

Haringey Council Agents' Forum

5th October 2010

Agenda

- **Community Infrastructure Levy (CIL)**
- **Changes to the Planning System**
- **Local Development Framework Update**
- **Green Buildings/Sustainable Design & Construction**
- **Customer Satisfaction Survey Feedback**
- *Refreshments*
- **Building Regulations Update**
- **Pre-Application Planning Advice**
- **Any Other Business & Future Forums**

Community Infrastructure Levy

Sule Nisancioglu

Head of Planning Policy & Design

Changes to the Planning System

Matthew Gunning

**Team Leader – Development
Management North**

Houses in Multiple Occupation (HMO)

- Class C4 (houses in multiple occupation) introduced as use class in April 2010
- Now permitted development - changes of use from Class C3 (dwellinghouses) to Class C4 (houses in multiple occupation) (effective from 1st October 2010 (Statutory Instruments 2010 No. 2134)
- Powers to control HMOs - where there is a local need to control the spread of HMOs local authorities will be able to use powers, in the form of article 4 directions, to require planning applications in certain area

Changes to Permitted Development Rights – Non Domestic Uses

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 - SI 2010 654

Extended permitted development rights for:

- Industrial & warehouse development
- Schools, colleges, universities and hospitals
- Office buildings
- Shops or catering, financial or professional services establishments

From 1st October 2009 measures to provide greater flexibility for planning permission

- Amending planning permission 1: non-material amendments to permission under Section 96A of TCPA 1990;
- Amending planning permission 2: minor material amendments using section 73 TCPA 1990 and Town and Country Planning (General Development Procedure) (Amendment No 3) (England) Order 2009.

Keeping permission alive – extensions to time limits

- Temporary measures in response to current economic circumstances;
- Only one extension per permission;
- Must be for the same development;
- Can be granted if permission expires after submission but before determination;
- Further information can be required by LPA
- Design & Access Statement not required
- Conditions: different conditions can be imposed or conditions can be removed;
- Appeals: procedure the same as for other applications

Non-material amendments – Section 96a TCPA 1990

- Allows a non-material amendment to be made to an existing permission
- No statutory definition of non-material
- It is the only method by which an LPA can deal with non-material amendments
- Only applies to PPs not LBCs or CACs
- Design & Access Statement not required
- New conditions can be imposed or existing conditions altered or removed

Non-material amendments – Section 96a TCPA 1990 – cont.

- LPA has discretion on whether and who to consult (14 days)
- Applicant must notify anyone who owns land that will be affected by the non-material amendment
- LPA has 28 days to determine
- It is not a reissue of original permission – two decisions sit side by side and must be read together
- Rights of appeal under section 78 TCPA 1990
- S106 may need to be varied

Minor material amendments – Section 73 TCPA 1990

- The making of applications for minor material amendments will rely on the existing TCPA Act 1990 section 73 powers (to vary a planning condition)
- It will only be possible to make a minor material amendment application where there is an existing condition which lists the plans or particular aspects of the development to which a minor material amendment is proposed
- Further legislative changes are needed to introduce a formal procedure for making minor material amendments

The Town & Country Planning (Development Management Procedure) (England) Order 2010

This Order, which comes into force on 01.10.10, consolidates the existing 1995 Order and subsequent amendments. It provides for procedures connected with:

- consultations in relation to planning applications
- the determination of planning applications, appeals, local development orders, certificates of lawful use or development
- the maintenance of registers of planning applications
- and other related matters

Local Development Framework Update

Ismail Mohammed

Group Manager – Strategy & Sites

LDF Update

- Core Strategy Pre-submission
- Site Allocations DPD
- Development Management DPD
- North London Waste Plan
- Area Action Plans
- Community Infrastructure Levy

Core Strategy

- Pre-submission consultation May/June 10
 - 63 representations
 - Over 700 comments
- Report to Cabinet - 12 October 10
- Further consultation
 - Housing Policy
 - Employment Land
- Report to Full Council - January 2011
 - Submission to Secretary of State Feb 11

Housing Policy Change

Secure high quality affordable housing

Affordable housing shall be achieved by:

- Requiring sites capable of delivering **ten** or more units to meet a borough wide affordable housing target of 50% based on habitable rooms;
- Delivering an affordable housing tenure split of 70% social housing and 30% intermediate housing;
- Ensuring no net loss of existing affordable housing floorspace in development; and
- Ensuring affordable housing units are designed to a high quality and are fully integrated within schemes.

Housing Policy Change

- **Schemes below the ten unit threshold**
 - to provide **20% affordable housing** on site, based on habitable rooms, or provide financial contributions towards affordable housing provision
 - **affordable housing mix**, in terms of unit size and type of dwellings, on individual schemes will be determined through negotiation, scheme viability assessments and up to date assessments of local housing need

Employment Changes

- Identifying hierarchy of employment land, where certain types of employment uses should be concentrated
- Core Strategy has identified three categories:
 - Strategic Industrial Land (SIL)
 - Locally Significant Industrial Sites (LSIS)
 - Local Employment Areas (LEA)

Employment Land

- **Strategic Industrial Land (SIL)–**
 - London Plan designation : has the greatest protection to retain B class uses (business, general industrial and storage or distribution)
- **Locally Significant Industrial Sites (LSIS) –**
 - strong industrial protection, B1, B2 & B8 uses, designated by the Local Planning Authority, has the same level of protection as SIL;

Employment Land

- **Local Employment Areas (LEA)** - also designated by the Local Planning Authority, and have been subdivided into two groups:
 - **Employment Land** - designation to support other employment uses that complement B uses, such as leisure, day nurseries, creative and cultural industries;
 - **Regeneration Area** - designation to support regeneration and mixed use redevelopment including retail, community and residential uses.

Timetable for Development Plan Documents

Name	Scoping	Consultation	Examination	Adoption
Core Strategy (& proposals map)	Nov– Dec 10	Nov/Dec 2010	Feb 2011	June 2011
Community Infrastructure Levy	Feb – May 2009	Nov/Dec 2011 June/July 2012	Jan 2013	June 2013
Sites Allocation	Oct – Nov 09	April/May 2011	Dec 2011	March 2012

Timetable for Development Plan Documents

Name	Scoping	Consultation	Examination	Adoption
Development Management Policies	Oct – Nov 2009	Feb – March 2010 Oct – Nov 2010	Dec 2011	March 2012
Joint Waste Plan	Jan 07	July 2011	Oct 2011	July 2012

Sustainable Design and Construction

LB Haringey Local Development Framework **Draft Supplementary Planning Document**

**Consultation with the Agents' Forum
October 2010**

Sule Nisancioglu,
LB Haringey Planning Policy

Content

- What and Why
- Drivers for the planning guidance on SPD
- Haringey context
- Topics covered and Standards required
- Summary of Requirements and Certificates needed
- Next steps

What is an SPD ?

