

ADDRESS: Land rear of 5 Filey Avenue, London N16 6UH	
WARD: Cazenove	REPORT AUTHOR: Micheal Garvey
APPLICATION NUMBER: 2020/3389	VALID DATE: 23/01/2020
DRAWING NUMBERS: IR920-02A, 03A, 04A, Design and Access Statement, Tree report	
AGENT: Mrs Isil Gjoka 158 Albany Road, Hornchurch, Essex, RM12 4AB	APPLICANT: Mr Demetrious % Agent
PROPOSAL: Erection of two storey dwelling to form one bedroom house	
<p>POST SUBMISSION REVISIONS:</p> <ul style="list-style-type: none"> Revisions to the front facade removing slatted metal louvres and replacing them with brick; panels removed from windows. <p>No further consultations were required on the amendments as the design changes were not considered to be substantial to require further reconsultation.</p>	
<p>RECOMMENDATION SUMMARY:</p> <p>Grant planning permission subject to conditions and section 106 legal agreement</p>	
NOTE TO MEMBERS: None.	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	YES

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

CPZ	Zone T Stamford Hill	
Conservation Area	Northwold & Cazenove	
Listed Building (Statutory)		No
Listed Building (Local)		No
Priority Industrial Area		No

LAND USE:	Use Class	Use Description	Floorspace Sqm
Existing	C3	Backland site	
Proposed	C3	One bedroom single dwelling house	66.8sqm

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	0	1

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

1.1 The site comprises a vacant parcel of land, which has been annexed from 5 Filey Avenue and has an access on the west side of Oldhill Street.

1.2 5 Filey Avenue is a two storey, end of terrace Victorian building, which is occupied as two flats , with a three storey rear addition and a single storey rear extension. The premises has an L-shape garden and has less than half the size of the original garden as a result of annexing the site. It appears only the ground floor flat has access to the garden. The premises is not listed but is located in the Northwold & Cazenove Conservation Area. The site is bounded by rear gardens of predominantly residential uses to the west and abuts a two storey detached dwelling to the north.

1.3 To the west is a two storey building with a three storey outrigger and a large single storey rear extension, which abuts the site. To the rear of this premises is a Sycamore tree.

1.4 Oldhill Street to the north east is characterised by properties of a mix of different heights and different designs. Only parts of Oldhill Street (where the development fronts onto) is located in the conservation area.

2.0 Conservation Implications

2.1 There are no statutory or locally listed buildings on, or immediately neighbouring the site. The site sits within the Northwold & Cazenove Conservation Area. The subject site lies within Northwold North part of the conservation area and the conservation area appraisal (CAA) notes that:

Almost all of the Northwold and Cazenove Conservation Area was built in a thirty-year period between 1865 and 1895 on land owned by the Tyssen-Amhurst family. The built form of the Northwold and Cazenove Conservation Area is primarily composed of nineteenth century residential buildings arranged in terraces, varying in height from street to street but displaying a general uniformity. The groups of terraced properties were not built in a piecemeal way, but as a planned whole, resulting in long terraces of matching properties. There is a hierarchy of building height from street to street; in the smaller side streets, the frontages are usually only two or sometimes three-storey. The majority of the buildings in the conservation area were constructed in the same period, between the 1865 and about 1895 and they were built as continuous terraces that have a uniformity of scale, plot width, building height and massing which provides the cohesive townscape, which characterises much of the Northwold and Cazenove Conservation Area. There are some particularly attractive houses in this street and a variety of different designs can be seen. The more traditional style houses are found towards the western end of the street and include the well-maintained no. 72 Filey Avenue, with its attractive detailing and original coloured glass.

