

**MINUTES OF THE PLANNING SUB COMMITTEE
MONDAY, 11 MARCH 2013**

Councillors: Basu, Beacham, Christophides, Demirci (Chair), Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz and Solomon

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC279.	<p>MINUTES</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the minutes of the meeting held on 14 January 2013 be approved and signed by the Chair. 	
PC280.	PLANNING APPLICATIONS	
PC281.	<p>UNIT 3 ARENA SHOPPING PARK WILLIAMSON ROAD N4 1ED</p> <p>The Committee considered a report, previously circulated, on the application to grant planning permission for a change of use for Unit 3 Arena Shopping Park, N4 1ED, a Post Office Sorting Office, to retail A1 use with associated internal and external alterations listed within the report. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The Committee were advised of an error to the recommendation listed within the report in that approval would be subject to conditions and not the completion of a s106 agreement. The Committee noted this amendment.</p> <p>Vincent Maher, the Council's Head of Development Management, gave a short presentation highlighting the key aspects of the report. Further details were provided on the traffic impact assessment undertaken for the Arena Shopping Park and roads in the vicinity to help scope the potential impact of the application. Since the rejection of the last application, new methodology and modelling approved by Transport for London (TfL) had been developed and which had resulted in the withdrawal of TfL's previous objection to the development. The assessment had identified that the traffic impact of the development would remain about the same as the current traffic situation in the Park.</p> <p>The following points were raised in discussion of the application by the Committee:</p> <ul style="list-style-type: none"> • Following a question from Members regarding the potential exacerbation of existing traffic management issues in Arena Park and onto Green Lanes at peak times, confirmation was provided that the traffic analysis had been based on the existing junction, with TfL confirming the existing road layout could cope although it was 	

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acknowledged that existing traffic problems would remain. Separate to the planning application, Members proposed that it would be valuable for an additional traffic survey to be undertaken by the Council three months after completion of the development to further assess any impact of the application on traffic issues.

- In relation to arrangements for parking management in the Park for the new development, it was proposed that officers be delegated to negotiate and draft conditions with the freeholder and tenant which was agreed by the Committee.

The Chair moved the recommendation of the report and it was

RESOLVED

That application HGY/2013/0251 be granted subject to conditions.

CONDITIONS

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The use hereby permitted shall not be operated before 0800 or after 2200 hours on any day.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

4. That where reasonably possible, not less than 20 percent (20%) of onsite workforce (excluding managers and supervisors) employed during the landlords construction period (i.e. the external works comprising new shop front and entrance features, new pitched roof, and reconfiguration of car parking and excluding internal works including the installation

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of mezzanine) for the proposed development comprise of 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the relevant parties concerned (acting reasonably) may be acceptable.

Note: 'Local' is defined as employees preferably within the Haringey confines, but where not practicable, will include North London Sub-Region. This is consistent with Construction Web's approach.

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

5. That where reasonably practicable not less than 10 percent (10%) of the onsite 'local' workforce (excluding managers and supervisors) employed during the landlords construction period (i.e. the external works comprising new shop front and entrance features, new pitched roof, and reconfiguration of car parking and excluding internal works including the installation of mezzanine) for the proposed development comprise of trainees, but in the event that achieving 10% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the parties concerned acting reasonably may be acceptable. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprise's. Note: The ten percent (10%) trainees is included in the 20 percent (20%) figure of 'local employees' and not the percentage of the workforce on-site as a whole.

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

6. Prior to occupation of the development, a Travel Plan in compliance with Transport for London Guidance shall be submitted to & approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.12 'Road Network Capacity' of the London Plan.

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7. No development shall take place until the development has been registered with the Council's Considerate Contractors.

Reason: In order to minimise the impact on local amenity from demolition and construction works in accordance with Policies UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 7.14 'Improving Air Quality' of the London Plan.