- SPD does not create new policy
- Outlines general design principles that new development should follow
- Provides detail guide on requirements and standards
- Provides guidance on how our current planning policies will be applied

National

- Climate Change Act
- Planning policy guidance on climate change
- Introduction of the Code for Sustainable Homes
- Zero Carbon Homes
- Natural Environment,
- Water efficiency
- Flood Risks
- Waste

Regional

- London Plan policies, Climate Change Adaptation Plan

Local

- SCS, UDP, Core Strategy, Greenest Borough Strategy, Biodiversity Action Plan, NL Waste Plan

Carbon Reduction Targets

- National target to reduce in CO2 emissions by 80% by 2050; 26% by 2026. London target: 60% by 2025
- 15% energy from renewable sources by 2020
- Zero Carbon Buildings - 2016 (domestic) 2019 (non-domestic)
- Local – 40 % aspirational target

Code Levels	Mandatory Energy Standard (Improvement over 2006 Building Regs Part L)	Mandatory Water Standard (litres/person/day)	Total Score (out of 100)
Level 1 ★	10%	120	36
Level 2 ★★	18%	120	48
Level 3 ★★★	25%	105	57
Level 4 ★★★★	44%	105	68
Level 5 ★★★★★	100%	80	84
Level 6 ★★★★★★	Zero Carbon	80	90

Why ?

- Minimise Risk of Climate Change - Adapting to new climate and climate change impacts
 - Heat Island effect in London
 - How to cool buildings /cities
 - Flood risk
 - Protecting plants and animals
 - Water scarcity
- Create healthier and comfortable living environments
 - Cheaper to run, comfortable heating and cooling, natural ventilation, natural light,

In Haringey

- 6800 new homes by 2016 (current London Plan targets)
- Population growth
- Flood risk areas
- Opportunities for key development sites
 - Haringey Heartlands
 - Tottenham Hale
- Economic and social impacts of environment— impact on transport infrastructure, economic costs of extreme weather
- Environmental /biodiversity damage
- Health impacts

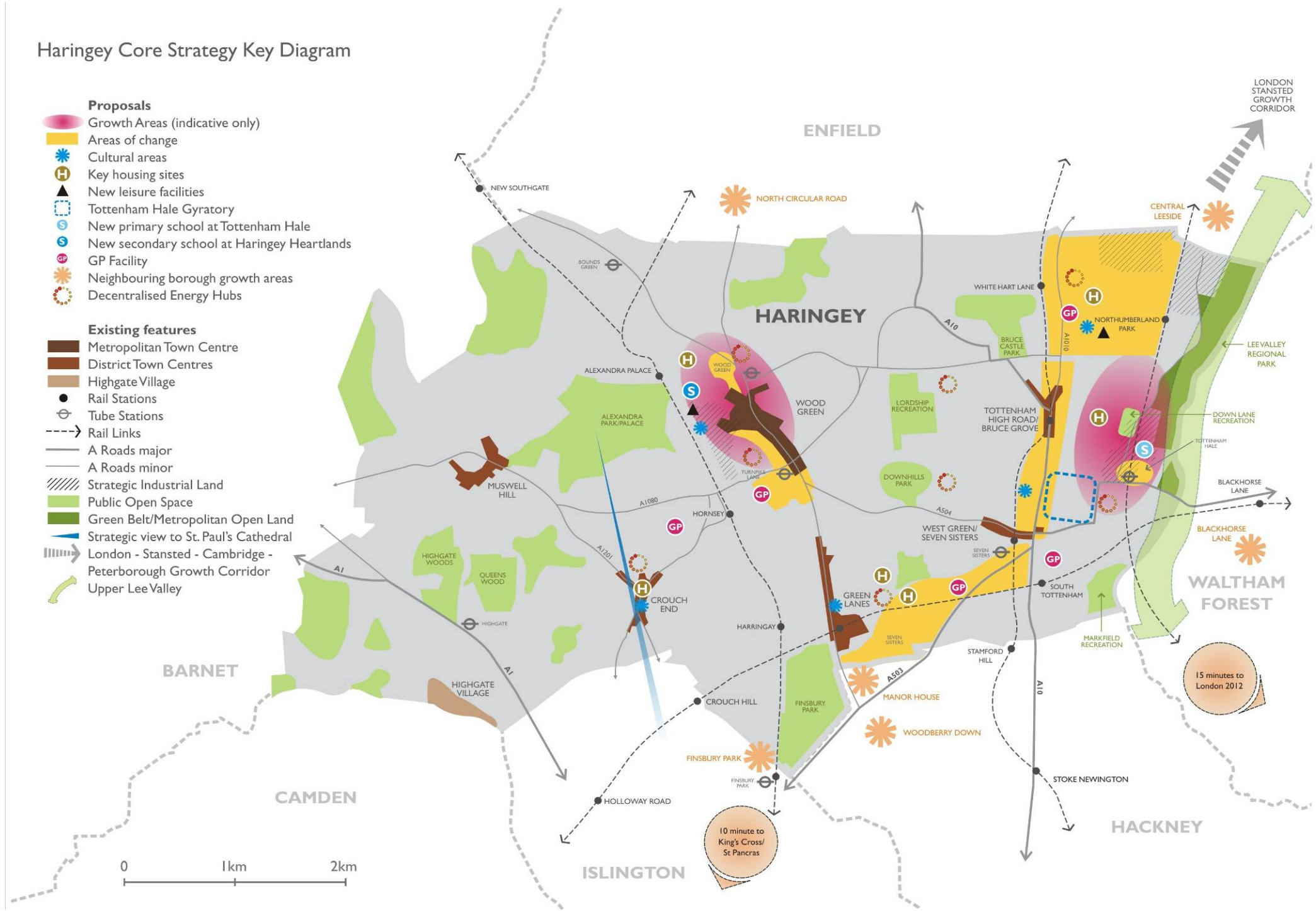
Evidence Base

- National, Regional, local policies
- Greenest Borough Strategy (Corporate local policies on climate change)
- SEA/RENUE initial study on CO₂ reductions for local info
- AECOM study on renewable and decentralised energy study
- Biodiversity Action Plan, Waste Plan

Haringey Core Strategy Key Diagram

- Proposals**
- Growth Areas (indicative only)
 - Areas of change
 - Cultural areas
 - Key housing sites
 - New leisure facilities
 - Tottenham Hale Gyratory
 - New primary school at Tottenham Hale
 - New secondary school at Haringey Heartlands
 - GP Facility
 - Neighbouring borough growth areas
 - Decentralised Energy Hubs

- Existing features**
- Metropolitan Town Centre
 - District Town Centres
 - Highgate Village
 - Rail Stations
 - Tube Stations
 - Rail Links
 - A Roads major
 - A Roads minor
 - Strategic Industrial Land
 - Public Open Space
 - Green Belt/Metropolitan Open Land
 - Strategic view to St. Paul's Cathedral
 - London - Stansted - Cambridge - Peterborough Growth Corridor
 - Upper Lee Valley



10 minute to King's Cross/ St Pancras

15 minutes to London 2012

Key Challenges

Climate Change Mitigation	Amount of waste generated
Climate Change Adaptation- Flood Risk and Heat Island Effect	Water Scarcity
Air Pollution Water Pollution Noise Pollution Contaminated Land	Biodiversity and Natural Environment
Light Pollution	Land as a resource

Towards a Low Carbon Borough- Energy Use

- Energy Hierarchy
 - Lean
 - Clean
 - Green

Standards

From 2011 onwards, all new residential developments

- minimum 44% reduction in CO2 emission in line with CSH Level 4 energy standards (over Part L building regulations)
- all new residential development shall be zero carbon from 2016 onwards.

