

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 6th June, 2022, 7.00 pm - Moselle Rooms, Tottenham Town Hall, Town Hall Approach Road, London, N15 4RY (watch the live meeting [here](#), watch the recording [here](#))

Members: Councillors Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Lester Buxton, Luke Cawley-Harrison, George Dunstall, Ajda Ovat, Yvonne Say, Matt White, and Alexandra Worrell.

Quorum: 3

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. PLANNING PROTOCOL

The Planning Committee abides by the Council's Planning Protocol 2017. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live,

work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

3. APOLOGIES

To receive any apologies for absence.

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

5. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

6. MINUTES

To confirm and sign the minutes of the Planning Sub Committee held on 7 March 2022 and 17 March 2022 as a correct record. **(To Follow)**

7. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

8. HGY/2021/2727 - CRANWOOD, 100 WOODSIDE AVENUE, LONDON, N10 3JA (PAGES 1 - 142)

Proposal: Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

Recommendation: GRANT

9. HGY/2021/3481 - 103-107 NORTH HILL, LONDON, N6 4DP (PAGES 143 - 284)

Proposal: Demolition of existing buildings and redevelopment to provide a new care home (Class C2 - Residential Institution), together with a well-being and physiotherapy centre. The proposed care home includes up to 70 bedrooms, with ancillary hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon, restaurant, cafe, lounge, bar, well-being shop, general shop, car and cycle parking, refuse/recycling storage, mechanical and electrical plant, landscaping and associated works.

Recommendation: GRANT

10. PRE-APPLICATION BRIEFINGS

The following items are pre-application presentations to the Planning Sub-Committee and discussion of proposals.

Notwithstanding that this is a formal meeting of the Sub-Committee, no decision will be taken on the following items and any subsequent applications will be the subject of a report to a future meeting of the Sub-Committee in accordance with standard procedures.

The provisions of the Localism Act 2011 specifically provide that a Councillor should not be regarded as having a closed mind simply because they previously did or said something that, directly or indirectly, indicated what view they might take in relation to any particular matter. Pre-application briefings

provide the opportunity for Members to raise queries and identify any concerns about proposals.

The Members' Code of Conduct and the Planning Protocol 2016 continue to apply for pre-application meeting proposals even though Members will not be exercising the statutory function of determining an application. Members should nevertheless ensure that they are not seen to pre-determine or close their mind to any such proposal otherwise they will be precluded from participating in determining the application or leave any decision in which they have subsequently participated open to challenge.

11. PPA/2021/0018 - ST ANN'S GENERAL HOSPITAL, ST ANN'S ROAD, N15 3TH (PAGES 285 - 302)

Proposal: Hybrid planning application for the re-development of part of the St Ann's Hospital site to provide a new residential neighbourhood of circa 995 new homes including 60% affordable housing in buildings up to nine storeys in height, 2,400sqm of non-residential uses (including refurbishment of existing buildings), landscaping and public realm improvements, 160 parking spaces and cycle parking.

12. UPDATE ON MAJOR PROPOSALS (PAGES 303 - 318)

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

13. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 319 - 402)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 21 February 2022 to 20 May 2022.

14. NEW ITEMS OF URGENT BUSINESS

15. DATE OF NEXT MEETING

To note the date of the next meeting as 14 June 2022.

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George Meehan House, 294 High Road, Wood Green, N22 8JZ

Wednesday, 25 May 2022

Planning Sub Committee – 6 June 2022

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2021/2727

Ward: Muswell Hill

Address: Cranwood 100 Woodside Avenue N10 3JA

Proposal: Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

Applicant: LB Haringey

Ownership: Council

Officer contact: Christopher Smith

Date received: 10/09/2021

- 1.1 The application is being reported to the Planning Sub-Committee for determination as it is a major planning application where the Council is applicant.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development seeks to deliver the aspirations of Site Allocation SA51 by providing high-quality new housing on this underutilised former care home site. The development would provide 41 new homes including 32 much needed affordable homes (79% by habitable room) which will be delivered as affordable (Haringey) Council Rent properties. As such, the development is wholly supported in land use terms.
- The development would be of a high-quality design which responds appropriately to the local context including the setting of the nearby conservation area and other heritage assets, including local archaeology. The development is also supported by the Council's Quality Review Panel.
- The development would provide high quality residential accommodation which would be of an appropriate size, mix and tenure within a landscaped environment featuring new public realm areas including an improved Parkland Walk and new children's play space.
- The development has been designed to avoid any material adverse impacts on the amenity of nearby residential occupiers and the adjacent school regarding a loss of sunlight and daylight, outlook or privacy and excessive noise, light or air pollution.
- The parking provision of four parking spaces for use of the occupiers of the wheelchair accessible dwellings is acceptable due to the site's good access to public transport and local amenities, provision of car clubs and cycle parking, and

sufficient availability of on-street parking. The increase in local parking pressure would not be excessive.

- The development has been designed to include of a range of sustainability measures and achieve a 90% reduction in carbon emissions. Block A has the potential to achieve Passivhaus certification. The development would achieve a suitable urban greening factor, and ecology on and adjacent to the site would be protected and enhanced.
- All other relevant policies and considerations, including equalities, have been taken into account.

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the commitment to provide the measures set out in para 2.10 of the report below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the commitments in resolution (2.1) above are to be confirmed in writing no later than 31st July within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 2.4 That, following the written confirmation referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

To Note

- 2.6 Planning obligations are usually secured through a S106 legal agreement. In this instance the Council is the landowner of the site and is also the local planning authority and so cannot legally provide enforceable planning obligations to itself.
- 2.7 As this is a council scheme, it is not possible for planning obligations to be secured at this stage. In order to ensure so far as practicable that any requirements that would normally be secured through a s106 agreement are provided, it is proposed that appropriate planning conditions be imposed on the planning permission including a condition that will enable the LPA to secure any required planning obligations in the event that part or all the land is transferred to a third party. A draft s106 agreement will be attached to the condition.
- 2.8 It is recognised that the Council cannot commence to enforce against itself in respect of breaches of planning conditions and so prior to issuing any planning permission measures will be agreed between the Council's Housing service and the Planning

service, including the resolution of non-compliances with planning conditions by the Chief Executive and the reporting of breaches to portfolio holders, to ensure compliance with any conditions imposed on the planning permission for the proposed development.

2.9 The Council cannot impose conditions on planning permission requiring the payment of monies and so the Director of Housing, Regeneration and Planning has confirmed in writing that the payment of contributions for the matters set out below will be made to the relevant departments before the proposed development is implemented.

2.10 Agreed Measures:

- Affordable housing/Social rented housing
- Employment and Skills contribution and associated obligations
- Highways works
- TMO
- Travel Plan
- Travel Plan Monitoring Contribution - £3,000
- Car Club - a credit of £50 per annum for a period of three years from the Occupation Date in respect of each Residential Unit to the Occupiers of each Residential Unit up to a maximum of two
- Obligations monitoring fee

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- Appendix 2 Plans and Images
- Appendix 3 Consultation Responses – Internal and External Consultees
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- Appendix 5 QRP Reports
- Appendix 6 Development Forum minutes
- Appendix 7 Pre-application Committee minutes

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed development

- 3.2 This is an application for the demolition of existing buildings and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities.



- 3.3 Block A is a six-storey building located at the corner with Woodside Avenue and Muswell Hill Road. It would appear as a five-storey building from surrounding streets as the lower ground floor is located below street level. It has two access points – one from Woodside Avenue and another from Parkland Walk. Block A would include all 32 (79% by habitable room) of the proposed Council-rent affordable dwellings.
- 3.4 Block B is a four-storey building located to the west of the site. It would be separated from Block A by a new access road (Cranwood Lane) and would be accessed from that new road. Block C refers to the two new three storey terraced houses that would appear as an extension to the existing terraced row.
- 3.5 The development would include 14 one-bedroom units (34.1%), 19 two-bedroom units (46.3%) and eight three-bedroom units (19.5%). Five of the new dwellings would be wheelchair-accessible (12.2%). Four 'blue badge' parking spaces would be provided in addition to 77 cycle parking spaces.
- 3.6 The development would achieve close to zero carbon and Block A would be eligible for Passivhaus certification. The development has been designed in a contemporary manner with finishing materials of red brick walls, zinc clad roofs and pre-cast concrete plinths and banding. Additional detailing in metal and ceramic is also proposed.

- 3.7 The development would be provided with a significant amount of new planting including street trees and play and amenity spaces to the south. A new stepped access to Parkland Walk from Woodside Avenue would also be provided.

3.8 Site and Surroundings

- 3.9 The application site is a former Care Home located on the corner of Woodside Avenue and Muswell Hill Road. To the west is St James's Church of England Primary School, to the south is a row of terraced houses some of which are in Council ownership, and close by to the north is the former St Luke's Hospital site where residential development has now been completed. The surrounding area is largely characterised by a mix of residential development.
- 3.10 The application site and the terraced housing to the south are located within Site Allocation SA51 of the Site Allocations DPD 2017 for redevelopment comprising new residential development and improved connections through the site linking Highgate Wood and the Parkland Walk.
- 3.11 The Muswell Hill Conservation Area sits to the north of the site. The former St Luke's Hospital is a designated Historic Park and contains several locally listed buildings. The site fringes but is not located within the designated conservation area.
- 3.12 Highgate Wood is located to the south of the site, which is a Historic Park, designated Metropolitan Open Land, a Site of Importance for Nature Conservation (of Metropolitan Importance) and an Archaeological Priority Area. The Parkland Walk Designated Green Chain runs close to the east of the site.
- 3.13 The PTAL of the site is 2. The site is a short walk to Highgate London Underground station and has access to a wide range of local amenities including education and medical facilities, local shops and leisure amenities, parks and woodland.
- 3.14 Relevant Planning and Enforcement history**
- 3.15 The most recent planning history in relation to the site is as follows.
- 3.16 HGY/2019/2568. Temporary change of use of part of the former Care Home (Use Class C2) to night shelter (Use Class Sui Generis) for a maximum period of two years, accommodating a maximum of 25 people per night. Grant permission 12/11/2019.

