

Application Number: TP/09/0089 **Ward:** Southgate
Date of Registration: 23rd January 2009

Contact: Andy Higham 020 8379 3848

Location: SOUTHGATE COLLEGE, HIGH STREET, LONDON, N14 6BS

Proposal: Redevelopment to provide new education facilities, involving erection of a part 4, part 6-storey block, refurbishment of existing 6-storey building, the erection of a 2-storey block incorporating the public library and erection of a detached 2-storey motor vehicle workshop, together with provision of ancillary plant/infrastructure on roofs, associated car parking and construction of access routes via Ashfield Parade, Blagdens Lane and High Street in connection with consolidation of College on High Street site. (Outline application - access and layout).

Applicant Name & Address:

Southgate College
C/O AGENT

Agent Name & Address:

Ms Mary Power, Savills PLC
20, Grosvenor Hill
London
W1K 3HQ

RECOMMENDATION: That Members resolve to GRANT outline planning permission and that subject to

- a) referral to the Mayor and confirmation that no objection being raised; and
- a) the completion of a S106 Agreement to secure the items identified in the report

the Head of Development Services be authorised to grant outline planning permission subject to the following conditions

1. The development shall not commence until detailed drawings showing the design and external built form of the development, including existing and proposed levels as well as the materials to be used for external surfaces of buildings and other hard surfaced areas including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the approved details before the development is occupied.

Reason: To ensure an appearance which complies with Unitary Development Plan Policies.

2. The development shall not commence until details of the scale of the development, including the height, length and width of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details before it is occupied.

Reason: To ensure an appearance which complies with Unitary Development Plan Policies.

3. The development shall not commence until details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the identification of existing planting to be retained, a written planting specification (including preparation of tree pits, tree ties, planting beds, grassed areas and details of outdoor furniture) together with a Maintenance Plan and the treatment of any hard surfaced amenity areas. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs, which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety

4. The development shall not commence until details of the phasing of construction works have been submitted to and approved in writing by the Local Planning Authority. The phasing of construction shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and highway safety.

5. Prior to any construction work including demolition details of a methodology for the demolition of existing buildings on the site of this element shall be submitted to and approved by the Local Planning Authority. The demolition works shall be carried out in accordance with the methodology approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order to safeguard the amenities of neighbouring residential properties or the operation of the adjoining railway and to ensure the works do not prejudice air quality.

6. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

7. Prior to any development commencing, a travel plan shall be submitted be submitted to and approved by the local planning authority. The travel plan shall be implemented in accordance with the measures contained therein.

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways

8. Prior to any development commencing, details of a vehicular access management plan shall be submitted to and approved by the local planning authority. The plan shall include:
- (i) the proportion of trips accessing the car park by each entrance;
 - (ii) confirmation that Ashfield Parade access to be used for access to 13:00 and thereafter will be for egress only;
 - (iii) confirmation of the High Street access is limited for visitor / library vehicles only;
 - (iv) the proportion of service movements associated with the Ashfield Parade entrance and a methodology for the control of such movements.

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

9. Details of a means of controlling vehicular and pedestrian access to the site from the High Street to prevent general access shall be submitted to and approved by the Local Planning Authority. The approved details to be installed prior to the use of this access commencing.

Reason: in order to safeguard the residential amenities of neighbouring properties.

10. The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

11. Prior to the occupation of any part of the development hereby approved, a freight strategy, construction logistics and a delivery and servicing plan shall be submitted to and approved by the Local Planning Authority. The approved details shall be adhered to at all times thereafter.

Reason: in order to promote sustainable construction and operational practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy

12. The parking areas forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Unitary Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

13. That all existing hedgerows and trees to be retained shall for the duration of the development works be protected by means of fencing to a minimum height of 1.2m and erected to a distance of 5 m from the nearest vegetation and within

which no activities associated with building operations including storage of machinery and materials shall take place; details of the protective fencing shall be submitted to and approved by the Local Planning Authority prior to commencement of works and shall be erected and retained until the completion of works

Reason: To ensure that all trees and hedgerows which constitute an important visual amenity, are not damaged or adversely affected by ground compaction or other activities associated with building operations

14. The development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield - Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

15. Details of the specification and appearance of any fume extraction and/or ventilation plant required in connection with development shall be submitted to and approved in writing by the Local Planning Authority. The plant shall be installed in accordance with the approved details before the use commences.