2.2 In relation to Filey Avenue:

"Filey Avenue is a quiet street with street trees and at the western end is very open as it overlooks the playing fields to the rear of Jubilee Primary School. The houses rise two-storeys. but they also have a dormer window to the roof providing extra living accommodation on the third floor A large number of the original roof windows survive, but others have been extended and these alterations disrupt the roof-line of the terraces. The houses have a wide bay to the ground floor with a parapet to the bay. There are two styles of entrance door: one with a square surround with decorative swags and one with an extravagant pediment. Built of buff stock brick, the addition of red brick detailing enlivens the houses. Some properties retain their attractive tiled paths to their front gardens"

3.0 History

3.1 There is no planning history for this site.

4.0 Consultation

4.1 Date Statutory Consultation Period Started: 2nd December 2020

4.2 Date Statutory Consultation Period Ended: 23 December 2020

4.3 Site Notices: Yes

4.4 Press Advert: Yes

4.5 Neighbours

4.5.1 Letters of consultation were sent to 19 adjoining owners/occupiers. At the time of publication, 14 representations of objections had been received. The representations raising objection to the proposals did so on the following grounds:

- Harm to the setting of the conservation area;
- Removal of the tree is not acceptable and would still have an extensive life;
- Very small unit is not suitable for residential and will encourage more similar developments in the area;
- Impact on the amenity of surrounding residential properties, by way of loss of light/overshadowing, loss of privacy, loss of outlook, noise and general disturbance;
- The location of the bike store located near a bedroom would result in noise and disturbance;
- There are no basement windows which would result in inadequate daylight and no basement impact assessment has been submitted;
- Inadequate amenity space of 5m² which is shared with cycle parking and refuse storage;
- Design and Access Statement is misleading as it states that the site is not part of 5 Filey Avenue, but split and would still develop a building in a garden in a conservation area;
- The tree report is misleading as no access was granted to access our land;
- The boundary line does not match up with the land registry as it extends into a neighbours garden;
- The proposal is contrary to policy; and
- The land is part of the rear garden of 5 Filey Avenue.

4.5.2 These objections are considered in the body of the report.

4.5.3 In addition, the following non-planning matter was raised:

- Ownership of the land is in dispute and until ownership is established the application should not be determined.

4.6 Statutory Local Group Consultees

4.6.1 Clapton Conservation Area Advisory Committee:

Raise objection to the proposal, making the following comments:

This crude application lacks any refined or detailed design thought. There is substantial loss of over 50% of the garden/amenity of 5 Filey Ave. There is limited amenity space for the new dwelling.

4.7 Council Departments

4.7.1 Drainage: Raise no objection subject to conditions requiring submission and implementation of details of sustainable drainage systems and flood resilience measures is requested.

4.7.2 Pollution air: No comments received.

4.7.3 Traffic & transportation: No objections subject to details of cycle parking, car free and construction logistics plan.

4.7.4 Waste: The Recycling and Waste Team will supply a 180 litre refuse bin recycling sacks and 2 kitchen waste caddies to the ground floor bin area.

4.7.5 Private sector housing: No comments received.

5.0 POLICIES

5.1 Hackney Local Plan 2033 (2020)

- PP1 Public Realm
- LP1 Design Quality And local Character
- LP2 Development And Amenity
- LP3 Designated Heritage Assets
- LP12 Meeting Housing Needs and Locations for New Homes
- LP13 Affordable Housing
- LP14 Dwelling Size Mix
- LP16 Self custom-Build housing
- LP17 Housing Design
- LP41 Liveable Neighbourhoods
- LP42 Walking And Cycling
- LP43 Transport And Development
- LP45 Parking And Car Free Development
- LP46 Protection And Enhancement Of Green Infrastructure

LP47 Biodiversity And Sites of Importance of Nature Conservation
LP49 Green Chains and Green Corridors
LP51 Tree Management and Landscaping
LP53 Water And Flooding
LP54 Overheating And Adapting To Climate Change
LP55 Mitigating Climate Change
LP56 Decentralised Energy Networks (DEN)
LP57 Waste
LP58 Improving The Environment - Pollution