4. CONSULTATION RESPONSE

4.1 Quality Review Panel

- 4.2 The scheme has been presented to Haringey's Quality Review Panel on three occasions. The Panel's written responses are attached in Appendix 5.

4.3 Planning Committee Pre-Application Briefing

- 4.4 The proposal was presented to the Planning Sub-Committee at a Pre-Application Briefing on 9th March 2020. The minutes are attached in Appendix 7.

4.5 Development Management Forum

- 4.6 A virtual meeting was held on 27th January 2021. The main topics raised were around design, massing/height, bike storage, parking stress, play space provision, loss and replacement of trees, proximity to Highgate Wood / Parkland Walk, energy and lifts in the new buildings. Details and summaries of the comments made and how they were addressed are available in Appendix 6.

4.7 **Planning Application Consultation**

- 4.8 The following were consulted regarding the application:

Internal

- 1) LBH Conservation: No objection.
- 2) LBH Design: Supports the application.
- 3) LBH Carbon Management: No objections, subject to conditions.
- 4) LBH Nature Conservation: No comments, subject to conditions.
- 5) LBH Trees: No objections, subject to conditions.
- 6) LBH Building Control: No objections.
- 7) Lead Local Flood Authority: No objections.
- 8) LBH Transportation: No objections, subject to conditions.
- 9) LBH Waste Management: No objections.
- 10) LBH Pollution: No objections, subject to conditions.
- 11) LBH Parks: No objections.
- 12) LBH Adult Social Services: No objections.

External

- 13) Transport for London: No objections, subject to conditions.
- 14) Health & Safety Executive: No objections.
- 15) London Fire Brigade: Satisfied with the application.
- 16) Thames Water: No objections, subject to conditions and informatives.
- 17) City of London: No objections, subject to conditions.
- 18) Greater London Archaeological Advisory Service: No objections, subject to conditions.
- 19) Metropolitan Police Designing Out Crime Officer: No objections, subject to conditions.

5. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of a press notice and a number of site notices which were displayed in the vicinity of and around the site and 453 individual letters sent to surrounding local properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 244
Objecting/Commenting: 229
Supporting: 15

- 5.2 The following local groups/societies (other than those consulted above) made representations

- Woodlands Conservation Area Action Group

- Friends Of The Parkland Walk
- Muswell Hill & Fortis Green Association
- The Highgate Society
- Cranley Gardens Residents Association

5.3 The following Councillor(s) made representations:

- Councillor Connor
- Councillor Hinchcliffe

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overdevelopment of the site
- Underdevelopment of the site allocation
- Excessive size, scale and massing
- Excessive height
- Inappropriate design
- Out of keeping with local character
- Negative impact on nearby conservation area
- Increased overshadowing
- Increased overlooking
- Loss of privacy
- Excessive noise
- Excessive pollution
- Lack of parking
- Lack of infrastructure for electric vehicles
- Increased traffic congestion
- Loss of highway safety
- Increased flooding
- Lack of drainage
- Loss of trees and negative impact on retained trees
- Lack of urban greening
- Lack of appropriate play equipment
- Lack of access to nearby woodland
- Negative impact on adjacent woodland and green chain link
- Negative impact on biodiversity and ecology
- Increased number of pedestrians
- Increased demand for local services
- Negative impacts from construction works
- Resident comments have not been fully considered

5.5 The following issues raised are not material planning considerations:

- Loss of a private view
- Impact on property values
- Procedural matters
- Online files cannot be viewed

6 MATERIAL PLANNING CONSIDERATIONS

Statutory Framework

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise.

Considerations

- 6.2 The main planning considerations raised by the proposed development are:
1. Principle of Development
 2. Affordable Housing and Housing Mix
 3. Design and Appearance
 4. Heritage Impact
 5. Residential Quality
 6. Impact on Neighbouring Amenity
 7. Transport, Parking and Servicing
 8. Urban Greening, Trees and Ecology
 9. Sustainability, Energy and Climate Change
 10. Flood risk and Drainage
 11. Land Contamination
 12. Fire Safety

Principle of development

National Policy

- 6.3 The National Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

Regional Policy – The London Plan

- 6.4 The London Plan 2021 Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.
- 6.5 London Plan Policy H1 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites.
- 6.6 London Plan Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site.
- 6.7 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

Local Policy

- 6.8 The Haringey Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.
- 6.9 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.
- 6.10 The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.
- 6.11 The application site forms part of site allocation SA51 in the Site Allocations DPD 2017. SA51 is identified as being suitable for new residential development and improved connections linking Highgate Wood and Parkland Walk through the disposal of a vacant care home.
- 6.12 SA51 has the following Site Requirements and Development Guidelines:

Site Requirements

- No requirement for the care home building to be retained
- The electricity sub-station will need retaining or re-locating
- Uses on the site will be residential and, subject to consultation, an expansion of the existing St. James' school
- An enhanced entrance to Highgate Wood will be created as part of a new piece of urban realm including a new school entrance
- The development should extend the Parkland Walk through the site
- A new cycling route around the edge of Highgate Wood should be created

Development Guidelines

- Development should be sensitive to the setting of the nearby Highgate Wood and the Muswell Hill Conservation Area
- The main building of the pumping station to the west is also locally listed
- New development should respect the established scale, massing and layout of the Muswell Hill Conservation Area and the development at St Luke's Hospital
- There is scope to reinstate the street frontage and create an appropriate frontage on Muswell Hill Road and Woodside Avenue
- The building line formed by the existing residences alongside Woodside Avenue should be maintained but can come closer to the pavement edge
- A north-south connection linking the route through St Luke's development should be established
- A new piece of urban realm space should be created on Muswell Hill Road in the south-eastern corner of the site linking the entrance into Highgate Wood,

the entrance to the new school, and providing a connection to the Parkland Walk link

- Particular attention should be paid to the amount of footway outside of the school, and ensuring it is large enough to facilitate school drop offs and collections
- Views of Highgate Wood across the site from Muswell Hill should be maintained
- Contamination studies should be undertaken
- A piling statement will be required prior to the undertaking of piling
- A flood risk assessment will be required

Assessment

6.13 Masterplanning and Site Allocation

6.14 Policy DM55 of the DMDPD states that, where developments form only a part of allocated sites, a masterplan shall be prepared to demonstrate that the delivery of the site allocation, in this case SA51, and wider area objectives would not be frustrated by the proposal. This application covers the northern and western parts of the site allocation but does not include the existing terraced houses on the southern side of the site.

6.15 An aerial view contained within the Design and Access Statement (p22 – see image below) shows that the remaining part of the site allocation SA51 on which these houses are located could be redeveloped in a similar manner to the proposed new terraced housing within Block C. If developed in such a way a potential future development would accord with the proposed development and would not prejudice the requirements of the site allocation overall. As such, it is considered that the requirements of Policy DM55 have been met.



6.16 Other Site Allocation Objectives

6.17 The proposed development would include an enhanced connection to Highgate Wood and Parkland Walk as required by the 'site requirements' of SA51– principally through the installation of a new stepped access onto Parkland Walk from the corner of

Woodside Avenue and Muswell Hill Road. An improved pedestrian access route through the site connecting Woodside Avenue and Muswell Hill Road also enhances local connectivity. In respect of the other 'site requirements', it has been confirmed by the Council's Education team that there is sufficient capacity in local schools that means an expansion to the adjacent St James' school is not required. There is an existing entrance to Highgate Wood on Muswell Hill Road and access to this entrance would be enhanced through the provision of new landscaping around the site. The existing road layout would not be amended by the proposal and any new cycle route around Highgate Wood would need to be provided comprehensively, outside of the application site boundary and with the support of the City of London who own and manage the Wood. As such, the cycle route is considered to be outside of the scope of this application.

- 6.18 The development also meets the relevant 'development guidelines' described above, including respecting the setting of Highgate Wood and the Muswell Hill Conservation Area and creating a more suitable building frontage onto surrounding streets. Further detail on these points is provided in the relevant sections below.
- 6.19 As such, it is considered that the proposed development would be acceptable in principle in land use terms, and in terms of its accordance with the requirements of Policy DM55 and Site Allocation SA51.
- 6.20 Provision of New Housing
- 6.21 Policy DM10 of the DM DPD states that the Council will support proposals for new housing on sites allocated for residential development and the site is designated as being suitable for new residential development by Site Allocation SA51.
- 6.22 The Council's Housing Strategy 2017-2022 states that the Council will aim to prioritise the delivery of new affordable rented homes in the west of the borough. The site is one of several that the Council has identified as being suitable for new Council housing as part of its 2018 commitment to delivering a thousand (1,000) new Council homes at Council rents by 2022.
- 6.23 This proposal would provide 41 residential properties including 32 affordable homes which will be delivered as genuinely affordable Haringey Council Rent properties. This equates to 78% affordable housing on a unit basis and 79% on a habitable room basis. Upon delivery, Haringey Council will be responsible for the on-going management and maintenance of the affordable homes.
- 6.24 This is a substantial contribution to the Council's affordable housing objectives as described above and would help meet the stated need for low-cost Council rented housing in this part of Haringey. Furthermore, the surrounding area is an established residential area which includes a range of tenures, including private rent, owner-occupied and Council rent properties. The proposal would contribute to the creation of a mixed and balanced community in this area.
- 6.25 In summary, the proposed residential development of this underutilised brownfield site is supported and would deliver on the aspirations of the Site Allocation (SA51). The principle of an affordable residential development on the site is strongly supported by national, regional, and local policies. The provision of 41 units would make an important contribution towards meeting the Council's housing target in line with

Policies H1, SP2 and DM10 and would also make an important contribution towards the Borough-wide target of 40% affordable housing.