Standards

From 2011 onwards all new non-residential developments

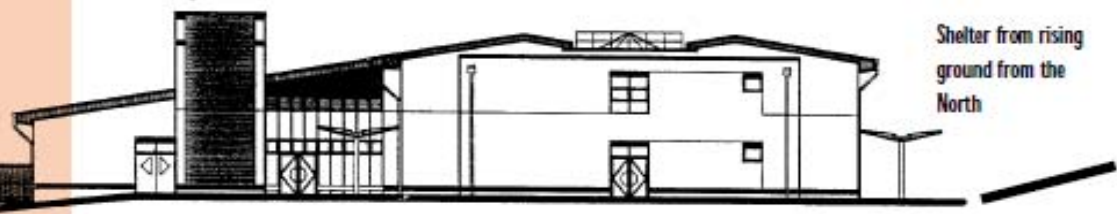
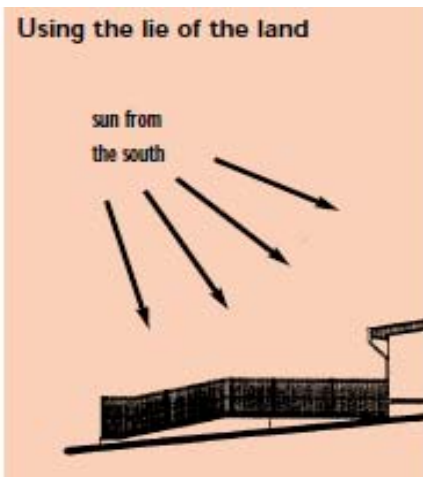
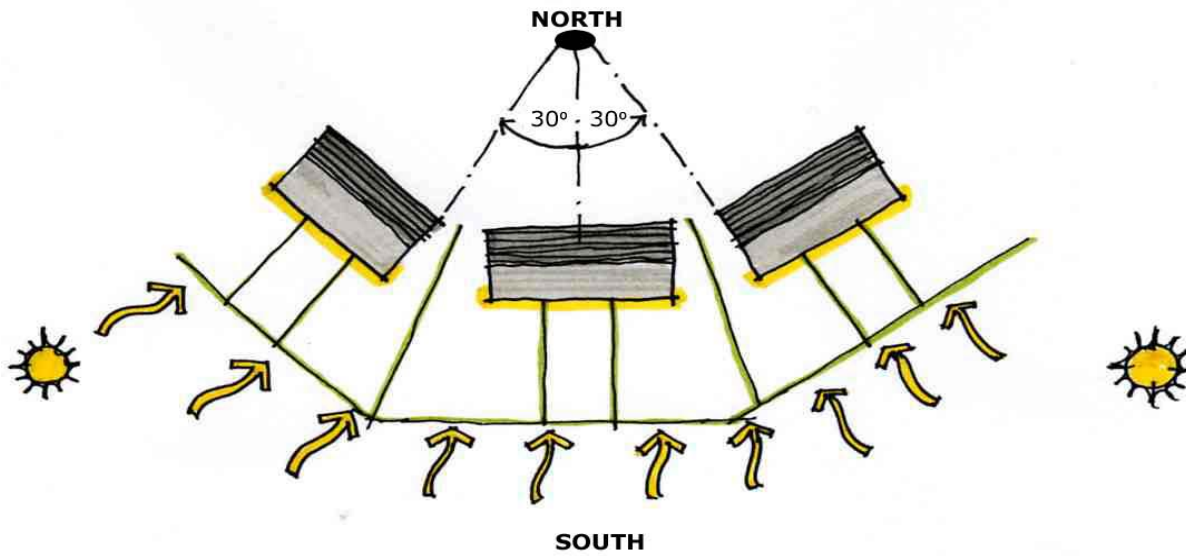
- at least BREEAM “very good” standard and should aim at achieving BREEAM “excellent” or the current nationally agreed standard.
- All new non-residential development shall be zero carbon from 2019

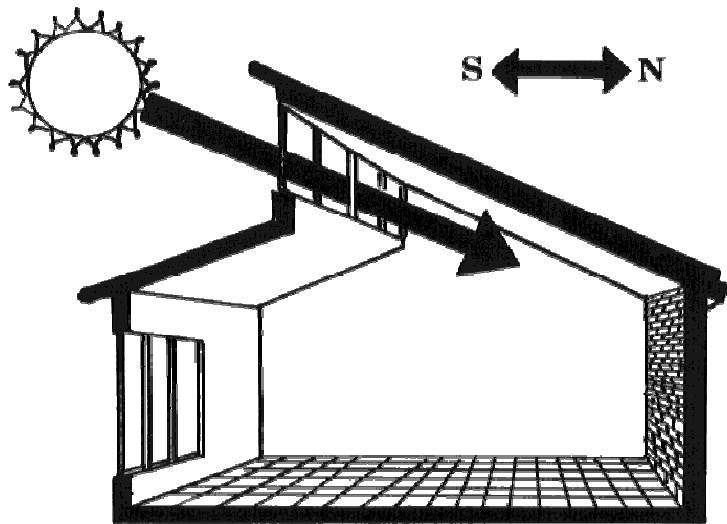
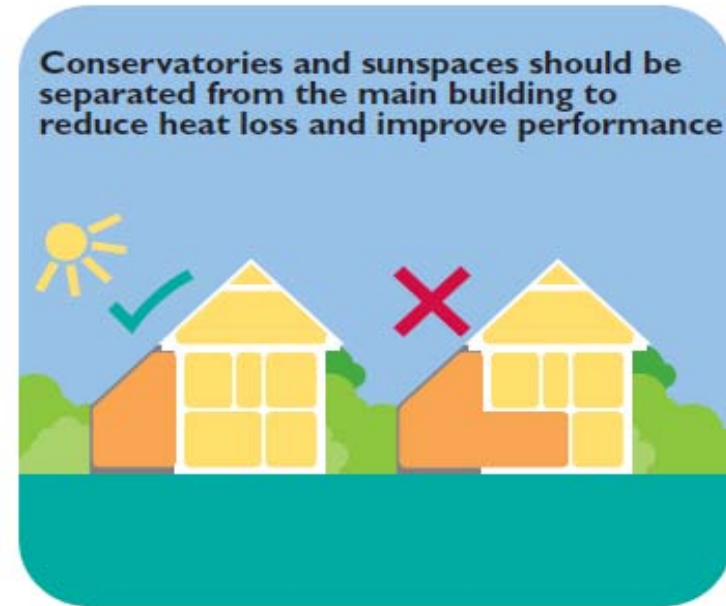
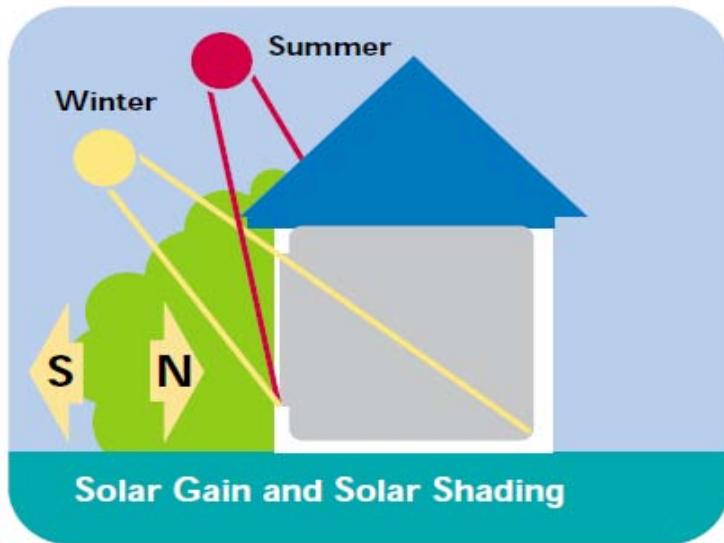
Site based examples