5.2 London Plan (2021)

GG1 Building strong and inclusive communities
GG2 Making the best use of land
D3 Optimising site capacity through the design-led approach
D4 Delivering Good Design
D5 Inclusive Design
HC1 Heritage Conservation And Growth
G1 Green Infrastructure
G5 Urban Greening
G6 Biodiversity And Access To Nature
SI 1 Improving Air Quality
SI 2 Minimising Greenhouse Gas Emissions
SI 4 Managing Heat Risk
SI 5 Water Infrastructure
SI 12 Flood Risk Management
SI 13 Sustainable Drainage
T1 Strategic Approach To Transport
T3 Transport Capacity, Connectivity And Safeguarding
T4 Assessing And Mitigating Transport Impacts
T5 Cycling
T6 Car Parking

5.3 SPDs/SPGs

SPD Residential Extensions and Alterations 2009
London Borough of Hackney Sustainable Design and Construction SPD 2016
Northwold & Cazenove Conservation Area Appraisal 2010
National Technical Space Standards 2015

5.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF)

5.5 Legislation

Town and Country Planning Act 1990 (as amended)

6.0 COMMENT

6.0.1 Proposal

6.0.2 The proposed development seeks to erect a two-storey (including basement) building on a strip of land adjacent to the rear of 5 Filey Avenue in order to provide a one bedroom self-contained residential unit. The development will occupy the full width of the site and will have a flat roof with a height of 3m from ground level. The development will be built from London stock brick with a Flemish bond, aluminium framed windows and an aluminium door. A lightwell will be provided at basement level in order to provide natural light to the basement living spaces.

6.0.3 The main considerations relevant to this application are:

- 6.1 Principle of the development of the site and land use
- 6.2 Design of the proposed development and impact on conservation area
- 6.3 Impact on residential amenity
- 6.4 Standard of accommodation
- 6.5 Affordable housing
- 6.6 Transport
- 6.7 Sustainability
- 6.8 Biodiversity
- 6.9 Tree
- 6.10 Flood risk
- 6.11 Waste management
- 6.12 Planning contributions and community infrastructure levy (CIL)

6.1 Principle of the development of the site and land use

6.1.1 The provision of additional residential accommodation is acceptable in principle and in land use terms. The site is in a residential area and therefore to add to the existing housing stock is considered acceptable. In addition a single storey above ground level building is considered acceptable. This is subject to other material considerations such as design, impact upon the conservation area and impact upon amenity.

6.1.2 The principle of erecting a one-storey over-basement building at the site is considered acceptable in design and conservation terms. The development would abut yet be subordinate to the adjoining building to the north at no.1 Oldhill Street, and would preserve the character and appearance of the conservation area.

6.1.3 It should be noted that the principle of a two storey (basement and ground floor) dwelling house has been granted planning permission at no.34 Filey Avenue (ref: 2019/1396) for the demolition of the existing three garages and the erection of a two storey (basement and ground floor) dwelling house.

6.1.4 In addition there is a two storey house in the rear garden of 81 Osbaldeston Road, facing Filey Avenue. The ground floor is set behind a brick wall and the second floor is visible from the street. It has a larger footprint and views of rear gardens have

been lost to this development.

- 6.1.5 The site location plan is considered acceptable and land registry information has been submitted which provides evidence that this is correct. In addition this also confirms ownership of the land is owned by the applicant.

6.2 Design of the proposed development and impact on heritage assets

6.2.1 LP1 of the Hackney Local Plan 2033 states: All new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character. Policy D4 of the London Plan requires the design quality of development schemes should be retained through to completion by ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments.

6.2.2 Policy HC1 of the London Plan states: Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'. Policy LP3 of LP33 states that: Development proposals affecting conservation areas or their settings will be permitted where they preserve or enhance the character and appearance of the area including, the established local character of individual buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage).

6.2.3 The streetscape along the southern part of Oldhill Street has a different context to Filey Avenue. There is a uniformity of two storey terrace dwellings on the eastern side which includes a strong front building line that contributes to the uniformity of the dwellings in this road. On the western side of Oldhill Street there is a mismatch of various heights between 1-3 storey buildings and various designs.