6.26 Loss of Specialist Housing Facility

- 6.27 Policy DM15 of the DM DPD sets out that proposals for development that would result in the loss of special needs housing (including care facilities) will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided. The buildings on site have not been occupied as a care facility since 2011 and Site Allocation SA51 states that “there is no requirement for the care home building to be retained”. Therefore, in this case the loss the former care home is acceptable in principle.

Affordable Housing and Housing Mix

6.28 *Affordable Housing Provision*

The NPPF 2021 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance. The London Plan also states that boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units of particular sizes. Policy DM13 of the DM DPD states that developments with capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for social and affordable rented accommodation.

- 6.29 The development would include 32 affordable housing units in Council rented tenure which is 78% (79% by habitable room) of the total number of 41 homes. These would all be provided within a single block (Block A) which helps to keep management costs and service charges low. Five three-bedroom affordable units would be provided which means that 15% of the total amount of affordable housing would be suitable for families.
- 6.30 This proposal forms part of the Council’s Housing Delivery Programme which seeks to optimise the provision of affordable accommodation for Council rent to meet local need. It aims to address the Council’s housing waiting list through the provision of a wide range of housing typologies and to address issues relating to the over and under occupation of the existing housing stock to ensure the effective use of public assets and funding. The Council’s Housing Strategy 2017-2022 states that the Council will aim to prioritise the delivery of new affordable rented homes in the west of the borough. In this respect, the proposed provision of affordable housing units for Council rent meets an identified need.

6.31 *Housing Mix*

DPD Policy DM11 states that the Council will not support proposals which result in an over concentration of 1 or 2 bed units overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes.

Eight of the proposed units would have three-bedrooms which means they would be suitable for families. This is 19.5% of the total housing provision. This is a significant proportion which would avoid an overconcentration of smaller units in the area,

contribute towards meeting the demand for family housing in the area and ensure a mix of housing provision for residents.

6.32 *Housing Tenure*

6.33 Policy DM12 of the DM DPD states that mixed tenure development proposals must be designed to be 'tenure blind' to ensure that homes across tenures benefit from the same design quality, space standards and building materials.

6.34 The proposed development includes a split of Council rented and market sale housing within three blocks with a similar visual appearance as viewed from the street. The same high-quality design approach has been applied to each block regardless of tenure. Amenity and play areas would be accessible to all. As such, the development would appear 'tenure-blind'.

6.35 As such, it is considered that the proposed provision of affordable housing, and the overall mix and tenure of housing provided within this development, is acceptable.

Design and Appearance

National Policy

6.36 Chapter 12 of the NPPF 2021 states that that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.37 It states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, and should be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

Regional Policy – London Plan

6.38 The London Plan 2021 policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D4 notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant). It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here).

6.39 Policy D6 concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

Local Policy

6.40 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

6.41 Policy DM1 of the 2017 DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the

scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

- 6.42 DPD Policy DM6 concerns building heights. It expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1. For buildings projecting above the prevailing height of the surrounding area it will be necessary to justify them in urban design terms, including being of a high design quality.
- 6.43 *Quality Review Panel (QRP)*
- 6.44 The development proposal been presented to the QRP three times prior to the submission of this application. The most recent review took place on 2nd December 2020. The Panel's summarising comments of this latest review are provided below.
- 6.45 *"The Quality Review Panel welcomes the opportunity to consider the scheme for Cranwood House as it continues to evolve. It feels that the proposals are coming together well, and it commends the attention to detail that is articulated within the drawings. The panel is supportive of the approach to scale, massing, architectural expression, public realm and landscape design. The proposals strike a successful balance between respecting the scale of the local context while optimising the development potential of the site for much-needed housing. Proposed public realm improvements to the pedestrian route running adjacent to the site along Muswell Hill Road, linking the Parkland Walk (North) to Highgate Wood, will represent a significant benefit to the local community. The panel also applauds the aspiration to design the buildings to Passivhaus standards and feels that the scheme could be an exemplar in this regard."*
- 6.46 *"As design work continues, scope remains for refinement of some aspects at a detailed level: the architectural detail at eaves/parapet level of Buildings A, B and C; the three-dimensional design of the gallery/deck spaces, including lighting design; and the design of the public realm and the interface with private areas. Opportunities to further adopt and reinforce links to local heritage within the detailed design of materials and elements would also be welcomed."*
- 6.47 *"The panel offers warm support for the scheme, subject to resolution of the detailed points outlined below."*
- 6.48 Since the date of the third review the proposal has been amended to address the most recent comments from the QRP. The table below provides a summary of key points from the most recent review, with officer comments following:

Panel Comments	Officer Response
Massing / Development Density	
While the height of the development's frontage onto Muswell Hill Road is greater than the prevailing height in the locality, the development sits below pavement level, in the former railway cutting, which reduces the visual impact on the street. The proposals strike a successful balance	Comments supporting the design are noted.

between respecting the scale of the local context while optimising the development potential of the site.	
The panel welcomes the increase of an additional storey to the two new townhouses (Building C), bringing them to three storeys in height.	Comments supporting the design are noted.
Place-making / Public Realm / Landscaping	
The panel commends the detailed landscape designs, although it feels that further attention could be given to the thresholds between private and public space. The way in which these are 'graded' through the design of the landscape - from planters on the edge of plots, to gardens and the courtyard - will help to make a high-quality, liveable environment.	Comments supporting the quality and layout of the landscaping are noted. The landscaping has been designed to facilitate public routes through the site.
The panel notes that the landscape within and around the site will need to be well maintained and managed. Careful consideration and management of parking provision will also be required. Including electric vehicle charging points within the parking spaces may be prudent.	The landscaped areas will be properly managed by the Council and this can be secured by condition. All spaces would have active or passive electric vehicle charging facilities.
The creation of a high-quality pedestrian route along the edge of the site at Muswell Hill Road will represent a real benefit to the local community. This also offers an opportunity to rationalise - and minimise - existing street clutter, such as the utility boxes located near the main entrance.	Comments supporting the improved quality of public realm on Muswell Hill Road are noted.
Provision of a new wall/parapet on Muswell Hill Road, together with high quality planting, will enhance the streetscape and will offer further opportunities to reinforce links to the heritage of the site. This could include signage or motifs that celebrate the Parkland Walk, or the route of the former railway.	Comments supporting the improved quality of public realm on Muswell Hill Road are noted. Final design and heritage references would be secured by condition.
Layout / Architectural Expression	

<p>The scheme layout and architectural expression of the current proposals are promising, although scope for refinement at a detailed level remains.</p>	<p>Comments supporting general layout and architectural approach for the development are noted.</p>
<p>Further refinement of the gallery/deck areas would help to create well-designed areas that have good levels of natural daylight and allow views through into the courtyard. Adjusting the depth of these gallery spaces (particularly at the junction of the two wings of Building A), through varying or cutting back the overhang of the deck above, would increase the quality and liveability of these areas, and avoid them feeling 'institutional'. Reducing the depth of the deck above the main entrance could also allow for a greater perceived view through to the courtyard, for those entering or passing by.</p>	<p>The depth of the roof over the top access deck has been reduced in depth, and the design of the deck on the lower levels around the stairs has been cut back in places, to increase natural daylight and improve views through to the courtyard. All the access decks are designed to be spacious, containing seating areas and space for personalisation by residents to prevent them feeling 'institutional'.</p>
<p>As part of this work, breaking the roofline at the junction of the two wings of Building A - through reducing or removing the roof element of the uppermost gallery - would achieve greater visual separation of the two blocks, while 'opening up' the gallery space to the sky.</p>	<p>Reducing or completely removing the deck over the top access deck has been investigated by the architects. It was found that completely removing it increased the proposal's apparent bulk and harmed its proportions, whereas reducing its depth and modifying the design of the deck at every floor around the stairs achieved the desired results including greater visual separation between the two blocks and opening the top floor more to the sky.</p>
<p>The lighting design of the deck and gallery areas should also be very carefully considered, to avoid nuisance to neighbours. A view of the proposals at night-time – particularly along Woodside Avenue – should be submitted as part of the application, to illustrate the lighting design strategy.</p>	<p>Lighting design is considered carefully and detailed proposals for the external landscape lighting are shown in the Design and Access Statement page 197. Lighting will be secured and controlled by condition. The applicant has provided a Computer-Generated Image that shows the lighting arrangements would not be excessive or detrimental to residential amenity.</p>
<p>The panel welcomes the use of different textures and enriched details that reference the local area within the architectural expression. Further opportunities for incorporating visual</p>	<p>The detailed design of the proposed building includes many textural and craft elements in the detailed design. Features included use of ceramic tiles, soldier course banding, indented eaves</p>

clues to the site's heritage would be supported. This could include the choice of materials, the use of motifs, text or signage, and the design of gates and balconies.	and brick details and custom metal entrance gates. The manner in which the materiality reflects the local area is described in the relevant section below.
Further refinement of the precast concrete band at the top of the balconies and bays would be supported, to ensure that it does not obscure the brick details at eaves level when seen from below. It will be a visually prominent feature of the building and finding ways to soften or articulate its appearance of this element would be beneficial.	The pre-cast concrete band at the top of the balconies has been refined since the final QRP. It would have a shallower depth of concrete, chamfered lower corner, capping from a flashing detail and stepping back in plan over the stairs and access deck.
The parapet detail on the two new town-houses (Building C) is currently very simple, and the panel feels that this would benefit from further articulation or detail to help reinforce the visual links between the townhouses and Buildings A and B.	An indented brick detail has been added to the Building C parapets, similar to that at the eaves of Building A.
Overall, the attention to detail within the scheme is highly commendable; it is important that the emphasis on high-quality materials and details is retained throughout the technical design and construction process. The panel would support officers achieving this through planning conditions.	Comments supporting the detailed design of the proposed development overall are noted. High quality materials would be secured through a condition.
Design for Inclusion / Sustainability / Healthy Neighbourhoods	
As at the previous review, the panel commends the ambition to design the development to Passivhaus standards and feels that the Cranwood House development has the potential to be an exemplar scheme for the wider industry.	Comments supporting the highly sustainable quality and low energy demand of the development are noted.
It understands that achieving these standards has informed the choice of materials, especially at roof level where the use of contemporary materials and detailing will enable substantial levels of insulation within the mansard roof.	Comments supporting the sustainability objectives and material choices of the development are noted.

