

<b>ADDRESS:</b> Springdale Mews, London, N16 9NR	
<b>WARD:</b> Clissold	<b>REPORT AUTHOR:</b> Gerard Livett
<b>APPLICATION NUMBER:</b> 2021/2558  <b>DRAWING NUMBERS:</b> PL04 Rev A; PL05 Rev C; PL07 Rev A; Land Science Phase I and Phase II Geotechnical and Geoenvironmental Report reference LS5267; Construction Management Plan Issue 4 dated 29/05/2023; Traffic Management Plan Issue 3 dated 24/05/2023; Arboricultural Impact Assessment and Method Statement	<b>VALID DATE:</b> 19/08/2021
<b>APPLICANT:</b> Lion Estates Ltd	<b>AGENT:</b> Steve Dodds SJD Architects Ltd
<b>PROPOSAL:</b> Submission of details pursuant to conditions 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping) & 15 (Obscure Glazing) attached to planning permission 2021/2474 dated 07/03/2023.	
<b>POST SUBMISSION REVISIONS:</b> Revised Construction Management and Logistics Plan received Revised facade drawings received	
<b>RECOMMENDATION SUMMARY:</b>  Approve details	
<b>NOTE TO MEMBERS:</b>  This application is referred to members due to the number of objections received	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Major application	
Substantial level of objections received	<b>YES</b>
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

## ANALYSIS INFORMATION

<b>ZONING DESIGNATION:</b>	<b>(Yes)</b>	<b>(No)</b>
<b>CPZ</b>	Yes – M	
<b>Conservation Area</b>		X
<b>Statutory Listed Building</b>		X
<b>Locally Listed Building</b>		X
<b>Priority Employment Area (PEA)</b>		X

<b>LAND USE DETAILS:</b>	<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace</b>
<b>Existing</b>	Sui Generis	Vacant Land	249m2 (Site Area)
<b>Proposed</b>	C3	Residential dwellings	207m2

<b>RESIDENTIAL USE DETAILS:</b>	<b>Residential Type</b>	<b>No of Bedrooms per Unit</b>				
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5+</b>
<b>Existing</b>	House	0	0	0	1	0
<b>Proposed</b>	Flats	0	1	1	0	0
<b>Totals</b>	<b>(Total = 2)</b>					

<b>PARKING DETAILS:</b>	<b>Parking Spaces (General)</b>	<b>Parking Spaces (Disabled)</b>	<b>Bicycle storage</b>
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	0	4

### 1. SITE CONTEXT

- 1.1. The site is located on the eastern side of Springdale Mews, a 2.4m wide unadopted highway off Springdale Road and which serves the rear of

properties in Green Lanes (Nos. 74-97). The site was formerly part of the rear garden of No. 1 Springdale Road.

- 1.2. The site is currently vacant, partly overgrown and has a pile of rubble. At the time of the site visit there was a fork lift truck on the site. At the southeast corner of the site is a Lime tree that is the subject of a Tree Preservation Order.
- 1.3. On the western side is a series of single- and two-storey buildings comprising a mix of workshops and dwellings. These are located to the rear of properties in Green Lanes. The main properties fronting Green Lanes are generally of three storeys with commercial uses on the ground floors and residential uses on the upper floors. Springdale Road is characterised by three-storey terraced dwellinghouses, some of which have been divided into flats.

## 2. **CONSERVATION IMPLICATIONS**

- 2.1. The property is not listed and does not lie within a conservation area, although 70, 92, 94 and 96 Green Lanes (all west of the site) are locally listed.

## 3. **RELEVANT HISTORY**

- 3.1. 10/05/2007 – Planning permission was REFUSED for ‘Erection of a pair of two-storey, two-bedroom semi-detached dwelling houses, together with the provision of two car parking spaces’ on the grounds of its proximity to trees, lack of provision of family housing and inappropriate design, scale and location representing an obtrusive development, detrimental to the character and appearance of the surrounding area. (Reference 2007/0399)
- 3.2. 20/11/2015 – A planning application for ‘Erection of four three-storey terraced dwellinghouses at lower ground, ground and first floor levels [3 x 4-bed and 1 x 2-bed]’ was WITHDRAWN (Reference 2015/3175)
- 3.3. 11/05/2017 – A planning application for ‘Erection of three dwellinghouses over lower ground floor and ground floor levels and associated works’ was WITHDRAWN (Reference 2016/2619)

- 3.4. 13/07/2020 - A planning application for 'Erection of 2 two-storey dwellinghouses at lower ground and ground floor levels with associated cycle and refuse store' was GRANTED (Reference 2018/4234)
  
- 3.5. 03/11/2021 - A planning application for 'Non-material amendment to planning permission 2018/4324 dated 13/07/2020. Effect of variation would be to increase the width of the basement walls' was GRANTED (Reference 2021/2374)
  
- 3.6. 07/03/2023 - A planning application for 'Variation of conditions 2 (Approved Drawings) and 3 (External Materials) and removal of condition 13 (Green Roof) attached to planning permission 2018/4324 dated 13/07/2020: Effect of variation would be to change internal layouts and cycle and refuse storage area; provide details of external materials and remove the green roof' was GRANTED (Reference 2021/2474)

#### 4. **CONSULTATIONS**

- 4.1. Public consultation is not statutorily required for submission of details applications.
- 4.2. However, 20 representations objecting to the proposal were received:
- 4.3. Summary of objections:
- 4.4. Tree protection measures are insufficient

Unclear how access to other premises will be maintained during construction works

Unclear how noise and disturbance from construction process will be managed

#### **Statutory Consultees**

- 4.5. There are no statutory consultees for the matters raised in this submission of details application.