6.2.4 In this case the overall height and bulk of the new structure is subordinate to both the host building and the adjoining building (1 Oldhill Street) against which the unit will be constructed. The development has a modern design. The proposal would include no rear openings (but light and outlook is served via an internal courtyard) and two front windows. In design terms this is considered acceptable. The detailed design is not considered to have a detrimental impact on streetscene, given the presence of different architectural types in the street.

6.2.5 The revised proposals now sufficiently express the character of the conservation area, with brick colour and bond matching the local character and the garden wall forming a continuation of the brick facades either side. The window design and depth also indicate conformity with local character. Window details and bricks will be subject to conditions to ensure high quality materials are used.

6.2.6 In terms of materiality yellow London stock brick and yellow stock perforated Flemish bond would provide an attractive design. Amendments have been received during the course of the application to the facade which provides a better and balanced appearance..

6.2.7 Given its single-storey above ground appearance, the proposal would still maintain an open character and retain views to rear gardens, which are important features of the conservation area. The proposed building is considered to be acceptable in terms of its bulk, scale, massing and architectural design. The proposal has been assessed as having a neutral impact on the setting of the setting of the Northwold & Cazenove Conservation Area.

6.2.8 National Planning Policy Framework Paragraph 199 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. This is considered to be adequately justified, minimised and mitigated and the harm is outweighed by the public benefits of the scheme.

6.2.9 National Planning Policy Framework Paragraph 202 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...” The proposed development is assessed to cause less than substantial harm to the significance of the designated heritage assets (the Conservation Area). However, this is considered to be adequately justified, minimised and mitigated and the harm is outweighed by the public benefits of the scheme.

6.2.10 The submitted details of windows and materials are broadly acceptable and will be secured by condition to ensure that the quality of the scheme is secured.

6.2.11 Subject to the conditions outlined above, the proposed development is considered to be acceptable in respect of its design and impact on heritage assets.

6.3 Impact on residential amenity

6.3.1 It is recognised that the site is a relatively constrained backland site in a built up urban area. As such, there are a number of properties in close proximity to the site which may potentially be impacted. These include 3, and 5 Filey Avenue to the south, and 1 Oldhill Street to the immediate north.

6.3.2 The habitable room windows at first and second floors of the host building no. 5 Filey Avenue is of sufficient distance from the new dwelling and due to their positioning at a higher level, will suffer no loss of light or outlook. There will be no direct overlooking of the application site from these and adjoining rear windows because there are no windows on the flank elevations of the new dwelling and the courtyard will be concealed to the north of the site by the new unit.

6.3.3 In relation to the ground floor the methodology adopted for the assessment of daylight, sunlight and overshadowing is set out in the 2011 Building Research Establishment (BRE) Guidance. When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC) and No Sky Line (NSL). In this case no.5 Filey Avenue has a single storey ground floor rear extension with patio doors that have substantial glazing and a side window. However, the distance between the windows and the proposed building allows an unobstructed

25-degree line which the guidance indicates would not have an unacceptable impact on daylight.

6.3.4 In regards to no.3 Filey Avenue, there is an existing single storey ground floor rear extension with patio doors that have substantial glazing and has side windows. The proposed development would not result in a loss of light to this property because of its single storey nature and location at the rear of the site. There are no windows in the flank elevation of no.1 Oldhill Street, which abuts the site.

6.3.5 In relation to noise and disturbance this small scale development in a predominant residential area, are such there is no justification for raising objection on this grounds. There is no reason to suppose that a conventional residential use would give rise to noise or disturbance over and above that which would be experienced as a result of the new residential uses within the locale, and if it were to do so, this matter would be addressed by way of Environmental Health legislation.

6.4 Standard of accommodation

6.4.1 Policy LP17 point A states: All homes and extensions to existing properties to be of high quality design and meet the internal and external space and accessibility standards set out in the London Plan, GLA Housing SPG and Hackney's Housing SPD.