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- 6.49 As set out above, the applicant has sought to engage with the QRP during the pre-application stage, and the development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel. It is considered points raised by the QRP have been addressed to an appropriate extent.
- 6.50 *Assessment*
- 6.51 Height, Bulk and Massing
- 6.52 Policy D9 of The London Plan 2021 states that buildings of six storeys or more may be considered as tall buildings and that Councils should define what is considered a tall building in their local plans. Tall buildings are defined in the Council's DM DPD as being those buildings of 10 storeys or greater. The proposed development is formed of three blocks which would not exceed ten storeys, which is the definition of a tall building as defined by the Council. As such, the proposed development by definition would not include a tall building.
- 6.53 The existing building is a disused former care home that is an uncharacteristic low-rise feature of the street-scene, has a poor relationship with surrounding streets and does not represent the best use of an under-developed site.
- 6.54 The lowest floor of the building would be set below ground level, exploiting the lower land levels here which exist as the site was formerly part of a railway cutting. This means that the development would appear in most local views as being no greater than four storeys in height with roof level accommodation. This is only slightly above the prevailing building heights on Muswell Hill Road which are of 3 and 4 storeys. In local views from the north and south on Muswell Hill Road the building would not appear significantly greater in height than existing buildings on that street.
- 6.55 The buildings within the development would step down from an apparent four plus roof to three storeys plus roof on the western edge of the site, as viewed from Woodside Avenue, with a further drop to three storeys in the site's south-western corner. The development would form an appropriate bookend in views from the west on Woodside Avenue, with the development as a whole stepping up from the edge of the school towards the main road. As such, it would not appear visually dominant or out of keeping given the three storey properties on Muswell Hill Road that are visible at the termination of Woodside Avenue. The proposed new dwellings to the south-west corner of the development would appear as a successful contemporary continuation of the existing terrace of properties on the southern border of the site.
- 6.56 Within the amenity area to its south, Blocks A and B would appear as having a full six storey height. However, this would not be readily apparent from the surrounding area. Furthermore, the articulation of windows on the northern sides of Blocks A and B and the relatively shallow pitch of the roof contribute further towards reducing the apparent massing and scale of the proposed development.
- 6.57 The site benefits from significant separation distances (minimum 21 metres) to neighbouring properties on its northern, eastern and western sides that makes the site suitable for a comprehensive development that includes a slight increase in height and massing compared to nearby properties.

6.58 Therefore, as the proposed height represents a gentle increase over the heights of buildings in the immediate surroundings and features a detailed design that has been carefully considered within the local context, it is considered that the proposed buildings would be of a scale, bulk and design that is not out of character with the wider neighbourhood.

6.59 Form, Composition and Materiality

6.60 Earlier developments in the surrounding area are generally from the Edwardian and Inter-War periods and feature red brick, projecting bay windows, vertical proportions and pitched roofs. Woodside Square opposite the site to the north is a successful contemporary interpretation of these historic characteristics that integrates new development into the local area.

6.61 This design of this proposal takes cues from its existing surroundings, but also reflects its identity as a tenure-blind and highly sustainable development that predominantly consists of Council rented housing.

6.62 Variegated red brick reflects the prevailing material in the local area. Soldier courses around windows emphasise these openings and give the buildings an apparent permeability and lightness. Zinc cladding harmonises with the brick whilst providing a visually lighter roof, reducing its visual prominence. Reconstituted stone helps to separate the development into a clear bottom, middle and top, thus breaking up the massing of the built form whilst also marking bays and entrances. This design feature also reflects the white rendered elements found in the local area.



6.63 Detail and craft have been integrated into the buildings through the provision of stepped and glazed brick elements and the provision of ornamental steel gates to entrances. These materials combine to form a visually impressive contemporary building that would form a local feature on this road junction, whilst also marking the entrance to the nearby Woodland and the Parkland Walk.



6.64 Public Realm

- 6.65 The proposed development would include high-quality improvements to public realm areas including new tree planting and landscaping both around and through the site. The pedestrian access route to the existing terraced houses would be transformed into a verdant route through the site connecting Woodside Avenue and Muswell Hill Road via a re-landscaped and planted Cranwood Lane.
- 6.66 Woodside Avenue would benefit from increased activity associated with new residential front doors that open directly onto that road in addition to increased passive surveillance from the new houses. Planters would also bring an increased verdant character to that street.

Woodside Avenue



- 6.67 A new stepped access would be provided from Woodside Avenue, at the corner with Muswell Hill Road, into Parkland Walk. This would increase the access options, in tandem with the existing ramped access from the south, into Parkland Walk. Additional planting to Parkland Walk would be provided in the form of stepped raised beds and new trees. A new handrail would also be installed to the existing ramped access to further improve accessibility in this area.

Parkland Walk



- 6.68 The public realm improvements around this site would be substantial and would add further to the high design quality of this proposed development.

6.69 Summary

- 6.70 The proposed development would replace an uncharacteristic low-rise feature of the street-scene on an under-developed site with a high-quality building of contemporary design that is reflective of local characteristics, brings activity onto surrounding streets and is representative of its highly sustainable nature. The height, scale and bulk of the development would make the best use of the available space on and around the site and would not appear out of keeping with the surrounding area. It would appear as a positive feature within the local built environment and would bring significant improvements to the adjacent public realm.

- 6.71 The development is supported by the Quality Review Panel. The Council's Design Officer supports the development by stating that: *"This proposal can justifiably be described as an exceptionally well designed, thoughtfully composed, elegantly proportioned, complementarily materialled and detailed development that will add a new landmark to this area of Muswell Hill"*.

- 6.72 As such, it is considered that the development is acceptable in design terms.

Heritage Impact

- 6.73 The application site does not fall within a Conservation Area and there are no listed structures or buildings on the site. However, Muswell Hill Conservation Area sits to the

north of the site and St Luke's Hospital is a designated Historic Park and contains several locally listed buildings.

6.74 *Policy Context*

6.75 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DMDPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment, including the requirement to conserve the historic significance of Haringey's heritage assets and their settings.

6.76 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.77 *Legal Context*

6.78 There is a legal requirement for the protection of Conservation Areas. The legal position on the impact on these heritage assets is as follows, Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".

6.79 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

6.80 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

6.81 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly

dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight.

- 6.82 The Authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasised in *Barnwell*, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.83 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.84 *Assessment of Impact on Heritage Assets and their Setting*
- 6.85 The setting of a heritage asset is defined in the glossary to the NPPF as: "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". There is also the statutory requirement to ensure that proposals 'conserve and enhance' the conservation area and its setting.
- 6.86 The Muswell Hill Conservation Area is characterised by two to three storey buildings. The locally listed buildings on the former St Luke's Hospital site are set away from the street to the north. Although an undeveloped frontage is an important characteristic of the former St Luke's Hospital site the application site has a more typical urban street frontage that is set back only slightly from the public realm. The proposed development would follow that more common urban development typology.
- 6.87 As noted above the proposed building would be a maximum of six storeys in height, but due to its siting in a former railway cutting, it would only project above existing street level by four storeys, plus an angled roof level. This increase is a step-up from the built form within the conservation area. Although the building would appear prominent in views from within the conservation area, and within this heritage context (and that of the locally listed buildings and historic park at St Luke's), the intrusion of a building of this height and scale into the setting of the conservation area and its associated harm would be predominantly outweighed by the permeable nature and high quality of the contemporary design, use of materials that are common in the local vernacular, and positive visual amenity benefits brought by new landscaping and public realm.