REASONS FOR APPROVAL

The reasons for the grant of approval are as follows:

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote appropriate development within local and town centres.
- b) The development is considered to be suitably designed in respect of its surroundings and its impact on neighbouring properties, and would cause no significant harm to the highway network.
- a) The Planning Application has been assessed against and is considered to be in general accordance with
- National Planning Policy Framework;
 - London Plan Policies, 5.3 'Sustainable design and construction', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 8.3 'Community Infrastructure Levy'; and
 - Haringey Unitary Development Plan (UDP) 2006 Policies G1 'Environment', G2 'Development and Urban Design', G4 'Employment', G6 'Strategic Transport Links', UD1 'Planning Statements', UD2 'Sustainable

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Design and Construction', UD3 'General Principles', UD7 'Waste Storage', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', M10 'Parking for Development' and TCR1 'Development In Town And Local Shopping Centres'.

INFORMATIVES

The proposed development requires lining and signage. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner.

PC282.

227 ALEXANDRA PARK ROAD N22 7BJ

The Committee considered a report, previously circulated, on the application to grant planning permission for 227 Alexandra Park Road N22 7BJ for the demolition of the existing building and erection of a new building comprising 2x three bed and 3x one bed flats. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report.

The following points were raised in discussion of the application by the Committee:

- Concerns were expressed regarding the narrowness of the Alexandra Park Road and the potential for damage to be caused to the pavement in the vicinity of the development during construction works. Confirmation was provided that a condition could be imposed to address this.
- The Committee requested that Members be invited to view the materials proposed for the development once

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submitted to the Council.

- Concerns were expressed regarding the detailing of the design. It was advised that a condition could be added in relation to the scaling of windows and doors to the development.

Two objectors, Ms Avery and Mr Davies, addressed the Committee and made the following comments on the application:

- The proposed design of the development was not inkeeping with the rest of the street
- Insufficient arrangements had been made for parking for the scheme, with only one parking space provided in reality as the garage on site belonged to a neighbouring property.
- The positioning of the balconies would result in loss of privacy through overlooking to neighbouring properties and also affect their current light and views.
- Concerns were raised over the lack of consultation around the proposed demolition of the garage onsite impacting on the right of access for a number of neighbouring properties to utility meters located within and potentially adversely impacting on the boundary party wall.
- The potential for the development to exacerbate flooding issues in the area

The applicant and his representative addressed the Committee and raised the following points:

- The existing building was out of character with the rest of the street and would require major refurbishment in order to bring it up to modern standards.
- The current site was underdeveloped being a double plot and the high quality design of the new building would enhance the local area and be more energy efficient.
- A mix of dwelling units was proposed onsite including larger family flats as well as one bedroom flats to encourage a sustainable development.
- The development included two off site parking spaces.
- The owner of the garage located onsite had agreed to its demolition and rebuild and confirmed that access would still be provided to neighbouring properties utility meters.

The Committee agreed that further clarification be sought from the applicant regarding parking arrangements on site in light of the garage remaining under the ownership of a neighbour.

In recognition of the concerns raised by the objectors, it was agreed that an informative should be added to remind the applicant of responsibilities in relation to party wall legislation.

In terms of additional conditions, it was agreed that conditions should be added requiring the applicant to restore any damage caused to the public highways in the vicinity of the site from the construction works; to require balconies on the new building to

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have privacy screens retained at all times; to amend the design to require a 1:20 scale for doors and windows and requiring the applicant to undertake further work in relation to drainage.

The Chair moved the recommendation of the report with the additional conditions as listed above and it was

RESOLVED

- That application HGY/2012/2018 be granted subject to conditions including the additional conditions requested by the Committee as listed above:

Conditions:

TIME LIMITED PERMISSION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 124/12-PL 01-09, 10-19 Rev B, 20, 21

CYCLE PARKING

3. Provision shall be made on site for the secure parking of seven cycles, in accordance with a scheme to be agreed with the Local Planning Authority. The building hereby permitted shall not be occupied/ until such provision has been made. Reason: To encourage the use of sustainable modes of transport to and from the site in compliance with Policy 6.9 'Cycling' of the London Plan.