6.4.2 The internal layout is generally acceptable. The bedroom may not get too much light, but this is less important than the living room, which would get sufficient light. The basement bedroom would look onto a lightwell and although not ideal, a bedroom is not considered as important as a living room/kitchen. As living rooms and kitchens need more daylight than bedrooms and outlook.

6.4.3 The living room kitchen provides a large combined space, and would receive sufficient light given the street facing windows to the front and roof lights.

6.4.4 The space standards for a one bedroom, 2 person, two storey dwelling house requires a floorspace of 59sqm. 66.8sqm is proposed, therefore the standard is met. A small courtyard of 5.7sqm is proposed and this would be acceptable given the site constraints.

6.4.5 The amenity space of 5m² which is shared with cycle parking and refuse although not ideal is considered acceptable given the site constraints.

6.4.6 On balance the proposed development is considered to provide a reasonable size layout which would be in compliance with the London Plan standards and London Housing SPG standards.

6.5 Affordable housing

Policy LP13 and the S106 Planning Contributions Supplementary Planning Document (2020) states that new development must maximise opportunities to supply genuinely affordable housing on-site. Schemes which fall below the 10 unit threshold will be required to provide on-site provision or payments in lieu up to the equivalent of 50% of housing delivered as affordable housing, subject to viability and legal agreement. In

this case affordable housing contributions would not be required as this is a self build development, which the council has exempted from such contributions.

6.6 Transport

6.6.1 Policy LP41 Local Plan 2033 and London Plan policies require proposals to encourage active travel and sustainable transport, whilst reducing reliance on private motor vehicles. Specifically, there is a general assumption that new development will be car free, except for blue badge provision, unless exempted by the relevant policies. The application does not propose the installation of any Blue Badge parking provision. Officers are satisfied that there is adequate capacity to install a disabled person's parking bay under 50 metres from the application site if it is required in future. The applicant has agreed to car free development which will be secured by legal agreement.

6.6.2 LP42 requires all new development to promote sustainable transport by prioritising walking and cycling in the borough. This requires cycle parking to be secure, accessible, convenient, and weatherproof and to include an adequate level of parking suitable for accessible bicycles, tricycles and cargo bikes. Hackney Council's cycle parking standards for use class C3 residential developments require the provision of 2 cycle space over 45sqm. One cycle space is proposed due to site constraints in the ground floor courtyard next to the bin store. The location of the bike store near a bedroom is the only location available and a single bicycle would not result in noise and disturbance. Details of the cycle storage enclosure have not been shown, and details would be secured by condition.

6.6.3 In order to ensure that the construction process is carried out with the minimum of disruption and to mitigate the negative impact on the surrounding highway network a Construction Logistics and Management Plan has been recommended by condition. A requirement to join the Considerate Constructors Scheme has also been included within the legal agreement.

6.6.4 Overall, there are no objections subject to conditions for cycle parking, construction logistic plan, and car free development.

6.7 Sustainability

6.7.1 Policy LP54 requires all new development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, mitigate the Urban Heat Island (UHI) effect and have regard to maximising the use of the cooling hierarchy. Measures which deliver biodiversity benefits will be strongly supported.

6.7.2 Policy LP55 H requires that development, including the re-use or extension of existing buildings, should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting the heritage and character of the buildings. Development should consider synergies with new build elements on sites and developments should seek to achieve the zero-carbon target across the site.

6.7.3 Measures to meet LP54 and LP55 have only been briefly commented on in the Design and Access Statement and no Energy Statement has been submitted on how carbon emissions would be reduced. The statement mentions that the external surface of the building will be insulated well with triple glazing to reduce the heat loss parameter, and internal and external light fittings will all be energy efficient. Photovoltaic panels are to be installed on the roof with a green roof to absorb surface drainage. SUDs will be implemented. The development will be provided with eco labelled white goods of A+ and A ratings. These measures are considered appropriate and conditions will be imposed to ensure that these are implemented and retained, should planning permission be granted. As no detailed report how carbon emissions would be reduced a carbon-offset contribution of £1,000 would be required through a legal agreement.