Site	Potential to install CHP	Solution(s) identified to achieve 20% renewables target	Solution(s) Identified to achieve 30% renewables target	Solution(s) Identified to achieve CSH Level 4 mandatory energy standard	Solution(s) Identified to achieve CSH Level 5 mandatory energy standard
569 High Road	Red	Green	Green	Green	Green
Broad Lane	Red	Green	Green	Green	Red
Gourley Place	Red	Green	Green	Green	Red
Hornsey Town Hall	Green	Green	Green	Green	Green
Lawrence Road	Green	Green	Green	Green	Green
Hornsey Depot	Green	Green	Green	Green	Green
Civic Centre	Green	Green	Green	Green	Green

Smart Design options for reducing energy use

- Passive Design
- Natural light and ventilation
- Orientation
- Heat gain
- Overheating, Shading
- Single aspect/double aspect

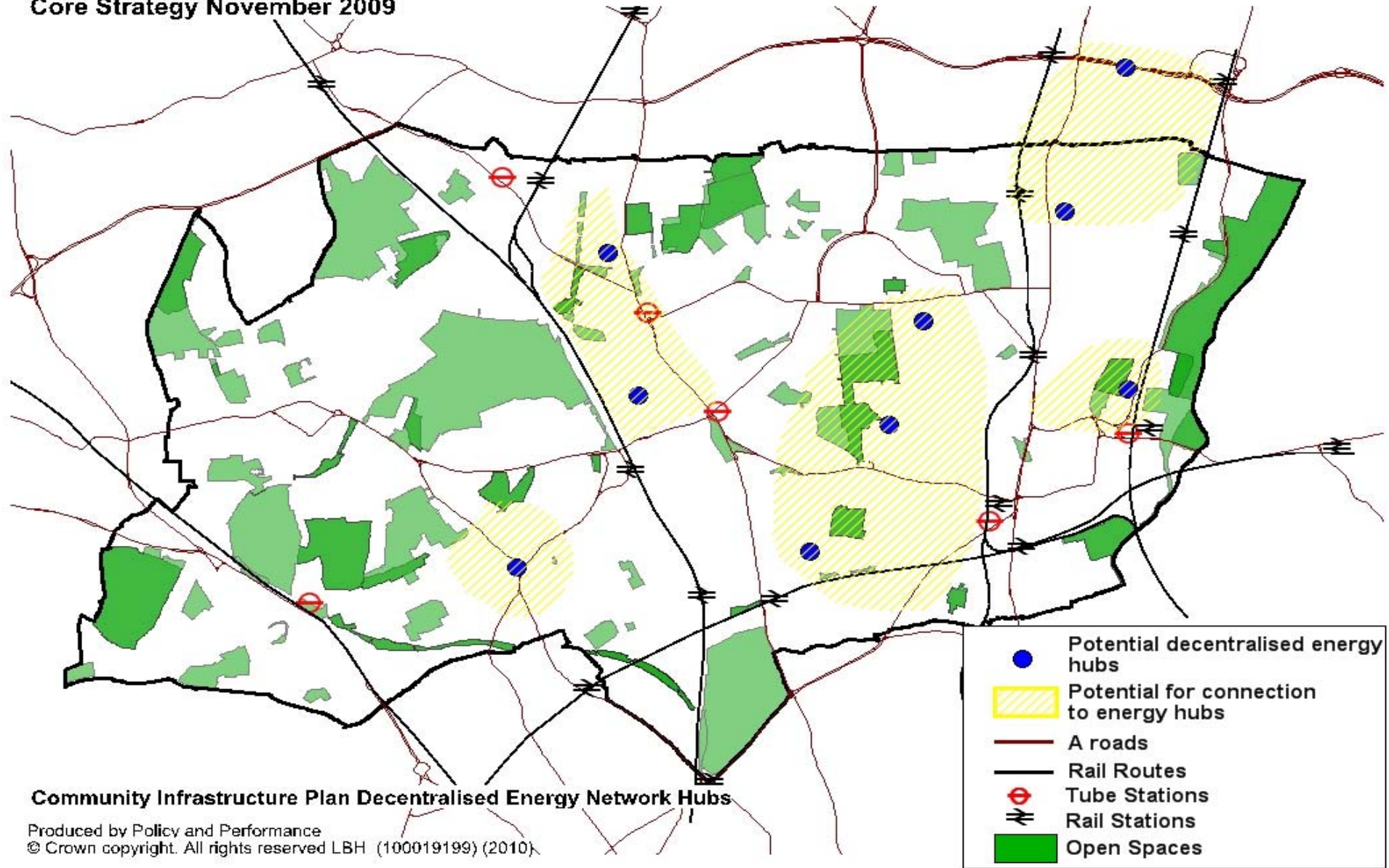




Minimising use of fossil fuel-based energy with energy efficient systems

- Condensing boilers
- Combined Heat and Power Plant
- Combined Heating and Cooling Plants
- Look for one where you can connect
- If not, create a new
- Check London Heat Map and the Haringey's decentralised energy map

Indicative map for potential decentralised energy network hubs
Core Strategy November 2009



Community Infrastructure Plan Decentralised Energy Network Hubs

Produced by Policy and Performance
© Crown copyright. All rights reserved LBH (100019199) (2010).

Renewable energy

- 20% reduction in CO2 emission by using renewable energy on site
 - Solar thermal panel
 - Photovoltaics
 - Wind (need to be proven that the location is suitable)
 - Heat pumps (not 100%)
 - Bio mass (air quality issues)



Adapting to Climate Change

Too much rain and flooding

- Haringey Flood Zones areas
- Surface Water Flooding
 - Flood risk assessment and mitigation
 - SUDS/Permeable surfaces
 - Designing for resilience
 - Greening – Green roofs, landscaping

Adapting to Climate Change

Warmer summers

- Low Energy Cooling
- Natural ventilation
- Single aspect flats
- Mechanical cooling
- Air conditioning not preferred
- Greening

Water Conservation

Reduce water use to 105 lt per person per day as a minimum standard in residential developments

- Internal design to reduce water
- Rain water collection and grey water recycling where feasible and safe
- Landscaping to ensure less water use

Biodiversity

Protection of habitat in building design and construction

- Greening – use of appropriate plants
- Reducing Heat Island effect – tree planting, green roofs
- Landscaping

Waste

Materials

- Reuse of buildings
- Minimising Construction Waste
- Use of sustainable building materials
- Design buildings for recycling and reducing waste in the future
- Embodied energy

Space for Waste Management

Detail guidance on

- Size of bins
- Locations
- Access

Pollution

- Air pollution hotspots
- Noise pollution
- Light Pollution
- Preventing water pollution
- Ground water pollution
- Contaminated land
- Use of Biomass

Developers' guide at a glance

1. Site Selection	2. Planning a Site
3. Designing Buildings	4. Mechanical Systems
5. Demolition and Construction	6. Occupancy

Certificates, documentation and verifications

- Code Assessment
- BREEAM Assessment
- Energy Statement
- Decentralised Energy Checklist
- Sustainable Materials
- Green Specifications
- Air Quality for BioMass
- Biodiversity assessments

Timetable

- October Cabinet meeting for approval for consultation
- Consultation in November 2010- January 2011
- Revise Plan and re-issue for adoption
- London Plan adoption process
- Haringey Core Strategy final version

Your role

- Comment on the draft SPD when it is out for public consultation in November
 - Is it user friendly ?
 - Is it clear ?
 - Not enough information or too much information
- Good practice examples
- Become an SDC champion?
- Training needs ?