- 6.88 It is therefore considered that there would be some harm to the setting of the conservation area, but that this would be at a low level of less than substantial harm to its setting, which bears a medium level of significance. There would also be a low level of less than substantial harm to the setting of the other nearby heritage assets of low and medium significance in the local area, including the locally listed buildings on St Luke's Hospital.
- 6.89 This low level of harm overall must be considered in the context of the substantial need for this development and the substantial public benefits it would bring, including 32 new affordable dwellings for Council rent, new market housing, improved access and connectivity to Parkland Walk and Highgate Wood, and wider public realm improvements.
- 6.90 As such, the Council's Conservation Officer has reviewed the proposal and notes that the proposed development would deliver substantial public benefits that will largely outweigh the modest impact of the new buildings on the setting and significance of the surrounding heritage assets and the proposed scheme is fully supported from conservation grounds.
- 6.91 Therefore, given the Conservation Officer's comments and the balanced assessment of the proposal as described above the application is considered acceptable in terms of its impact on built environment heritage assets as it would have a low level of harm on the setting and significance of nearby heritage assets, which would be clearly outweighed by the substantial need and public benefits of the proposal.
- 6.92 *Archaeology*
- 6.93 Policy HC1 of the London Plan states that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Policy DM9 of the DM DPD states that all proposals will be required to assess the potential impact on archaeological assets and follow appropriate measures thereafter in accordance with that policy.
- 6.94 The site is located adjacent to the Highgate Wood and Queen's Wood Archaeological Priority Area (APA). An Archaeological Desk-Based Assessment has been submitted with the application.
- 6.95 The Greater London Archaeological Advisory Service (GLAAS) has been consulted on this application. GLAAS advises that the development proposal could cause harm to archaeological remains and field evaluation is required to determine appropriate mitigation. GLAAS recommends that a condition securing a two-stage investigation process would provide an appropriate safeguard in the event that this application is approved. This would ensure that a site evaluation is undertaken following which, if heritage assets of archaeological interest are found, a 'stage 2' investigation shall take place prior to the commencement of works on site.
- 6.96 As such, with the imposition of a condition on any grant of planning permission requiring details of a two-stage investigation process to be submitted for assessment, the proposed development would be acceptable in terms of its impact on heritage assets.
- 6.97 **Residential Quality**

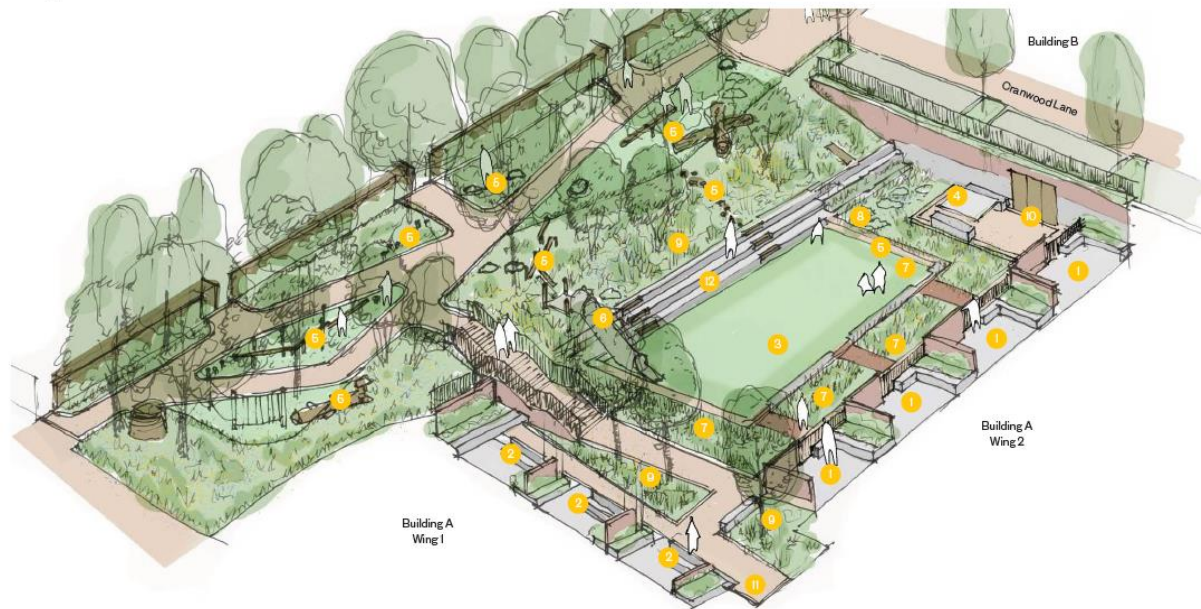
6.98 *General Layout*

- 6.99 The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan 2021 standards are consistent with these. London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible outdoor amenity space. It provides qualitative design aspects that should be addressed in housing developments.
- 6.100 The Mayor of London's Housing SPG seeks to ensure that the layout and design of residential and mixed-use development should ensure a coherent, legible, inclusive and secure environment is achieved. Policy DM1 requires developments to provide a high standard of amenity for its occupiers.
- 6.101 In general terms, the development is of a very high-quality layout and residential standard, having been through a rigorous design process including assessment by the Quality Review Panel.
- 6.102 All properties meet the internal space standards requirements of the London Plan. All of the proposed units would be dual-aspect or greater. A substantial proportion (32%) of the new homes would be triple aspect properties.

6.103 *Amenity and Children's Play Space*

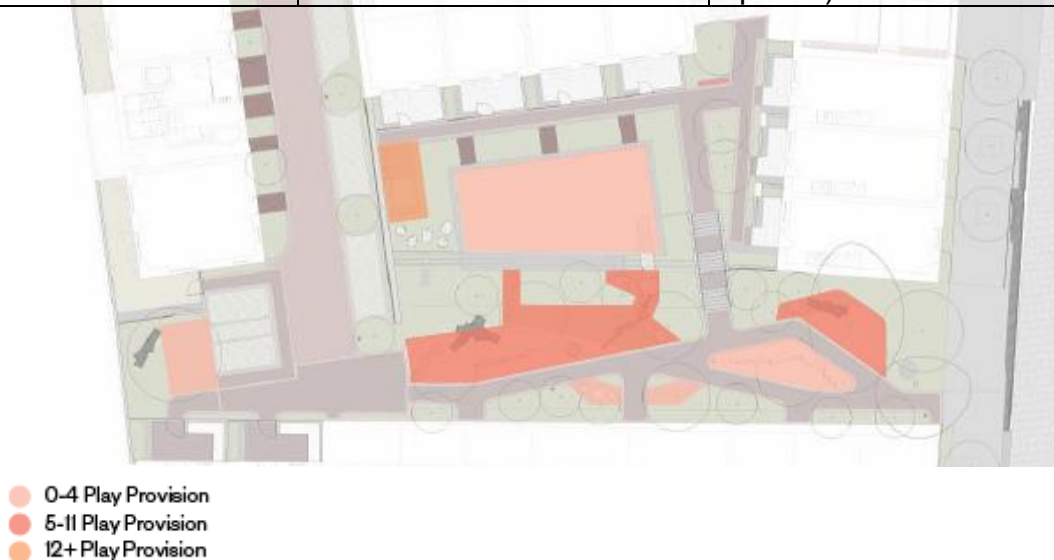
- 6.104 Standard 26 of the Mayor's Housing SPG requires that all homes should benefit from a private amenity space of at least 5sqm (or greater as required) and the proposed development meets this requirement through the provision of balconies and rear gardens/courtyards as appropriate. In addition to the private spaces, a large communal amenity space of 830sqm is also provided for residents, which includes play and shared lawn areas.
- 6.105 Policy S4 of the London Plan seeks to ensure that all children and young people have safe access to good quality play and informal recreation space, which is not segregated by tenure. At least 10sqm per child should be provided to all qualifying developments.

Courtyard



6.106 A large play area would be provided to the southern side of the development which provides 265sqm of 'natural' play space for children. The majority of this space is for younger children (0-11 years of age) with play space for older children being available in the existing nearby green spaces (see table below). Further details of the play space layout and equipment would be secured by condition.

Age Range	Play Space Requirement	On-site Provision
0-4	142sqm	143sqm
5-11	105sqm	106sqm
12+	65sqm	16sqm (further space available in nearby green spaces)



6.107 Access and Security

6.108 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used

easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

6.109 12% of the properties (five dwellings) have been designed to achieve wheelchair user dwelling standards in accordance with Building Regulations requirement M4(3), which exceeds the 10% policy target.

6.110 The Designing Out Crime Officer of the Metropolitan Police was consulted prior to the submission of this application. Steps and paths have been designed to ensure access routes are clear and easily navigated to encourage passive surveillance throughout and around the site. New lighting will be provided. Defensible space has been designed to avoid hiding spaces. All access doors will have audio-visual control systems.

6.111 *Outlook, Privacy and Day/Sunlight*

6.112 The residential units would all be dual aspect at a minimum which enables light to permeate into the dwellings for significant parts of the day throughout the year. All properties also have access to a good quality amenity space which will receive good access to light throughout the year. Separation distances from the main habitable rooms of the proposed dwellings to existing buildings are at least 20 metres to the north and east, 15 metres to the south, and are at least 35 metres across the proposed internal courtyard. These distances are significant and mean that outlook and privacy levels for the proposed units are excellent.

6.113 *Air Quality and Noise*

6.114 Air quality levels at this site are predicted to be below statistically significant levels which makes the site suitable for residential accommodation. There are no significant noise-creating uses in the vicinity other than local roads. The Noise Impact Assessment submitted with the application confirms that appropriate internal noise levels can be achieved, in accordance with the required British Standard, through the installation of suitable glazing and ventilation methodologies.

6.115 As such, the residential quality of the proposed development is of a very high quality and in accordance with the policies referenced above and is therefore considered to be acceptable.

Impact on Neighbouring Amenity

6.116 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.117 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate

amount of privacy to neighbouring properties to avoid material levels of overlooking and loss of privacy and detriment to amenity of neighbouring resident.

6.118 *Day/Sunlight, Privacy and Outlook*

Due to its location at a four-way road junction, the proposed development is separated from existing residential properties to the north and east by at least 20 metres and from those to the south by 15 metres, which means any day/sunlight impact from the building would be very limited. The terraced houses to the south of the development site have their main habitable areas and private amenity spaces located to the rear (south) of their properties and as such they would remain unaffected by the new building which is located to the north. As such, it is considered that the day and sunlight to nearby residential properties would not be significantly affected by this development proposal. For similar reasons, the privacy and outlook of existing residential properties would also not be significantly affected.