6.8 Biodiversity

6.8.1 Policy LP47 states (in part A): All development should protect and where possible enhance biodiversity leading to a net gain. A sedum roof is proposed, which is not acceptable as they have limited biodiversity. A green or brown roof would be required with an 80-150mm substrate depth. This will help with ecology, provide sustainable urban drainage and improve the thermal performance of the building which is encouraged. Further details will be required by condition along with a suitable drainage condition following consultation with the Floods & Suds Team.

6.9 Tree

6.9.1 There is a Sycamore tree in the adjacent garden of no.3 Filey Avenue and an Arboricultural Impact Assessment has been provided in support of the application. The tree report confirms that the tree is unsuitable for retention due to its condition which has extensive cavity and has been pruned unsympathetically. It falls within Category U (trees of unsuitable for retention) therefore there is no objection to its removal as the tree has basal decay. Therefore no protective measures are required during construction.

6.9.2 In relation to the tree report being misleading, the tree report stated in paragraph 3.1.1 that a site visit was conducted on 20 July 2020, but it does not state that the adjoining site was accessed. It cannot be commented how the tree was assessed by the arboricultural consultant but the tree is shown in figure 2 of the tree report on the boundary and therefore is not considered misleading.

6.10 Flood risk

6.10.1 The site is not a critical drainage area but has a high risk of surface water flooding. As the proposal involves creating habitable rooms within the basement, it is essential that the development is protected against flooding. These have been reviewed by the council's Drainage Team who have confirmed that no objection is raised to the proposal, subject to conditions requiring the submission and implementation of details of sustainable drainage measures and details of flood resilient and resistant construction and measures to protect the building from surface water flood risk. A condition would be included requiring a report for flood resilience measures and one seeking a suitable drainage system.

6.11 Waste management

6.11.1 The council's waste officer has reviewed the proposal and raises no objection to the location or capacity of the bin store. The type of bin proposed is a wheelie bin in a slatted timber bin store providing 100 litre bin 50L of refuse and 50L recycling which is acceptable.

6.12 Planning contributions and Community Infrastructure Levy (CIL)

6.12.1 The CIL charge rating for new residential units for Mayoral CIL of London is £60 sqm and Hackney CIL is £55 sqm. New residential units would be created and all new floorspace would be CIL liable. The application site is in CIL Zone C.

7.0 CONCLUSION

7.1 The proposed development is considered to provide an appropriate land use in terms of providing a new residential unit. It is considered to be of a bulk, scale and massing which would respect the character and appearance of the site and would preserve the character and appearance of the Northwold and Cazenove Conservation Area. The proposal would not have an unacceptable detrimental impact upon the amenity of adjoining occupiers. The proposal is considered acceptable, on balance, in terms of all other material considerations.

7.2 The proposal is, therefore, considered to comply with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021), and the granting of permission therefore is recommended subject to a s106 legal agreement and conditions.

8.0 RECOMMENDATIONS

8.1 Recommendation A

That planning permission be GRANTED, subject to the following conditions:

8.1.1 - Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

8.1.2 - Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.1.3 - Floods & suds

Prior to commencement of construction works hereby permitted, full particulars of a scheme for the provision and implementation of flood resilient and resistant construction details and measures to protect the site against surface water flood risk shall be submitted to and agreed, in writing with the Local Planning Authority in consultation with the Local Lead Flood Authority prior to the construction of the measures.

The development shall not be carried out otherwise than in accordance with the details thus approved, which shall be implemented in full prior to the first occupation of the development hereby permitted, and maintained as such for the lifetime of the development.

REASON: In the interests of addressing climate change.

8.1.4 - Materials

Full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Northwold & Cazenove Conservation Area.

