the residential scheme which was presented at the pre-application meeting and the surrounding properties – including garden areas and dwellings on the neighbouring sites. Any development must illustrate that there is compliance with BRE guidelines.</p> <p>A daylight/sunlight BRE assessment should be submitted with the application in order to demonstrate that the siting and scale of the proposed buildings will be BRE compliant and maintain an acceptable level of living conditions currently enjoyed by occupiers of the neighbouring properties.</p> <p>Any proposed redevelopment of the site should ensure that other amenity issues such as overlooking / loss of privacy, increased sense of enclosure and excessive noise levels etc are avoided.</p>
<p>Highways and Transportation</p>			<p>The site is located within the Crouch End restricted conversion, an area identified by the Council’s adopted UDP Policy HSG11 as a site suffering from high parking pressures.</p> <p>The consented scheme therefore required the development to be dedicated as a “Car-free” development in order to mitigate any potential increase in trips and parking demand generated by this development. Officers welcome that during the pre-app meeting, the applicant confirmed that as part of their One Planet Living principles, the development aims to be “Car-free”. The applicant must note that the Council will require the developer to contribute towards the cost of expanding and implementing the proposed Crouch End CPZ (Controlled Parking Zone).</p> <p>The Town Hall is located in an area with a PTAL level 3 accessibility to local public transport services. The site is serviced by six bus routes which operate along The Broadway linking to Muswell Hill, Finsbury Park and Archway. The maximum car parking requirement as detailed in Appendix 1 of the Council's saved UDP will be applied. The applicant informed Officers during the pre-app meeting that provision will be included in</p>

			<p>the development for disabled and car club parking, however these details were not provided.</p> <p>The consented scheme allowed for 64 car parking bays, this includes 40 residential car parking spaces 3 car club spaces 9 residential visitor spaces 4 garages for the Mews Houses, 3 operational spaces to the rear of the building and 5 visitor spaces to the front of the Town Hall. The applicant has also proposed providing a total of 177 new cycle parking stands. The applicant would need to justify the level of parking offered and provide all details of this at the application stage.</p> <p>A travel plan and transport statement covering sustainable travel options is required to be submitted with any future planning application. In addition to the travel plans, vehicle management plans covering construction vehicle movements, deliveries and events vehicle movements are required.</p> <p>Any cycle provision provided should be compliant to the revised London Plan cycle parking standards.</p>
Waste and Recycling			<p>The level of detail is minimal and no assessment or comment can be provided at this stage. The proposal is required to provide adequate refuse and recycling storage for proposed dwelling. Any further scheme should take siting and capacity into consideration depending on the number of units proposed. Further advice can be obtained from the Council's Waste Management Officer (contact below).</p>
Trees and Landscaping			<p>The level of detail is minimal and no assessment or comment can be provided at this stage. Any application would be expected to be accompanied by a Tree Survey (if works to trees are proposed), together with comprehensive landscaping proposals for the site.</p>
Mayor CIL / Haringey CIL and Planning Obligations			<p>The Council has implemented its own CIL, which is an additional charge to the Mayoral CIL and it will replace S106 contributions that are not site specific. The site falls within the central part of the borough and as such any new residential floor space created would be subject to a £165 per sqm charge. For more information on this please go to the following link: http://www.haringey.gov.uk/cil</p>

			<p>The Mayoral CIL has taken effect on developments that are granted planning permission on or after the 1st April 2012. The London Borough of Haringey is designated as the second band of the proposed charging zone, which requires a £35 per sq m charge on net additional increase in floor space of all developments (with some exceptions) equal to or over 100 sqm, or involve creating one dwelling even where this is below 100 sqm (although net charge of less than £50 will not be collected). Further information on the Mayoral CIL can be found on the Greater London Authority's (GLA) website.</p> <p>.</p>
			<p>The likely planning obligation implications for this proposal are:</p> <ul style="list-style-type: none"> • Affordable Housing • Financial contribution to loss of employment space (must be justified) • Participation in and financial contribution to Employment and training provision • Travel Plan • Sustainable Transport / Car parking restrictions / Car clubs • S278 Highway Works • All relevant obligations to carry through from previous planning consents <p>These obligations within a legal agreement can obviously change as a scheme is being formulated as discussions develop.</p>