Need more information?

Contact

- Sule Nisancioglu

sule.nisancioglu@haringey.gov.uk

- Richard Truscott

Richard.truscott@haringey.gov.uk

- Bob McIver (Building Control)

Bob.McIver@haringey.gov.uk

Haringey Customer Satisfaction Development Management & Building Control Surveys

Costas Christoforou
Group Manager Service Development

The purpose for introducing the surveys was to obtain Service users views on how the service is performing ;

- What elements of the service are functioning well
- What elements of the service could be improved
- What actions users suggested to help in improving the services

The Development Management Survey was sent to all agents who had applications decided between Sept 2008 & Dec 2009

- 169 responses were received, 48% from agents and 34% from house owners.
- 72% were either satisfied or very satisfied with the service provided
- 17% were not satisfied

This indicates a marked improvement on the 2007 survey which indicated 60% of customers were satisfied.

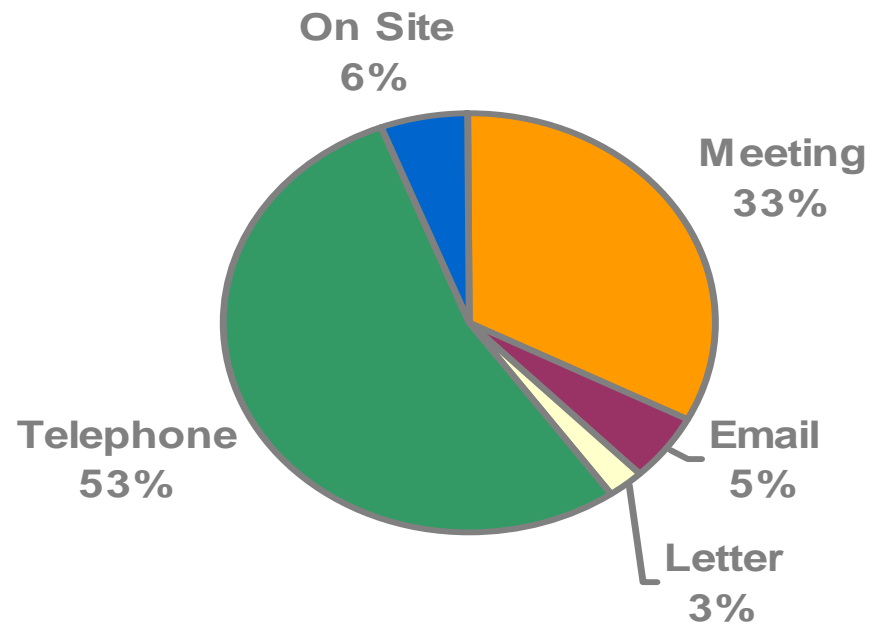
Service Improvements

Generally people felt that the service had improved;

- they had been given better advice
- were well informed
- they understood the reasons for the decisions
- felt they were fairly treated

In all areas compared to past surveys in 2004 and 2007, there was marked improvements.

Methods of communication



Website & Online applications

- 63% used the website, of these 76% found the information displayed useful & easily understood.
- 29% of our clients submitted online applications which represents an increase of more than 25 % over the last 3 years.

Advice and Guidance

What we are doing well;

- Information was extremely useful on the website
- Comprehensive information about applications on website
- Haringey Agents Forum

Areas for improvement;

- Guidance notes & advice could be more precise
- Website could be clearer & simpler
- Officers need to give consistent and clear advice

Planning Process

What we are doing well;

- Administration of submissions
- Promptness of registration of applications & decisions
- Planning applications are dealt with promptly & on time

Areas for Improvement;

- For security reasons signatures of applicants should be deleted from documents published online to prevent fraud
- Validations of applications could be carried out quicker
- Email facilities could be used more to keep applicants informed of progress.

Customer Service

What we are doing well;

- The quality of staff was high & knowledgeable
- Staff were always available on phone & in person
- Staff were pleasant & helpful

Areas for improvement;

- Would like to see joined up approach with BC forwarding successful planning applications directly to BC for processing
- Would like a premium service (willing to pay) that provides advice on legal requirements etc.
- The level of customer service and respect given to clients.

Pre-application Advice

What we are doing well;

- Clients are seen promptly by duty officer
- Receive helpful pre-application advice
- Receive useful assistance with application

Areas of Improvement;

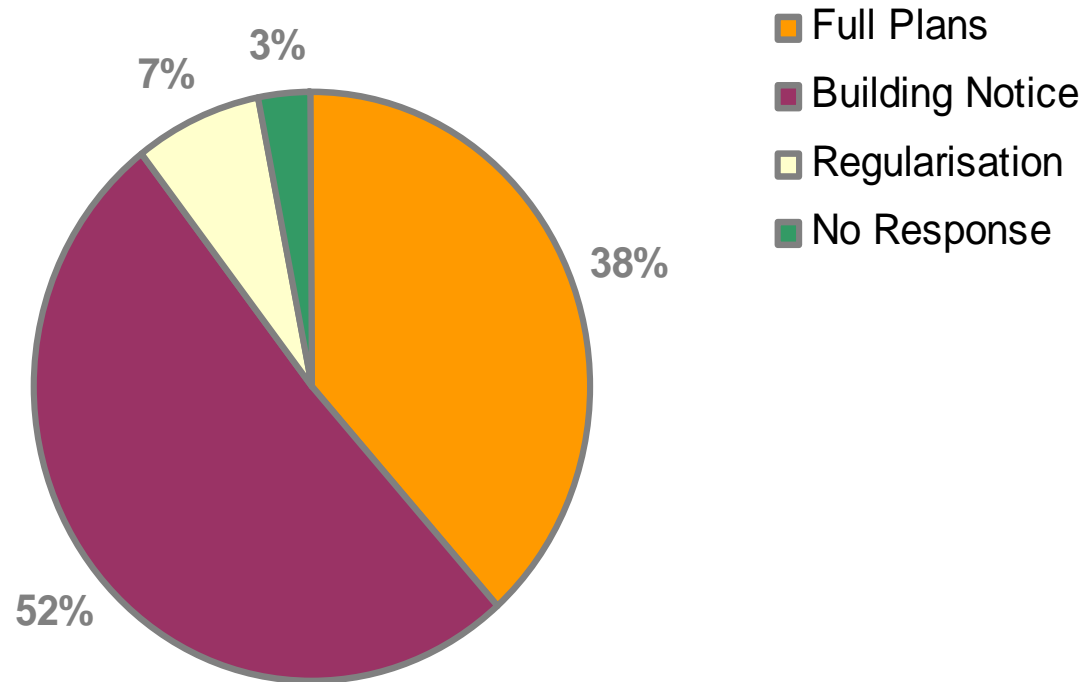
- Would like more honest & accurate advice to be given to clients at this stage of the process

Building Control Customer Satisfaction Survey

The survey was sent to all agents, builders applicants who had work done between January 2009 & December 2009

- 94 people responded, of which 55% were homeowners, and 19% builders/agents.
- 82% of the respondents were either satisfied or very satisfied with the service provided.
- 9% were not satisfied.