6.119 Block B has been designed with high level window sills on its western elevation to minimise overlooking into the adjacent school grounds. The provision of internal hardware such as kitchen worktops next to those windows would further reduce the possibility of direct overlooking into the school grounds. As such, the privacy of the school would not be significantly affected by the proposal whilst ensuring a good standard of amenity for residents and an acceptable elevation within the streetscene.

6.120 *Air Quality, Noise and Light*

6.121 Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.

6.122 The Air Quality report submitted with this application confirms that the impact of the proposed development on local air quality would be 'not significant'. The development therefore complies with Policy SI1 of the London Plan in that respect.

6.123 A residential development of 41 units would not create a significant amount of new noise in the local environment.

6.124 The development would incorporate new lighting into key areas including along Parkland Walk and at entrance cores, in order to improve safety and security for residents, visitors and passers-by. This would be designed sensitively to maximise safety whilst minimising unnecessary light spill. This matter can be adequately controlled by condition.

6.125 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of the urbanised local area.

6.126 As such, the air quality, noise and light impact on neighbouring properties and the adjacent school would not be significant.

6.127 *Construction Impact*

6.128 Any dust, noise or other disturbances relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. The demolition and construction methodology for the development would be controlled

by condition to minimise its impact on existing residential properties and the adjacent school.

- 6.129 Therefore, it is considered that the impact of the proposed development on the amenity of neighbouring properties and the neighbouring school is acceptable.

Transport, Parking and Servicing

- 6.130 London Plan 2021 Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 of the same document set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

- 6.131 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31.

- 6.132 The proposed development would retain a vehicle access to the south-west corner of the site from Woodside Avenue. Double yellow lines would be provided adjacent to this access road. Four 'blue badge' parking spaces would be provided, all of which would have access to electric vehicle charging points. The six existing parking spaces on-site would be removed. 75 cycle parking spaces would be provided within the buildings, with another two spaces available on street.

- 6.133 The PTAL of the site is 2. The site is not located within a CPZ although the St Luke's CPZ is located immediately to the north of the site.

- 6.134 *Assessment*

- 6.135 Access

- 6.136 The new vehicle access would be located in a very similar position to the existing site vehicle access. Double yellow lines will be required on Woodside Avenue to allow for waste vehicle manoeuvring. This will lead to an equivalent loss of three parking spaces on that street.

- 6.137 Transport Impact

- 6.138 The low level of parking would help to restrain the potential impacts on the highway network. The provision of 41 units is expected to increase demand for parking on-street. This will be discussed further in the sections below.

- 6.139 Car Parking

- 6.140 The London Plan states that residential dwellings in sites with PTAL 2/3 should have between 0.75 to 1 parking space per unit. The appropriate provision for each site should be guided by the PTAL, likely car ownership, and how the provision of measures that will encourage the uptake of sustainable transport modes, such as

high-quality cycle parking, car club provision, high quality walking and cycling connections, and a Travel Plan will reduce car ownership and usage at the development.

- 6.141 The Transport Assessment submitted with this application expects car use from the occupiers of the development to be limited and the future occupiers of the private sale units would be made aware of the lack of available off-street parking on purchase. As such, demand for parking from this development is expected to be very low.
- 6.142 It is acknowledged that further on-street parking demand would arise as the result of the removal of the existing car parking area on-site (which is currently in use but is not authorised or allocated parking) and due to the loss of three on-street parking spaces resulting from the provision of the double-yellow lines.
- 6.143 The development would be supported by a range of sustainable transport initiatives, including good quality cycle parking, access to a car club, and a travel plan for the scheme, that would keep demand for car parking low.
- 6.144 The local area has good provision of a range of amenities, including schools, health facilities, green spaces and the retail and leisure amenities of Muswell Hill, which would reduce the need for a private vehicle.
- 6.145 Parking stress surveys of the area surrounding the site were undertaken in October 2020. The surveys found that overnight capacity of streets was at 88% (of 294 spaces) within 200 metres of the site, which means that 34 parking spaces would be available for the residents of the proposed development to use. This number of spaces is considered sufficient to accommodate the parking demand for the proposed development. The Council's Transportation Officer estimates that, should this development be granted permission, there would still be approximately 20 spaces available in local streets overnight within the survey area once the building is fully occupied.
- 6.146 Policy T6.1 of the London Plan requires 3% of dwellings to be provided with a disabled parking bay at the outset of the development, with a potential provision of 10% available if this is needed. Four spaces would be provided with this development which is marginally below the 10% requirement. In practice it is common that not all disabled parking spaces are required by disabled occupiers and as such this marginal shortfall is accepted in this case.
- 6.147 Should there not be full take up from the accessible units, it will be possible for occupiers of the family-sized units to use the disabled parking spaces instead. If demand for parking from disabled residents subsequently increases these disabled occupiers would have priority access to the parking spaces available on-site.
- 6.148 Cycle Parking
- 6.149 75 long stay cycle parking spaces and 2 visitor spaces will be provided with cycle stores on the lower ground floor of Building A, the ground floor of Building B, and individual stores for the dwelling houses in Block C. This meets the numerical requirements of the London Plan for long and short stay cycle parking spaces. Additional short stay cycle parking should be provided, for convenience, adjacent to Block B if possible. This can be secured by condition. Details of the exact layout and arrangement of the cycle stores can also be secured by condition.

6.150 Servicing

6.151 The size of bin stores for all buildings meets the Council's requirements. The storage areas for Blocks B and C would be positioned so that the reversing of waste collection vehicles into the site would be required. This reflects the existing arrangement that would continue in this case. The waste collection arrangements are supported by the Council's Waste Management team.

6.152 *Summary*

6.153 There will likely be some additional parking demands materialising outside of the site as a result of this development's restrained level of car parking provision. These demands are not expected to be excessive, and some parking capacity would remain on local streets once the development is fully occupied. Due consideration has been given to the expected demographic of the future occupiers, the site's good accessibility to local shops, services and facilities, the provision of high-quality cycle parking to meet the requirements of the London Plan, and the provision of other sustainable transport initiatives including a car club facility and travel plan.

6.154 As such, it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

Urban Greening, Trees and Ecology

Policy Context

6.155 Policy G5 of The London Plan 2021 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. London Plan Policy G6 seeks to manage impacts on biodiversity and aims to secure biodiversity net gain.

6.156 Local Plan Policy SP11 promotes high quality landscaping on and off-site and Policy SP13 seeks to protect and improve open space and providing opportunities for biodiversity and nature conservation.

6.157 DPD Policy DM1 requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

Urban Greening Factor

6.158 The existing site is predominantly covered in hardstanding. The proposed development would therefore provide substantial improvements to the soft landscaping on-site and in its immediate environs through the provision of street trees, lawn areas, rain gardens and native planting. The landscaping provision can be secured by condition to secure a high-quality scheme with effective long-term management.



6.159 An assessment of the Urban Greening Factor (UGF) has been provided by the applicant based on the surface cover types within the application boundary, which includes perennial planting and semi-natural vegetation. The proposal delivers an UGF of 0.45, which is above the requirement for residential development of 0.4 as set out in London Plan Policy G5 and therefore this policy requirement is satisfied (see image above for indicative plan of planting and drainage features).

Trees

6.160 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

6.161 DPD Policy DM1 requires proposals to demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

6.162 A total of 20 trees will need to be removed to facilitate the development. None of these are Category A trees of the highest quality and only 8 are Category B trees. There are no trees of high quality and value that would be removed as part of this proposal. Trees will be retained on-site where possible. 47 trees will be planted within the site and in the surrounding public realm, which is a significant net increase in trees overall. Maintenance of the new trees for their first five years will be secured by condition.

6.163 The Council's Tree Officer has confirmed that this is acceptable and notes that the new trees will help mitigate the loss of existing canopy cover, increase biodiversity, improve the local environment and enhance the quality of life for existing and future residents.

Ecology and Biodiversity

6.164 Policy G6 of the London Plan 2021 states that developments should aim to secure biodiversity net gain. Policy DM14 of the DM DPD states that development proposals

which are on or adjacent to designated ecological areas should protect and enhance the nature conservation value of a site.

- 6.165 Bat and bird boxes would be installed, and native flora would be used, amongst other biodiversity improvements, in the comprehensive new landscaping throughout the development. The biodiversity on the site would increase as the result of the proposed development and this net gain will be secured through condition.
- 6.166 The existing site has the potential to support protected species including bats. A survey was carried out and no bat roosts were recorded on site. The development could obstruct bat commuting routes but this and other ecological impacts of the development can be adequately mitigated if required, through the provision of new planted commuting routes for example. The Council's Nature Conservation Officer has commented on this application and raises no objections subject to the recommendations of the Preliminary Ecological Appraisal, which includes a requirement for further bat surveys, being undertaken in support of this application. This will be secured by condition.
- 6.167 The site is located adjacent to Highgate Wood. The majority of the development would be separated from the wood by the existing row of terraced houses. As such, the development would not have a significant impact on that nearby Historic Park, Ecological Corridor and Site of Importance for Nature Conservation. The City of London, which owns and manages Highgate Wood, has been consulted and raises no objections to this application. The City has requested conditions and informatives to ensure the new boundary treatments, external illuminations, construction management and tree protection measures are designed and managed effectively to ensure that this important local asset is adequately protected. These conditions will be secured.
- 6.168 Therefore, subject to conditions the application is acceptable in terms of its impact on trees, ecology and biodiversity, and its provision of urban greening.