Reason: To ensure a satisfactory appearance and safeguard amenity.

16. The plant and equipment to be situated on the roof of the development hereby approved shall be sited a minimum of 1.5 metres in from the edge of the roof and screened in accordance with details to be submitted to and approved by the local planning authority. The screening to be provided in accordance with this approved detail prior to the use of the extract ventilation / air conditioning plant commencing.

Reason: in order to safeguard the visual amenities of neighbouring residential properties and the appearance of the development

17. Details of the design, design and specification of the 120 bicycle and motor cycle parking shall be submitted to and approved by the Council prior to any development commencing on site. The approved facilities shall be provided before the final occupation of the development and thereafter retained for such purpose.

Reason: in the interests of promoting the non car accessibility of the site

18. That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: (i) photographic condition survey of the roads and footways leading to the site of construction including Blagdens Lane, (ii) details of construction access and vehicle routing to the site, (iii) details of measures to safeguard existing properties adjoining the access to the site of

construction, (iv) arrangements for vehicle servicing and turning areas, (v) arrangements for the parking of contractors vehicles, (vi) arrangements for wheel cleaning, (vii) arrangements for the storage of materials (viii) arrangements for any on site officer / ancillary accommodation and (ix) hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads and to minimise disruption to neighbouring properties.

19. During demolition and construction activities, details of noise mitigation strategy shall be submitted for approval. The mitigation strategy to include the erection of a continuous solid hoarding around the site to acoustically screen low level noise sources and where possible, the use of silenced plant and equipment. The approved mitigation strategy shall be adhered to at all times.

Reason: in the interests of safeguarding residential amenity

20. No clear glazing shall be proposed in the first floor southern elevation of the 'library' block.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

21. No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and the appearance of the site.

22. The development shall be carried out in accordance with the measures identified in the sustainability assessment including the provision of rainwater harvesting, measures to reduce water consumption, measures to maximise natural ventilation and daylight, the use of low energy appliances and the use of sustainable sources of timber during construction. Before the development is first occupied, the developer shall submit to the Local Planning Authority a statement confirming that the development hereby approved has been so carried out.

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy.

23. Prior to any development commencing, a methodology shall be submitted for approval detailing measures to minimising of construction waste including the exportation of any excavated materials and top soil. The approved methodology shall be adhered to at all times during construction.

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy.

24. Details of the green wall proposed to the southern flank wall of the 'library' block including proposals for its maintenance shall be submitted to and approved by the local planning authority. The green wall shall be provided prior to the occupation of this block and thereafter maintained in accordance with the agreed specification.

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy and in the interests of safeguarding the visual amenities of neighbouring properties.

25. Details of necessary infrastructure to support the future connection to an external district heating system including details of the heat network / hot water circuit that would be used to supply the hot water requirements of the network and the location of the heat generation plant, shall be submitted to and approved by the local planning authority.

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy

26. Details of Energy Efficient Design Measures for the proposed development or any part of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. These details shall include building regulations compliant modelling work which demonstrating the 2006 Building Regulations requirements in relation to energy efficiency are exceeded by 10% with the use of demand reduction or energy efficient measures.

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy

27. Development shall not commence until a surface water drainage scheme or the site based on sustainable drainage principles and an assessment of hydrological and hydro geological context of the development has been submitted to and approved by the local planning authority. The development shall be implemented in accordance with these details before the development is occupied.

Reason: to prevent increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of these.

28. The energy efficiency design measures identified shall be implemented in accordance with the principles described and thereafter maintained unless otherwise agreed in writing by the local planning authority

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy

29. Application for the approval of any reserved matters must be made to the Local Planning Authority not later than (i) the expiration of three years beginning with the date of this decision notice and (ii) the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the last reserved matter to be approved.

Reason: To comply with S.51 of the Planning and Compulsory Purchase Act 2004.