8.1.5- Construction Logistics Plan

Prior to the commencement of demolition or construction works hereby permitted, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The CLP shall include the following details:

- (i) Hours of works; and
- (ii) A programme of works; and
- (iii) Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV arrivals and departures, prevention of idling by construction vehicles, construction traffic access and routing arrangements, and any footway or highway closures; and
- (iv) Loading and unloading of plant and materials; and
- (v) How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and
- (vi) Storage of plant and materials; and
- (vii) Boundary hoardings behind any visibility zones; and
- (viii) Contact arrangements between residents and contractors; and
- (ix) A dust management plan which shall include measures to minimise the emission of dust and dust suppression measures.

All construction works associated with the development hereby permitted shall thereafter take place in full accordance with the approved CLP.

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers and in the interests of highway safety.

8.1.6- Details-Windows & Doors

Detailed drawings to a scale of 1:20 and full particulars of all external windows, and door, shall be submitted to and approved in writing by the Local Planning Authority before the start of the relevant works. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Northwold & Cazenove Conservation Area.

8.1.7 -Sustainable Drainage

Prior to superstructure works, detailed specification and a drainage layout of at least one suitable sustainable drainage systems (i.e. water butt, raingarden, bioretention planter box, living roof (substrate depth of 80-150mm excluding the vegetative mat), permeable paving, etc.) shall be submitted to, and approved by the LPA, in consultation with the LLFA. If soakaways i.e. plastic modules and soakaway rings are used, an infiltration test must be carried out to ensure that the capacity of the soil is suitable for infiltration. It must be demonstrated that there will be no increase in surface water flow being discharged offsite and an overall reduction in peak flow rate and volume. Such details as approved shall be implemented in full prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

8.1.8- No extraneous pipework

No soil stacks, soil vent pipes, plumbing, pipes, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved or approved by way of condition 4 above.

REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Northwold & Cazenove Conservation Area.

8.1.9- Use of roof

The roof of the development hereby permitted, shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building. In particular the roof shall not be used as a roof terrace, balcony or any other amenity area.

REASON: To safeguard the residential amenity of the occupiers of adjacent premises.

8.1.10- Air Quality

All non-Combined Heat and Power (CHP) space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development hereby approved shall achieve dry NO_x emission levels equivalent to or less than 40 mg/kWh.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum as a result

of the development and to contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

8.1.11- Green Roof

A bio-diverse, substrate-based extensive green roof (80-150mm minimum depth) should be established on the roof of the proposal as shown on the approved plans prior to occupation. Full details thereof shall be submitted and approved in writing by the local planning authority, prior to occupation. The development shall not be carried out otherwise than in accordance with the details thus approved and retained thereafter.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

8.1.12- Cycle Parking

Details of cycle storage shall be submitted to and approved in writing by the local planning authority, prior to occupation, hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved and retained thereafter.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycle(s) in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

8.2 Recommendation B

8.2.1 That the above recommendation is subject to the applicant, the landowners and their mortgagees entering into a legal agreement in order to secure the following matters to the satisfaction of the Head of Planning and the Director of Legal.

- Carbon-offset contributions £1,000.
- Car free development.
- Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.
- Payment of the council's costs in preparing and monitoring the legal agreement.

8.3 Recommendation C

That the Sub-Committee grants delegated authority to the Strategic Director of Sustainability and Public Realm and Head of Planning and Building Control - (or in their absence either the Growth Team Manager or DM and Enforcement Manager) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

9.0 INFORMATIVES

S1.1 Building Control

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.56 Smoke Alarms

NSI Construction activities audible at the facade of the nearest noise sensitive premises shall only be carried out between the specified hours: Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays unless otherwise agreed in prior consent to the Local Authority under the provisions of Section 61 of the Control of Pollution Act 1974.

NSI In aiming to satisfy the secure by design condition, the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Signed.....Date.....

ALED RICHARDS

Strategic Director, Sustainability & Public Realm

NO	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p>	Micheal Garvey x8053	2 Hillman Street, London E8 1FB

	<p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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