Sustainability, Energy and Climate Change

- 6.169 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.
- 6.170 London Plan Policy SI2 states that major developments should be zero carbon, and in meeting the zero-carbon target a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.
- 6.171 DPD Policy DM1 states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 expects new development to consider and implement sustainable design, layout and construction techniques.
- 6.172 The proposed development has sought to adopt a highly progressive approach in relation to sustainability and energy to ensure that the most viable and effective solution is delivered to minimise carbon emissions.
- 6.173 *Carbon Reduction*

- 6.174 Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon. The London Plan 2021 further confirms this in Policy SI2.
- 6.175 The applicant has submitted an Energy and Sustainability Statement in support of this application. Photovoltaic panels would be provided on building roofs and the development would be heated with air source heat pumps.
- 6.176 The overall predicted reduction in CO₂ emissions for the development shows a substantial improvement of approximately 90% in carbon emissions from the 2013 baseline model. This represents an annual saving of approximately 45 tonnes of carbon from a baseline of 50.2 tonnes a year.
- 6.177 The development has been designed to achieve Passivhaus accreditation for Block A and close to Passivhaus levels for Blocks B and C. As such, the fabric efficiency of the buildings would be exceptional and far beyond the minimum 10% reduction against Building Regulations that is required by policy, which is strongly supported by the Council's Climate Change Officer.
- 6.178 Communal air source heat pumps would provide hot water and heating to Blocks A and B through underfloor heating. Individual air source heat pumps would be provided to the houses within Block C. This would result in a reduction in 19.6 tonnes (39%) of carbon dioxide. Photovoltaic panels across the site would result in a reduction of 11.4 tonnes (23%) of carbon dioxide.
- 6.179 The remaining carbon (5.3 tonnes per year) for this development must therefore be offset by way of a financial contribution at a rate of £2,850 per tonne of carbon. This figure is £15,105.
- 6.180 The whole life carbon of this development has also been minimised through integrating appropriate features, including a minimised building volume and reduced slab thicknesses, into the building's design.
- 6.181 *Overheating*
- 6.182 The development would not overheat based on current weather pattern modelling. This is based on a series of mitigating measures being built into the development including natural ventilation, high g-value glazing, mechanical heat recovery systems being installed and low pipework heat losses. Active cooling (air conditioning) of the development would not be required.
- 6.183 Future overheating scenarios have also been considered and addressed. The Climate Change Officer supports the overheating mitigating measures proposed.
- 6.184 *Summary*
- 6.185 The proposal satisfies development plan policies and the Council's Climate Change Officer supports this application subject to the conditions. As such, the application is considered acceptable in terms of its sustainability.

Flood Risk and Drainage

- 6.186 Local Plan Policy SP5 and DPD Policy DM24 seek to ensure that new development reduces the risk of flooding and provides suitable measures for drainage.
- 6.187 The site is located within Flood Zone 1 which has the lowest risk of flooding. Surface water infiltration into the site is not feasible due to the presence of clay across it. Bioretention areas and a water retention basin are proposed to manage surface water runoff. These will also treat the surface water and create additional biodiversity features. The submitted Flood Risk Assessment and Drainage Strategy includes details of future maintenance of these features. Given the proposed SUDS measures described above the Lead Local Flood Authority has raised no objections to the proposed development.
- 6.188 Thames Water has raised no objections to the proposal, subject to conditions and informatives.

Land Contamination

- 6.189 DPD Policy DM23 requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.
- 6.190 The Council's Pollution Officer has reviewed the submitted Ground Investigation Report and other relevant documentation and advises that there are no objections to the proposal in terms of its land contamination risk, subject to conditions.
- 6.191 Therefore, the application is considered acceptable in terms of its land contamination risks.

Fire Safety

- 6.192 Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement.
- 6.193 The Fire Statement submitted with the application confirms that sprinklers will be installed to Blocks A and C. It confirms that a fire suppression system is suitable for Block B. Evacuation lifts will be provided to Blocks A and B. Blocks A and B would also be fitted with dry risers, which is in excess of the statutory requirements for Block B. Fire fighting vehicles can stop either on Woodside Avenue or on the new access road.
- 6.194 The London Fire Brigade has been consulted on this application and has confirmed that it is satisfied with the fire safety of the proposed development.
- 6.195 As such, the application is acceptable in respect of its fire safety.

Conclusion

- 6.196 The proposed development seeks to deliver the aspirations of Site Allocation SA51 by providing high-quality new housing on this underutilised former care home site. The development would provide 41 new homes including 32 much needed affordable homes (79% by habitable room) which will be delivered as affordable (Haringey) Council Rent properties. As such, the development is wholly supported in land use terms.

- 6.197 The development would be of a high-quality design which responds appropriately to the local context including the setting of the nearby conservation area and other heritage assets, including local archaeology. The development is also supported by the Council's Quality Review Panel.
- 6.198 The development would provide high quality residential accommodation which would be of an appropriate size, mix and tenure within a landscaped environment featuring new public realm areas including an improved Parkland Walk and new children's play space.
- 6.199 The development has been designed to avoid any material adverse impacts on the amenity of nearby residential occupiers and the adjacent school regarding a loss of sunlight and daylight, outlook or privacy and excessive noise, light or air pollution.
- 6.200 The parking provision of four parking spaces for use of the occupiers of the wheelchair accessible dwellings is acceptable due to the site's good access to public transport and local amenities, provision of car clubs and cycle parking, and sufficient availability of on-street parking. The increase in local parking pressure would not be excessive.
- 6.201 The development has been designed to include of a range of sustainability measures and achieve a 90% reduction in carbon emissions. Block A has the potential to achieve Passivhaus certification. The development would achieve a suitable urban greening factor and ecology on and adjacent to the site would be protected and enhanced.
- 6.202 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. COMMUNITY INFRASTRUCTURE LEVY

- 7.1.1 Based on the information given on the plans, the Mayoral CIL charge will be £129,230.76 (2,141sqm x £60.36) and the Haringey CIL charge will be £788,144.92 (2,141sqm x £368.12 (Indexation included)). Social housing relief has not been included in these calculations which will need to be applied for in due course. This will be collected by Haringey on implementation of the development and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions in Appendix 1

Registered No. HGY/2021/2727

Applicant's drawing No.(s) Existing: BVES-A4-Misc, 3649-LB-XX-XX-DP-A-1100, 3649-LB-XX-XX-DP-A-1010, 3649-LB-XX-XX-DP-A-1020, 3649-LB-XX-B1-DP-A-1030, 3649-LB-XX-00-DP-A-1031, 3649-LB-XX-01-DP-A-1032, 3649-LB-XX-XX-DE-A-1040, 3649-LB-XX-XX-DE-A-1041, 3649-LB-XX-XX-DS-A-1050; Proposed Plans: 3649-LB-XX-B1-DP-A-1200-GA, 3649-LB-XX-00-DP-A-1201-GA, 3649-LB-XX-01-DP-A-1202-GA, 3649-LB-XX-02-DP-A-1203-GA, 3649-LB-XX-03-DP-A-1204-GA, 3649-LB-XX-04-DP-A-1205-GA, 3649-LB-XX-RF-DP-A-1206-GA; Proposed Elevations: 3649-LB-XX-XX-DE-A-1300-GA, 3649-LB-XX-XX-DE-

A-1301-GA, 3649-LB-XX-XX-DE-A-1302-GA, 3649-LB-XX-XX-DE-A-1303-GA, 3649-LB-XX-XX-DE-A-1304-GA, 3649-LB-XX-XX-DE-A-1305-GA, 3649-LB-XX-XX-DE-A-1306-GA, 3649-LB-XX-XX-DE-A-1307-GA; Proposed Sections: 3649-LB-XX-XX-DS-A-1400-GA, 3649-LB-XX-XX-DS-A-1401-GA, 3649-LB-XX-XX-DS-A-1402-GA; Landscape Plans: 3649-LB-XX-00-DR-L-9000 (Rev. P02), 3649-LB-XX-00-DR-L-9001 (Rev. P02), 3649-LB-XX-00-DR-L-9002 (Rev. P02), 3649-LB-XX-XX-DS-L-9100, 3649-LB-XX-XX-DD-L-9200, 3649-LB-XX-XX-DD-L-9201, 3649-LB-XX-XX-DD-L-9202; Supporting documents also approved: Planning Statement, Design & Access Statement, Flood Risk Assessment and Drainage Strategy, Statement of Community Involvement, Daylight & Sunlight Report, London Plan Fire Statement, Air Quality Assessment, Noise and Vibration Impact Assessment Report, Ground Investigation Report, Asbestos Demolition Survey, Unexploded Ordnance Desk Survey, Preliminary Ecological Appraisal, Bat Survey Report, Tree Survey and Arboricultural Impact Assessment, Energy and Sustainability Assessment, Embodied Carbon Assessment, Mechanical and Electrical Services, RIBA Stage 3 Civil and Structural Engineering Report, Townscape, Heritage and Visual Impact Assessment, Archaeological Desk-Based Assessment, Transport Assessment, Investigation of Underground Services, CCTV Survey Route Inspection document.