Building Control Application types



Advice & Guidance

What we are doing well;

- Useful help provided on the telephone
- Contact with senior BC officers who provide good quality advice

Areas for improvement;

- Clients would like to be able to contact BC officers at all times of the working day.
- Clients would like clear and simple directions on website.

Building Control Process

What we are doing well;

- Application form is straight forward
- Timely site visits carried out when required
- Using IT to agree whether designs are compliant i.e. email & PDF drawings

Areas we need to improve;

- Less bureaucracy.
- Complete final certificates quicker provide faster feedback on applications requiring revision.

Customer Service

What we are doing well;

- Responses are very prompt & efficient
- Inspector picked up extra work required

Areas for improvement;

- Telephone waiting times
- Processes & unnecessary bureaucracy

Improvements to DM & BC

- Evaluate Haringey's pre-application planning advice service
- Formalise pre-application advice for all applications
- Provide duty advice service for BC during office hours
- Train all BC/DM staff regularly on new legislation
- Continue to promote the use of online facilities.
- Distribute BC completion certificate quicker
- Regularly review website to simplify including details on Planning Portal info & other guides
- Review DM decision notices & improve explanations

Improvements to DM/BC

- Use website to promote awareness of relationship between Planning & Building Control Service
- Promote BC service with Planning Decision Notices
- Continue to run the Customer Service Liaison Meetings
- Ensure that customer services have precise information in their scripts
- Carry out bench marking by comparing results of customer satisfaction surveys with other available results of other boroughs

Refreshments

Please reconvene in 10 minutes



Please do not bring food or drinks into the Council Chamber, thank you.

Building Regulations Update

Bob McIver

Group Manager – Building Control

Haringey Building Control

Bob McIver – Head of Building Control

www.haringey.gov.uk/buildingcontrol/

Building.control@haringey.gov.uk

- New Charges
- Consolidated Building Regulations
- New Approved Documents



New Charges

- Building (Local Authority Charges) Regulations 2010
- New Charges Scheme came into force on 1 October 2010
- Structure of charges has changed



Consolidated Building Regulations

- At long last the Building Regulations have been updated and are now known as Building Regulations 2010

<p>EXPLANATORY MEMORANDUM</p> <p>THE BUILDING REGULATIONS 2010</p> <p>2010 No. 2214</p> <p>THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2010</p> <p>2010 No. 2215</p>	
1.	<p>This explanatory memorandum has been prepared by the Department for Communities and Local Government, and is laid before Parliament by Command of Her Majesty.</p>
2.	<p>Purpose of the instrument</p> <p>2.1 The Building Regulations 2010 consolidate the Building Regulations 2000 (S.I. 2000/2531) and subsequent amending Regulations, and the Building (Approved Inspectors etc.) Regulations 2010 consolidate the Building (Approved Inspectors etc.) Regulations 2000 (S.I. 2000/2532) and subsequent amendments. These are two separate but related consolidations. All the amending instruments made since each of the 2000 Regulations came into effect (listed in Schedule 5 to the Building Regulations 2010 and Schedule 8 to the Building (Approved Inspectors etc.) Regulations 2010) are incorporated into the instruments.</p>

Haringey Building Control



Building Control

The Documents Affected....

Part G – Sanitation, Hot Water Safety and Water Efficiency

Part F – Ventilation

Part J – Combustion Appliances and Heat Storage Systems

Part L – Conservation of Fuel and Power



Part G Sanitation, Hot water Storage and Water Efficiency

- Significantly changed in both requirement and technical advice

- Regulation G1 Cold Water Supply;**

- Wholesome water for drinking
- Wholesome or Softened water to any basin or bidet
- Wholesome or Softened water to any bath, bidet, basin or shower
- Wholesome water to any sink in a room for food preparation

- Suitable quality of water to any sanitary convenience fitted with a flushing device



Part G Sanitation, Hot water Storage and Water Efficiency

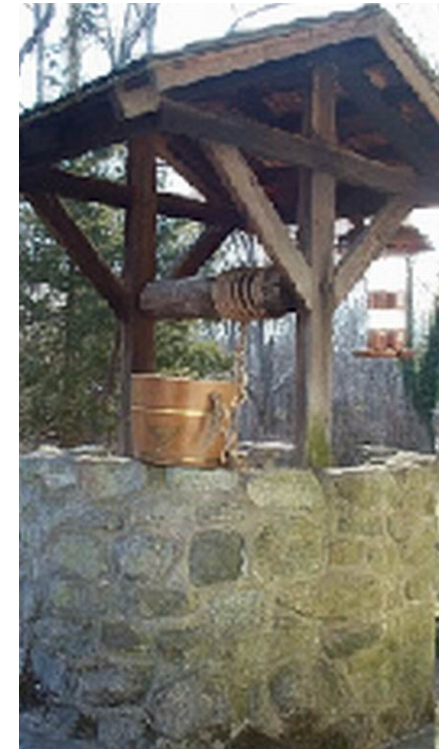
- Wholesome Water :- ...supplied to the building by a statutory undertaker or a licensed water supplier.... Or if the water meets the criteria set out in the Private Water Supplies Regulations 2009

- Softened Wholesome Water :- As above but treated by a water softener or process to adjust its hardness.

- Alternative Sources of Water:-

- Water abstracted from wells, springs, boreholes or water-courses
- Harvested rainwater
- Reclaimed Greywater
- Reclaimed industrial process water

- The design of treatment systems should minimise risk to components, maintenance and any other measures



Part G Sanitation, Hot water Storage and Water Efficiency

•Regulation G2 Water Efficiency

- Reasonable provision to be made to install fittings and fixed appliances that use water efficiently.
- Where a dwelling is erected or formed through a change of use, Regulation 17K states that the “potential consumption by persons occupying a dwelling of wholesome water must not exceed 125 litres per person per day, calculated in accordance with the Water Efficiency Calculator for Dwellings”.
- Regulation 20E requires that this calculation must be submitted to the Council no later than 5 days after the work has been completed.