MATERIALS

4. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

LANDSCAPING

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and

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circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.), retained historic landscape features and proposals for restoration where relevant, and thereafter retained in perpetuity. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

WASTE STORAGE

6. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter. Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

CONSTRUCTION MANAGEMENT PLAN

7. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on: i) The phasing programming and timing of the works; ii) The steps taken to consider the cumulative impact of existing and additional basement development in the neighbourhood on hydrology; iii) Site management and access, including the storage of plant and materials used in constructing the development; iv) Details of the excavation and construction of the basement; v) Measures to ensure the stability of adjoining properties; vi) Measures to restore any damage to the public highway as a result of construction work; vii) Vehicle and machinery specifications. Reason: In order to protect the residential amenity and highways safety of the locality

HYDROLOGY & HYDRO-GEOLOGY

8. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved. Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

CONSIDERATE CONTRACTORS

9. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site. Reason: In the interests of residential

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amenity.

SUSTAINABILITY

10. The development hereby approved shall achieve Code for Sustainable Homes Level 4. Reason: In order to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime in accordance with Policy 5.2 of the London Plan.

DRAINAGE

11. Prior to commencement of development details of surface and rainwater drainage system shall be submitted to and approved in writing by the Local Planning Authority. The system shall be implemented as part of the development and thereafter retained. Reason: To ensure adequate provision of on-site drainage for the development.

FENESTRATION

12. No development shall proceed until details of all windows and doors at a scale of 1:20 are submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter. Reason: To ensure the development is of satisfactory architectural quality in accordance Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and Policy 7.6 'Architecture' of the London Plan.

BALCONY SCREENS

13. No unit shall be occupied until the balcony screens shown on the approved drawings have been installed. The screens shall thereafter be retained and not removed without the prior written consent of the Local Planning Authority. Reason: To prevent overlooking to adjoining neighbours in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.

REASONS FOR APPROVAL

The reasons for the grant of approval are as follows: a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote the development of new housing. b) The development is considered to be of sufficient design quality and responds adequately to context and would cause no significant harm to residential or to the highway network. i) The Planning Application has been assessed against and is considered to be in general accordance with - National Planning Policy Framework; - London Plan Policies, 5.3 'Sustainable design and construction', 6.1 'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 8.3 'Community Infrastructure Levy'; and - Haringey Unitary Development Plan (UDP) 2006 Policies G1 'Environment', G2 'Development and Urban Design', G4 'Employment', G6 'Strategic

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Transport Links', UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD7 'Waste Storage', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', M10 'Parking for Development' and TCR1 'Development In Town And Local Shopping Centres'. INFORMATIVE: The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address. To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which has been followed in this instance.

Section 106: No

Please note that the conditions referred to in the minutes are those as originally proposed in the officer's report to the Sub-Committee; any amended wording, additional conditions, deletions or informatives agreed by the Sub-Committee and recorded in the minuted resolution, will, in accordance with the Sub-Committee's decision, be incorporated into the Planning Permission as subsequently issued.

PC283.

30 DENEWOOD ROAD, LONDON N6 4AH

The Committee considered a report, previously circulated, on the application to grant planning permission for 30 Denewood Road, N6 4AH. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions. The Planning Officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a Planning Inspector appeal held on a previous application for the site for the erection of a 3 storey, 8 bedroom dwelling. It was noted that the Inspector had dismissed the appeal on the grounds that the application did not preserve the appearance of the Conservation Area but did not find that the proposal would have an adverse impact on the living conditions for neighbouring houses. Officers were now satisfied that the new design contained within the current application would not impact adversely on the Conservation Area.

Cllr Allison addressed the Committee in objection to the application and made the following comments:

- That the new design wasted an opportunity to have a building on site that would positively enhance the Conservation Area
- The substantial increase proposed to the footprint had the potential to detrimentally impact on neighbouring

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properties as well as the lime trees and amount of green space on the site. There were also concerns that the conditions imposed in this regard might not be properly enforced thereby not preventing irreversible damage being caused

- Concerns had arisen from the last application that the house might potentially be run as a spa business and not a private dwelling
- The questionable sustainability value of demolition of an existing functioning dwelling and erection of a replacement.