#### **Other Council Departments**

- 4.6. Pollution (Land)

At this stage I am satisfied with the report and associated documents to the extent that no further investigation works will be required and that risk to human or environmental health is unlikely. As such I believe the Phase 1 and 2 report submitted for application 2021/2588 is sufficient to discharge

condition 7. Before occupation the developer should submit evidence that no contamination was encountered during the ground works.

### **Local Groups**

4.7. It is not necessary to consult local groups for this type of application.

## **5. POLICIES**

### **5.1. London Plan**

- 5.1.1. D4 (Delivering good design)
- 5.1.2. D14 (Noise)
- 5.1.3. G5 (Urban greening)
- 5.1.4. G7 (Trees and woodlands)
- 5.1.5. SI1 (Improving air quality)
- 5.1.6. SI8 (Waste capacity and supporting the circular economy)
- 5.1.7. T4 (Assessing and mitigating transport impacts)
- 5.1.8. T5 (Cycling)

### **5.2. Local Plan 33**

- 5.2.1. LP1 (Design Quality and Local Character)
- 5.2.2. LP2 (Development and Amenity)
- 5.2.3. LP42 (Walking and Cycling)
- 5.2.4. LP43 (Transport and Development)
- 5.2.5. LP51 (Tree Management and Landscaping)
- 5.2.6. LP57 (Waste)
- 5.2.7. LP58 (Improving the Environment - Pollution)

### **5.3. SPD / SPG / Other**

- 5.3.1. Hackney Sustainable Transport SPD

### **5.4. National Planning Policies**

- 5.4.1. National Planning Policy Framework 2021
- 5.4.2. Planning Practice Guidance

## **6. COMMENT**

### **6.1. Background**

- 6.1.1. This proposal is for the approval of details required by 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping) & 15 (Obscure Glazing) attached to planning permission 2021/2474 dated 07/03/2023.

6.1.2. Condition 4 states:

*Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority at planning sub-committee, in writing, before any work proceeds beyond damp proof course. The development shall not be carried out otherwise than in accordance with the details thus approved.*

- a) Full details, including sections of windows and doors*
- b) Full details, including materials, of the cycle store*
- c) Full details, including materials, of the refuse store*

*REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area. The cycle and refuse store shall be made available before the first occupation of the development hereby permitted and thereafter retained.*

6.1.3. Condition 5 states:

*No development shall take place until a detailed Demolition and Construction Management and Logistics Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period.*

- A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);*
- A demolition and construction traffic management plan to include the following: the construction programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/ footway closures during the construction period;*
- A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during the construction project*
- A demolition and construction management plan indicating how access will be maintained for the other frontagers of Springdale Mews.*

*REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.*

6.1.4. Condition 7 states:

*Contaminated land: Development will not commence until desk study and site reconnaissance researches and physical site investigation work has been undertaken and fully reported on and a remedial action plan has been*

*submitted to, and approved in writing by, the local planning authority. Where physical site investigation work has not been agreed at a pre-application stage further physical investigation work must be agreed with the contaminated land officer before being undertaken. Development will not commence until all pre-development remedial actions, set out within the remedial action plan, are complete and a corresponding pre-development verification report has been produced to the satisfaction of and approved in writing by the Planning Authority. Work shall be completed and reporting produced by a competent person/company in line with current best practice guidance, including the Council's contaminated land planning guidance. The Planning Authority and Contaminated Land Officer must receive verbal and written notification at least five days before investigation and remediation works commence. Subject to written approval by the Planning Authority, this condition may be varied, or discharged in agreed phases.*

*REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.*

6.1.5. Condition 11 states:

*Tree protection for all retained trees at the site and on adjacent land shall be undertaken in accordance with BS5837:2012 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard for the duration of all site works (including demolition) undertaken in connection with the development hereby approved.*

*The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.*

*REASON: In order to protect the existing trees during building operation and site works.*

6.1.6. Condition 12 states:

*A hard and soft landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before the development is occupied, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed, together with details of all boundary treatment, fences and other hard landscaping features; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of*

*ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.*

*REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.*

6.1.7. Condition 15 states:

*The windows annotated as 'obscure glazing' on the approved drawings shall be obscure glazed and fixed shut and permanently retained in that form.*

*REASON: To safeguard the amenity of neighbouring and future occupiers.*

6.1.8. The applicant has submitted drawings and documents which indicate these details, and a summary is set out below.

6.1.9. The external materials would be Hammersmith London Stock facing brick and Ibstock Staffordshire Blue Engineering bricks. The roofs would be zinc standing seam and the windows and doors would be aluminium in Anthracite Grey (colour RAL 7016), which have been approved with application 2021/2474 dated 07/03/2023.