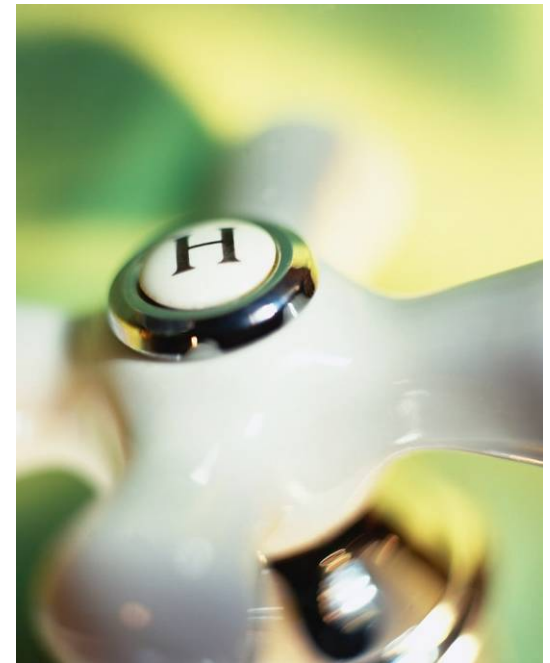
Part G Sanitation, Hot water Storage and Water Efficiency

•Regulation G3 Hot Water Supply and Systems

- Heated Wholesome or Softened water to any basin or bidet
- Wholesome or Softened water to any bath, bidet, basin or shower
- Wholesome water to any sink in a room for food preparation

- The hot water supply to any fixed bath shall be limited to a maximum temperature of 48° C. This only applies when a dwelling is erected or formed from a change of use.

- In-line hot water tempering valves should be installed to ensure that the domestic hot water distribution system does not exceed 60° C.



Part G Sanitation, Hot water Storage and Water Efficiency

•Regulation G4 Sanitary conveniences and washing facilities

- Remains largely unchanged giving more depth in the guidance
- A lobby is not required if the wash hand basin is in the WC enclosure
- The hot tap should be on the left.

•Regulation G5 Bathrooms

- Remains largely unchanged giving more depth in the guidance



Part G Sanitation, Hot water Storage and Water Efficiency

- **Regulation G6 Food Preparation Areas**

- A sink should be provided in any place used for the preparation of food (including a kitchen).

Part F Ventilation

- Remains largely unchanged
 - Revised to be more user friendly. All the information for the individual ventilation system are contained in one location
 - Focus on commissioning of the installed ventilation system where possible. Information to be given to the owner and air flow test results to be given to the Council.
 - Revised guidance to cater for air tight buildings (Part L)



Part F Ventilation

- Four basic systems of ventilation:
 - Background ventilators and intermittent extract fans
 - Passive Stack Ventilation
 - Continuous mechanical extract
 - Continuous mechanical extract with heat recovery.

- Improved layout giving clear advice on requirements for each system and clearer guidance for different types of building work.



Part F Ventilation

- New requirement to Commission Ventilation systems
- Mechanical ventilations systems to be commissioned to provide adequate ventilation and a certificate to be given to the BCB.
- Air flow rates for mechanical ventilation systems in new dwellings to be measured and a notice is to be given to the BCB.
- Domestic Ventilation Guide, DCLG, outlines procedures and example forms to be used
- For commissioning of non domestic ventilation systems CIBSE Code M is to be used.



Part F Ventilation

- Revised Technical guidance includes;
- Ventilation provisions have been increased for dwellings with an air permeability rate tighter than or equal to $5\text{m}^3/(\text{h.m}^2)$ at 50 Pa
- Minimum PSV diameter increased to 125mm
- Guidance for refurbishment work to an existing kitchen or bathroom clarified. To be no worse than existing.



Part J Combustion appliances and fuel storage systems

- Remains largely unchanged, but main changes include;
 - New requirement to provide for access for visual inspection of concealed horizontal flues.
 - New requirement J2A, “warning of release of carbon monoxide” where solid fuel appliances are installed.
 - New Appendix G to provide explanation of the European designation system for certain flue and chimney products



Part J Combustion appliances and fuel storage systems

- Concealed flues should be provided with means of visual access.
- Any means of access should not pass through another dwelling or impair any fire, thermal or acoustic requirements.
- This is necessary both when an appliance is first installed and subsequently when the appliance is serviced.



Part J Combustion appliances and fuel storage systems

- New Regulation J2A requires that where a solid fuel appliance is installed or replaced, provision should be made for a carbon monoxide alarm.
- The alarm should be in the same room on the ceiling, 300mm from any wall as high up as possible but not within 150mm of the ceiling and,
- Between 1 and 3m horizontally from the appliance.



Part J Combustion appliances and fuel storage systems

- Guidance on Hearths has been reviewed to take into account the availability of modern appliances.
- The guidance for permanent ventilation openings for open flued appliances has been revised for very airtight houses (Part L) to counteract the decrease in advantageous ventilation relative to older houses.



Part L Conservation of Fuel and Power

- Still split up into 4 documents.
- New and existing for dwellings and a new and existing for buildings other than dwellings
- SAP 2009 replaces SAP 2006, which incorporates various revisions
- General requirement to provide specifications and calculations before works start for new build in addition to the CO² emission rate calculations.
- 25% reduction in CO² over 2006 standards



Part L Conservation of Fuel and Power

- Part L1 - Dwellings
- Split into 2 documents
- L1A deals with new build dwellings
- L1B deals with existing dwellings



Part L Conservation of Fuel and Power

- Part L1A - New Build Dwellings
- New Regulation 20D states that the target emission rate, the calculated CO2 rate and a list of specifications to which the building is constructed are to be submitted not later than a day after the work starts.
- SAP 2009 to be used. This includes for a 25% improvement relative to 2006 standards.
- Notional dwelling includes a Party Cavity Wall heat loss of Zero, meaning that the improvement of 25% is in addition to treating Party CavityWall constructions



Part L Conservation of Fuel and Power

- Part L1A - New Build Dwellings contd.
- Guidance on thermal bridging has been revised to bring in line with SAP 2009.
- New provisions for swimming pool basins where constructed as part of a dwelling.
- Fuel factor now includes Biofuel B30K
- Actual lighting provision to be calculated rather than a flat rate of 30%
- Revised guidance on number of units to be air tested, in real terms this has increased.



Part L Conservation of Fuel and Power

- Part L1B – Existing Dwellings

- Fabric standards improved;

- Walls 0.3 → 0.28
- Floors 0.22, no change
- Pitched Roof 0.16, no change
Insulation at ceiling level
- Pitched Roof 0.2 → 0.18
Insulation at rafter level
- Flat roof 0.2 → 0.18
- Swimming Pool Basin 0.25, new



Part L Conservation of Fuel and Power

- Part L1B – Existing Dwellings contd.
- Revised guidance for conservatories and porches, no longer referred to as substantially glazed extensions.
- New guidance for Swimming pool basins in existing dwellings.
- Clarity on the guidance for Renovating a thermal element. Specific examples rather than just stating replacement of thermal layer
- Expanded guidance on exemptions for Historic or traditional buildings



Part L Conservation of Fuel and Power

- Part L2A – New buildings other than Dwellings.
- Revised guidance for conservatories and porches, no longer referred to as substantially glazed extensions.
- New guidance for Swimming pool basins in existing dwellings.
- Clarity on the guidance for Renovating a thermal element. Specific examples rather than just stating replacement of thermal layer
- Expanded guidance on exemptions for Historic or traditional buildings