Building Control

It is recommended that you obtain technical advice regarding building control matters during the early stages of project design, and Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Bob McIver on 020 8489 2045 or by email on xxx.xxxxxx@xxxxxxxx.xxx.xx

Consultation

As stated in the National Planning Policy Framework, that where beneficial, local planning authorities should encourage applicants to engage with the local community before submitting applications. The Council's Statement of Community Involvement (SCI)

(2011) (<http://www.haringey.gov.uk/sci>) sets out the Council's approach to engaging with and consulting the community in planning and development issues. As outlined in the SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. In this regard it is considered that the following community groups/people should be consulted:

A new planning protocol has recently been adopted, this includes the requirement for Applicants to present their schemes to Members of the Planning Sub – Committee at pre-application stage. Where considered necessary, applicants will also be required to undertake a Development Management Forum as part of the pre-application process in order to engage the local community in order to obtain their opinions on any proposed development before any planning application is submitted for formal consideration and determination. This can be discussed in more detail at any subsequent pre-application meetings.

Once a planning application is submitted, the LPA will undertake the normal consultation procedures in accordance with the Town and Country Planning (Development Management) Order 2015 which will include providing a minimum of 21 days for neighbours and other statutory and non-statutory consultees to provide responses and comments to any submitted planning application.

The scheme will need to be presented to Members of the Councils Planning Committee for determination. The LPA will endeavour to ensure that a formal decision is issued within the statutory 13 week period however this is contingent on Planning Committee dates.

In order to assist in the application process the applicant is encouraged to enter into a Planning Performance Agreement (PPA) with the Council in order to assist the smooth process of any planning application from pre-application to determination stages. Please contact Adam Flynn on the details provided above to discuss this requirement.

As noted above a Section 106 agreement will be required for affordable housing provision in accordance with Haringey Local Plan Policy SP2.

NB: Ward Councillors Rahman Khan, Antonia Mallet and Eddie Griffith

Information required for Planning Application Submissions

The following information will be required for registration of the planning application in respect of this site:

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
Development.control@haringey.gov.uk

1. Standard application form (three copies plus original unless submitted electronically)
2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant
3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
5. Fee
6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a ‘streetscene elevation’ showing the relationship with the neighbouring buildings. **Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.**
7. ‘Determining whether an application is CIL liable’ form and plan or drawing showing any chargeable development and gross internal area in square metres on each plan
8. Design & Access Statement, including a statement confirming compliance with Lifetime Homes standards and London Plan SPG housing space standards.
9. Heritage Statement- Including works to the listed building, uses and how the building would be adapted and the impact on its historic fabric. Should also include the conception of the design of the proposed enabling development block, its manifestation into the presented plan form, design details, materials and how it preserves or enhances the setting of the listed buildings and the character and appearance of the conservation area.
10. Sunlight and daylight report (BRE Guidelines)
11. Planning Statement
12. Transport Assessment / Report
13. Draft Travel Plan
14. Noise Assessment
15. Tree Survey/Arboricultural Statement/Landscaping details
16. Drainage Report
17. Sustainable design and construction statement - All new residential development should achieve a minimum 40% reduction in total (regulated) CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards.
18. Viability report
19. Contamination Assessment

Please note, this list is not exhaustive, and other documents may be required in the future. For further information please see the Council's Validation Checklist.