6.1.10. Details of window and door reveals have been provided, together with details of Sheffield style cycle hoops and refuse storage areas in the cycle store, which would be suitable for two 660 litre bins, together with bins for recycling and for food waste.

6.1.11. The applicants have submitted details of the protective fencing for retained trees, although a Lime tree (indicated as T4) would be removed.

6.1.12. The applicants have demonstrated that the site does not present harm to human health from contamination.

6.1.13. A mix of hard and soft landscaping would be provided for the garden areas, with a mix of permeable paving and grassed areas.

## 6.2. **Considerations**

6.2.1. The submitted details indicate that the development would be completed with high quality materials and that the refuse store and cycle parking would be adequate for the needs of the development.

6.2.2. The revised Construction Management and Logistics Plan indicates that the development can be completed without compromising safety or parking on the public highway or significantly interrupting the use of the private access road by residents.



- 6.2.3. Since the application was previously considered by the planning sub-committee, the applicant has clarified that the construction period would be approximately one year.
- 6.2.4. The CMP states that the contractor will endeavour to reduce their environmental impact at all times. The disposal of waste, including any surplus spoil, will be managed as far as is reasonably practicable to maximise the environmental benefits for the re-use of such materials and reduce any adverse environmental effects of disposal.
- 6.2.5. The contractor will ensure that on completion of the project all work areas and access areas will be tidied and then cleaned. Any remnants of construction work will be removed.
- 6.2.6. The project will involve excavation as per the approved drawings by the architect. This means 67-80 loads would need to be removed (subject to site and load restrictions).
- 6.2.7. Construction traffic will consist of regular deliveries of materials such as reinforcement, steel, ready mix concrete wagons, building materials (etc.). It is estimated that the amount of deliveries will equate to an average of 3 per day over the course of the 12 month construction period, with more frequent deliveries predicted earlier on in the process, which are anticipated to become less frequent as construction progresses.
- 6.2.8. All vehicles will use the predetermined transport routes for access to and from site.
- 6.2.9. The applicant has also clarified that there would be no operative parking either on site, in the mews, or in any controlled parking zone in the borough.
- 6.2.10. The updated CMP states that all works will take place within the construction site perimeter and will not interfere with other areas along Springdale Road or the adjacent street, Green Lanes, at any time. If, however, there are any closures required, the relevant licences and notices will be served to the relevant parties.
- 6.2.11. An updated version of the CMP states that any loading and unloading via Springdale Mews will be minimal. The developer has stated that they will aim to ensure that access is not blocked for longer than a consecutive 10-minute period at any one time. They will seek to accommodate existing residents and businesses by moving things within a shorter timeframe wherever possible.
- 6.2.12. Once any vehicles delivering goods to the site have unloaded, they will leave the vicinity of the site immediately.
- 6.2.13. The contractor and its subcontractors will take all necessary measures as set

out in the Institute of Air Quality Management (IAQM) guidance to avoid creating a dust nuisance during both construction and demolition works.

- 6.2.14. The development would not present harm to human health through contamination as a result of the initial assessment, although a verification report would be required following completion of the development.
- 6.2.15. The loss of the Lime tree has been reviewed by the council’s arboricultural officer, and this is acceptable, as are the measures for tree protection for retained trees and for a replacement tree.
- 6.2.16. The proposal includes elements of soft landscaping that would be relatively ‘light touch’ and allow the occupiers to plant according to individual preference.
- 6.2.17. The condition regarding obscure glazing is a compliance condition, but nonetheless, details of the obscure glazed windows have been submitted.

**7. CONCLUSION**

7.1. The submitted details are considered sufficient and adequate to discharge conditions 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping) & 15 (Obscure Glazing) attached to planning permission 2021/2474 dated 07/03/2023.

**8. RECOMMENDATIONS**

**8.1. Recommendation A**

8.2. That details pursuant to conditions 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping) & 15 (Obscure Glazing) attached to planning permission 2021/2474 dated 07/03/2023 be APPROVED.

**Signed**..... **Date**.....

**Aled Richards – Strategic Director, Sustainability & Public Realm**

SUBMISSION DOCUMENTS,	NAME/DESIGNATION AND TELEPHONE	LOCATION CONTACT
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	POLICY/GUIDANCE/ BACKGROUND PAPERS	EXTENSION OF ORIGINAL COPY	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> <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>	<p>Gerard Llivett Senior Planner – Development Management Team 020 8356 8398</p>	<p>1 Hillman Street, London E8 1FB</p>