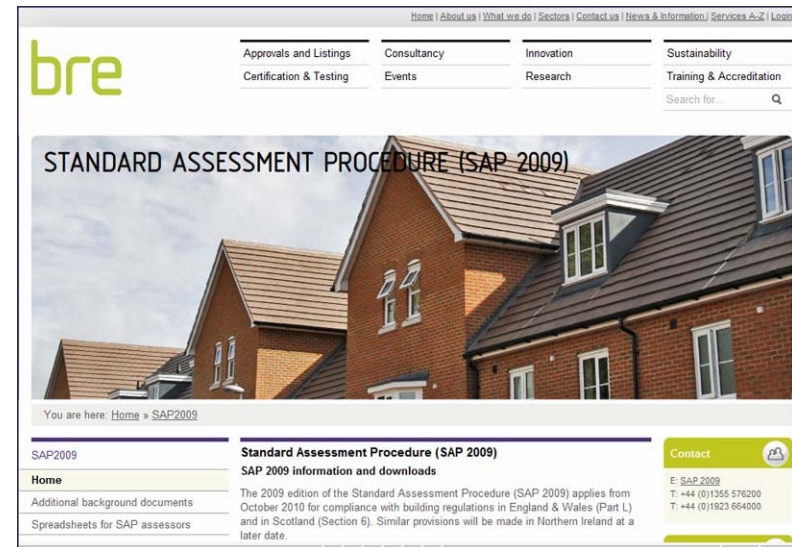
Part L Conservation of Fuel and Power

- SAP 2009.
- Party Walls now taken into account as research has shown that air movement in cavity party walls can significantly affect thermal performance
- No longer assume value for thermal bridging by adopting Approved Construction Details. Must now examine the detailing at junctions and calculate more accurately.
- Revised overheating risk assessment to assess the need for cooling and the associated energy and carbon emissions from fixed air conditioning systems.



Part L Conservation of Fuel and Power

- SAP 2009 contd.
- Thermal mass now taken into account when calculating heating and cooling load.
- Hot water brought in line with Part G Efficiency, 125 litres per person per day.
- Multiple heating and ventilation systems can now be incorporated into the design.
- Revised guidance for Heat Pumps. CoP no longer fixed. Designer/Manufacturer can now specify

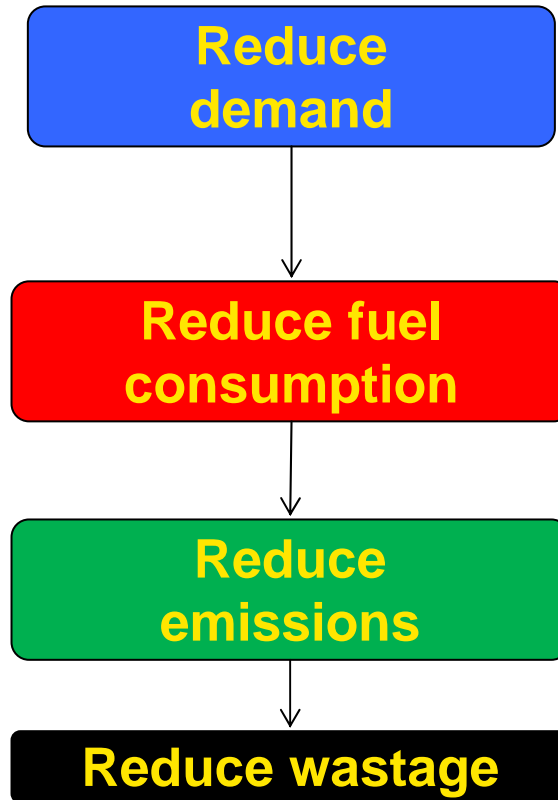


Part L Conservation of Fuel and Power

- SAP 2009 contd.
- Innovative technologies can now be used without waiting for next edition of SAP.
Appendix Q
- Revised CO2 emission factors for different fuel types, for example, Electricity has increased by 23%, whilst Gas has only increased by 2%
- Revised calculation for incidental gains from lighting, cooking, etc.

In Summary - The Spirit of Part L 2010

- **Passive component - reduce energy demand by making the building envelope as efficient as possible** *(i.e. reduce heat loss from conduction and infiltration, optimise the solar gain in terms of facade design)*
- **Active component – install high efficiency HVAC and lighting systems that are properly commissioned and controlled**
- **CO2 reduction – use mix of energy supplies and renewable sources that minimise carbon impact**
- **Provide appropriate operating instructions and monitoring to enable building owners/occupiers to effectively manage their energy use**



Thank you

Questions?

Bob McIver

www.haringey.gov.uk/buildingcontrol/
Building.control@haringey.gov.uk



Pre-Application Planning Advice

Ahmet Altinsoy

&

Marco Zanelli

**Team Leader
Development
Management Support**

**Development
Management Support
Officer**

Pre-Application Planning Advice

What We Offer

- A formal pre-application meeting for 2 or more new builds with all the necessary officers who need to discuss your application
- Local knowledge and understanding of how national and local planning policies may affect your proposal
- Information on what other documentation you need to provide in order for your application to be considered valid
- Guidance on the committee and decision making process
- Advice on any consultation that may need to take place with local groups
- Detailed written confirmation of the advice given to you at the pre-application meeting



Pre-Application Planning Advice

Background & Performance

- Operating Service since May 2008
- We encourage Pre-Application Planning Advice (PAPA) discussions before applicants submit planning applications. These discussions can give both the applicant and the local authority greater clarity and reassurance about the application.
- Having a formalised pre-application process for certain applications will provide a better service for our applicants. The advice provided will help with complying with Haringey's policies, ensuring validity and a higher quality of application and will also minimise any delay in deciding the outcome.

Pre-App Performance

	Pre-Apps	App Submitted	Approved	Refused	Pending
2008	12	10 (83%)	7 (70%)	3 (*) (30%)	0
2009	18	10 (56%)	6 (60%)	1 (10%)	3 (30%)
2010 **	26	8 (31%)	2 (25%)	0	6 (75%)

* 2 were refused on appeal

** 18 Pre-Apps received since June 2010

Pre-Application Planning Advice

Benefits of Pre-Application Planning Advice

- Ensure better quality application submissions
- Refusing fewer applications
- Identifying the need for specialist input at an early stage e.g. for listed buildings, transportation, trees, landscape, noise, health, contaminated land or archaeology
Guidance in the preparation of proposals for formal submission, which, if you follow our advice, should be handled more quickly
- Potentially reducing the time your professional advisors' spend in working up the proposals
- Indicating those proposals that are completely unacceptable, so saving you the cost of pursuing a formal application



Pre-Application Planning Advice

Customer Satisfaction Survey Results

- 100% of customers happy with advice to assist submission of application
- 100% of customers satisfied with the length and structure of the meeting
- 100% of customers felt officers at the meeting were able to provide the appropriate level of advice

What Next

- Charging for Householders: Written advice concerning small scale household developments
- Accredited Agents: Annual subscription allowing a certain number of Pre-Application Meetings for a set fee

Pre-Application Planning Advice

Further Information

- Further info on website:
- http://harinet.haringey.gov.uk/index/housing_and_planning/planning-mainpage/applications/pre-application_planning_advice_services.htm
- Leaflets on Pre-Apps in packs

Any Questions?

- Thoughts on current Pre-App Service
- Possible future proposals

Any Other Business

Ideas for future sessions

If you have any ideas for future agents forums. Please don't hesitate to get in touch in any of the following ways:

- **Email:** planningcustomercare@haringey.gov.uk
- **Address:** Service Development Team
639 High Road
Tottenham
London
N17 8BD

Evaluation

We hope you enjoyed the session.

Please take a few moments to complete the evaluation form before you leave.

This will help us to improve future forums.