Mr Burrows, the applicant's agent addressed the Committee and raised the following points:

- That the current application remained inline with that which went before the Planning Inspector but with an amended design retaining the original façade to meet the comments made in the determination
- The application had been amended to a more modest design following comments from the Council and local residents
- Although there would be an increase to the massing of the dwelling, the overall scale and massing when viewed from the front would be largely as existing.
- The impact of the development on trees on the site had been assessed as insignificant as supported by the Council's tree officer and Planning Inspector.

In light of concerns raised by the objectors regarding the impact of the development on trees and green space on the site, it was agreed that condition 3 should be expanded to include soft as well as hard landscaping, thereby covering trees and plants on the site. It was also requested that condition 6 be extended in scope to cover any potential impact and mitigation of the development on ground water drainage in the area and for the applicant to provide wheel washing facilities for construction vehicles during the course of the build to reduce associated debris being transferred onto the public highway.

The Chair moved the recommendation of the report and it was

RESOLVED

That application HGY/2012/1844 be granted subject to conditions.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This

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condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to avoid doubt and in the interests of good planning.

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard and soft landscaping including trees and plants and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced and thereafter implemented.

Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the provisions of Article 3 of the Town & Country Planning General Permitted Development Order 1995 as amended by the (No.2) (England) Order 2008 or any Order revoking or re-enacting that Order, no development within Part 1 (Classes A-H) [AND Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority. Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and Policy 7.4 'Local Character' of the London Plan.

5. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority. Reason: In order to safeguard the trees in the interest of visual amenity of the area.

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide details on:

- i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
- ii. Site management and access, including the storage of plant and materials used in constructing the development, the use of hoardings and measures to clean construction vehicles including wheel washing.
- iii. Protective measures to protect the crown and roots of trees on or adjoining the application site boundaries

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during construction work (as indicated in the Trettec study accompanying the planning application) consistent with BS 5837:2012; and iv. Measures to ensure the stability of adjoining properties.v. The impact of groundwaterReason: In the interests of residential amenity, highway safety and to protect trees in a Conservation Area in accordance with with Policies UD3, CSV1 and OS17 of the Haringey Unitary Development Plan.

7. No development shall start until details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed in writing with the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved plans.Reason: In order to safeguard the root systems of those trees in the vicinity of the site which are to remain after building works are completed in the interests of visual amenity consistent with Policies CSV1 and OS17 of the Haringey Unitary Development Plan.

8. Notwithstanding the details shown on drawing 1182/AP2- 04a the windows on the side elevation facing towards No 28 Denewood, shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties consistent with Policy UD3 of the Haringey Unitary Development Plan.

9. The proposed dwellings hereby approved shall not be occupied until it has been demonstrated to the local planning authority that the development meets the Code for Sustainable Homes Level 4 or above.Reason: To promote sustainable development in accordance with UDP Policy UD2 and London Plan Policy 5.2.

REASONS FOR APPROVAL

The proposed replacement building in terms of design and massing will be in keeping with the architectural styles and forms that exist along Denewood Road and the surrounding area. In addition, the proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers. As such the proposed development is considered to be consistent with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Developments', and CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's Housing SPD. Given the above this application is recommended for APPROVAL.To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which has been followed in this instance.It is recommended that the developer meet with the Council's arboricultural expert on site to confirm tree protection measures prior to the submission of measures to discharge conditions 6 and 7.

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	Section 106: No	
PC284.	<p>30 DENEWOOD ROAD, LONDON N6 4AH</p> <p>The Committee considered a report, previously circulated, on the application for Conservation Area Consent for 30 Denewood Road, N6 4AH. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant Conservation Area Consent. It was noted that officers considered that the proposed replacement building would reflect the modest contribution of the existing dwelling to the Conservation Area.</p> <p>The Chair moved the recommendation of the report, and it was</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That Conservation Area Consent be granted for application HGY/2012/1848 subject to conditions <p>Conditions:</p> <ol style="list-style-type: none"> 1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent. Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality <p>REASONS FOR APPROVALThe demolition of the building on this site is acceptable in principle as it makes a neutral contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.</p> <p>Section 106: No</p>	
PC285.	DATE OF NEXT MEETING	

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	The next scheduled meeting would be on 8 April.	
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COUNCILLOR ALI DEMIRCI

Chair