List of Relevant Contacts

John McRory – Team Leader – 0208 489 2956
Zulema Nakata– Planning Officer – 0208 489 2010
Nairita Chakraborty- Principal Conservation Officer – 0208 489 2841
Richard Truscott – Design Officer – 0208 489 5241
Maurice Richards – Transportation Officer – 0208 489 5575
Yvonne Robinson – Housing Investment – 0208 489 4373
Michael McNicholas – Waste Management – 0208 489 5561
Bob McIver – Head of Building Control – 0208 489 5500
Andrew Snape – Met. Police Crime Prevention Officer – 0208 345 2167

Without Prejudice

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

List of relevant policies

National Planning Policy Framework, March 2012

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

London Plan (March 2015)

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing Housing Supply

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
Development.control@haringey.gov.uk

- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.7 Large residential developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.11 Affordable Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds
- 3.16 Protection and enhancement of social infrastructure
- 3.17 Health and social care facilities
- 4.1 Developing London's Economy
- 4.3 Mixed use development and offices
- 4.6 Support for and enhancement of arts, culture, sport and entertainment
- 4.7 Retail and town centre development
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4 Retro fitting
- 5.7 Renewable energy
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable Drainage
- 5.21 Contaminated Land
- 6.1 Strategic approach
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.5 Funding Crossrail
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive environment

7.3 Designing out Crime
7.4 Local Character
7.5 Public realm
7.6 Architecture
7.8 Heritage Assets and archaeology
7.9 Heritage-led regeneration
7.15 Reducing and managing noise
8.2 Planning Obligations
8.3 Community Infrastructure Levy

Housing SPG (2012)
Sustainable Design and Construction SPG (2014)
Energy Planning (April 2015)

Local Plan, March 2013

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/local_development_framework/local_plan_adoption.htm

SP0 Presumption in Favour of Sustainable Development
SP1 Managing Growth
SP2 Housing
SP4 Working towards a Low Carbon Haringey
SP6 Waste and Recycling
SP7 Transport
SP8 Employment
SP9 Skills/Training to Support Access-Jobs/Community cohesion/Inclusion
SP11 Design
SP12 Conservation
SP16 Community Facilities

Unitary Development Plan (post Local Plan Adoption, March 2013)

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
Development.control@haringey.gov.uk

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/udp.htm

UD3 General Principles
UD7 Waste Storage
ENV6 Noise Pollution
ENV11 Contaminated land
M9 Car-free residential developments
M10 Parking for development
CSV5 Alterations and Extensions in Conservation Areas

Development Management Policies Proposed Submission Version DPD November 2015

[http://www.minutes.haringey.gov.uk/Published/C00000143/M00007312/AI00046538/\\$AppendixCDMDPDRReg19Consultationdocument.docx.pdf](http://www.minutes.haringey.gov.uk/Published/C00000143/M00007312/AI00046538/$AppendixCDMDPDRReg19Consultationdocument.docx.pdf)

DM1 Delivering High Quality Design
DM2 Accessible and Safe Environments
DM3 Public Realm
DM4 Provision and Design of Waste Management Facilities
DM6 Building Heights
DM9 Management of the Historic Environment
DM10 Housing Supply
DM11 Housing Mix
DM12 Housing Design and Quality
DM13 Affordable Housing
DM21 Sustainable Design, Layout and Construction
DM22 Decentralised Energy
DM23 Environmental Protection
DM24 Managing and Reducing Flood Risk
DM25 Sustainable Drainage Systems

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
Development.control@haringey.gov.uk

DM26 Critical Drainage Areas
DM27 Protecting and Improving Groundwater Quality and Quantity
DM28 Watercourses and Flood Defences
DM29 On-Site Management of Waste Water and Water Supply
DM30 New Waste Facilities
DM31 Sustainable Transport
DM32 Parking
DM33 Crossovers and Vehicular Access
DM41 New Town Centre Development
DM45 Maximising the User of Town Centre Land and Floorspace
DM48 The Use of Planning Obligations
DM49 Managing the Provision and Quality of Community Infrastructure
DM56 Supporting Site Assembly

Supplementary Planning Guidance / Documents

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/local_development_framework/supplementary_planning_guidance.htm

Planning Obligations SPD
Site Allocations DPD (Pre-Submission Version, 2016)
Sustainable Design and Construction SPD
SPG1a Design Guidance and Design Statements
SPG7a Vehicle and Pedestrian Movements