Appendix 1 – Conditions and Informatives

Conditions

- 1) The development hereby authorised must be begun not later than the expiration of three 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 and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

Existing: BVES-A4-Misc, 3649-LB-XX-XX-DP-A-1100, 3649-LB-XX-XX-DP-A-1010, 3649-LB-XX-XX-DP-A-1020, 3649-LB-XX-B1-DP-A-1030, 3649-LB-XX-00-DP-A-1031, 3649-LB-XX-01-DP-A-1032, 3649-LB-XX-XX-DE-A-1040, 3649-LB-XX-XX-DE-A-1041, 3649-LB-XX-XX-DS-A-1050; Proposed Plans: 3649-LB-XX-B1-DP-A-1200-GA, 3649-LB-XX-00-DP-A-1201-GA, 3649-LB-XX-01-DP-A-1202-GA, 3649-LB-XX-02-DP-A-1203-GA, 3649-LB-XX-03-DP-A-1204-GA, 3649-LB-XX-04-DP-A-1205-GA, 3649-LB-XX-RF-DP-A-1206-GA; Proposed Elevations: 3649-LB-XX-XX-DE-A-1300-GA, 3649-LB-XX-XX-DE-A-1301-GA, 3649-LB-XX-XX-DE-A-1302-GA, 3649-LB-XX-XX-DE-A-1303-GA, 3649-LB-XX-XX-DE-A-1304-GA, 3649-LB-XX-XX-DE-A-1305-GA, 3649-LB-XX-XX-DE-A-1306-GA, 3649-LB-XX-XX-DE-A-1307-GA; Proposed Sections: 3649-LB-XX-XX-DS-A-1400-GA, 3649-LB-XX-XX-DS-A-1401-GA, 3649-LB-XX-XX-DS-A-1402-GA; Landscape Plans: 3649-LB-XX-00-DR-L-9000 (Rev. P02), 3649-LB-XX-00-DR-L-9001 (Rev. P02), 3649-LB-XX-00-DR-L-9002 (Rev. P02), 3649-LB-XX-XX-DS-L-9100, 3649-LB-XX-XX-DD-L-9200, 3649-LB-XX-XX-DD-L-9201, 3649-LB-XX-XX-DD-L-9202.

Supporting documents also approved:

Planning Statement, Design & Access Statement, Flood Risk Assessment and Drainage Strategy, Statement of Community Involvement, Daylight & Sunlight Report, London Plan Fire Statement, Air Quality Assessment, Noise and Vibration Impact Assessment Report, Ground Investigation Report, Asbestos Demolition Survey, Unexploded Ordnance Desk Survey, Preliminary Ecological Appraisal, Bat Survey Report, Tree Survey and Arboricultural Impact Assessment, Energy and Sustainability Assessment, Embodied Carbon Assessment, Mechanical and Electrical Services, RIBA Stage 3 Civil and Structural Engineering Report, Townscape, Heritage and Visual Impact Assessment, Archaeological Desk-Based Assessment, Transport Assessment, Investigation of Underground Services, CCTV Survey Route Inspection document.

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

- 3) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, rear extensions, means of enclosure (walls/fences), shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority. Furthermore, the installation of any artificial lighting in the rear garden areas of the Block C dwellings shall not occur without the prior written consent of the City of London.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017; and to protect local biodiversity and ecology in accordance with London Plan Policy G6 and Policy DM19 of the Development Management DPD 2017.

- 4) Prior to the commencement of above ground works (excepting demolition) detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- d) Details of entrances and porches which shall include a recess of at least 115mm;
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- f) Details of balustrading;
- g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- h) Details of cycle, refuse enclosures and plant room; and
- i) Any other external materials to be used;

together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 5) All residential units on site shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended), and at least 10% (5 dwellings) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations,

unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D7.

- 6) The placement of a satellite dish or television antenna on any external surface of the development is precluded, with an exception provided only for the approved terrace houses (Block C) and for a communal solution for the approved flats (Blocks A and B). Details of any communal dish/antenna must be submitted to the Local Planning Authority for its written approval prior to the first occupation of any residential unit within the development hereby approved. The communal dish/antenna solutions provided shall thereafter be retained as installed.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 7) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of creating safer, sustainable communities.

- 8) Prior to first occupation of the development hereby approved details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior Lighting Engineer and Nature Conservation Officer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. Due regard shall be had to the recommendations of the approved Preliminary Ecological Appraisal. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

- 9) Full details of the boundary treatment to be used on the southern boundary of the site, adjacent to Highgate Wood, shall be submitted to and approved by the Local Planning Authority, in consultation with the City of London, prior to the commencement of above ground works on site. The treatment shall be designed to have a minimal environmental impact (i.e. through minimal

footings and natural materials) to limit impact on existing flora and root systems.

Reason: To protect local biodiversity and ecology in accordance with London Plan Policy G6 and Policy DM19 of the Development Management DPD 2017.

- 10) Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and

Soft landscape works shall be supported by:

- e) Planting plans;
- f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees to be retained;
- j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 11) Prior to the commencement of above ground works for the development hereby approved the detailed design of the new wall and/or parapet fronting onto Muswell Hill Road shall be submitted to the Local Planning Authority for its written approval. The treatment could include heritage references, if appropriate. Once details are approved, they shall be retained, and appropriately maintained in perpetuity.

Reason: To protect the visual amenity of the area in accordance with Policy DM1 of the Development Management DPD 2017.

- 12) Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant or equipment does not cause nuisance within any residential unit or noise sensitive premises.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 13) Prior to the commencement above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall consider whether additional short-stay cycle parking can be provided close to Block B. The proposed development shall not be occupied until a minimum of 75 long-stay and 2 short-stay cycle parking spaces for the users of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.

- 14) The approved development shall not be occupied until a Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be in broad conformity with the approved Delivery and Servicing Plan (submitted alongside the Transport Assessment) and Transport for London's Delivery and Servicing Plan Guidance (2020). It shall also include details of vehicle tracking for delivery vehicles within the site. The DSP shall be updated in writing and re-submitted to the Local Planning Authority within the first six months of occupation or at 75% occupancy, whichever comes first. The development shall thereafter be implemented in accordance with the approved details.

Reason: To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy

and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing. In accordance with Policy DM21 of the Development Management DPD 2017.

- 15) No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must thereafter be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure.

- 16) No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure

- 17) Prior to the commencement of the approved development (other than for investigative work):

- a. Using the information already submitted on the Ground Investigation Report Rev. 01 (ref. STS5215-G01 by Soiltechnics Ltd dated May 2021), an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements where necessary;
- b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site;
- c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and;

- d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 18) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

- 19) Demolition works shall not commence within the development until (a) a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence (other than demolition) until (b) a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The DEMP/CEMP shall include a Construction Logistics Plan (CLP), Air Quality and Dust Management Plan (AQDMP) and details of how demolition/construction works are to be undertaken, as appropriate. These documents shall also include: (i) A construction method statement which identifies the stages and details how works will be undertaken; (ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays; (iii) Details of plant and machinery to be used during demolition/construction works; (iv) Details of an Unexploded Ordnance Survey; (v) Details of the waste management strategy; (vi) Details of community engagement arrangements; (vii) Details of any acoustic hoarding; (viii) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); (ix) Details of external lighting; and, (x) Details of any other standard environmental management and control measures to be implemented.

The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on: (i) Monitoring and joint working arrangements, where appropriate; (ii) Site access and car parking arrangements; (iii) Delivery booking systems; (iv) Agreed routes to/from the Plot; (v) Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00,

where possible); (vi) Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and (vii) Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include: (i) Mitigation measures to manage and minimise demolition/construction dust emissions during works; (ii) Details confirming the Plot has been registered at <http://nrmm.london>; (iii) Evidence of Non-Road Mobile Machinery (NRMM) and plant (of net power between 37kW and 560 kW) registration shall be available on site in the event of Local Authority Inspection; (iv) An inventory of NRMM currently on site and continually updated as necessary (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection, all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions); (v) A Dust Risk Assessment for the works; and (vi) Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details. Additionally, 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.

The development shall be carried out in accordance with the approved details.

Reason: To protect local air quality and to provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority and TfL an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety. In accordance with Policy DM21 of the Development Management DPD 2017.

- 20) The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement by Etude (dated September 2021 Rev D) delivering a minimum 90% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, very high fabric efficiencies (min. 28% reduction), air source heat pumps (ASHPs) and minimum 67kWp solar photovoltaic (PV) energy generation.

The development must be built in accordance with the approved overheating measures, and maintained for the lifetime of the development:

- Openable windows by 90 degrees;
- External horizontal shading above southern window openings;
- Fixed internal blinds with reflective backing;
- Window g-values of 0.50 or better;
- MVHR with summer bypass
- Hot water pipes insulated to high standards.

- No active cooling

(a) Prior to above ground construction, details of the proposed energy strategy shall be submitted to and approved by the Local Planning Authority.

This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy;
- Details of internal blinds to all habitable rooms: fixing mechanism, specification of the blinds, shading coefficient, etc;
- Air tightness delivery strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installations have been installed correctly shall be submitted to and approved by the Local Planning Authority. This shall include photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

21)(a) Prior to the commencement of development, the recommendations of the approved Preliminary Ecological Appraisal (PEA, p17-19) shall be complied with, and details submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:

- i. Demolition, Construction and Environmental Management Plan (as per para 5.2 of the PEA) for the Council's written approval, in consultation with the City of London, prior to the commencement of works on site (including demolition);
- ii. Sensitive Lighting Strategy (as per para 5.3 of the PEA);
- iii. Further bat surveys (as per paras 5.4-5.6 of the PEA) and consideration of and mitigation for any changes to bat commuting routes;
- iv. Seasonal clearance of vegetation outside of the bird nesting season (March to August inclusive) (as per para 5.7 of the PEA);
- v. Ensure conservation of hedgehogs during clearance of vegetation (as per paras 5.10-5.11 of the PEA);
- vi. Ecological Management Plan that provides habitats for priority species within the scheme landscaping (as per paras 5.12-5.13 of the PEA), including a demonstration of biodiversity net gain and justification for the location and type of enhancement measures by a qualified ecologist, for the Council's written approval prior to the commencement of works on site.

The development must be completed in accordance with the approved details.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

- 22) Notwithstanding any provisions to the contrary, the 32 residential units hereby approved within Block A shall be provided for rent at Council social-rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

- 23) The development hereby approved shall not be occupied until the associated highway works, as set out in the approved details, have been completed.

Reason: To ensure that the development includes accessible parking and does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of highway safety generally.

- 24) The approved development shall not be implemented unless and until verified estimates of the 'Be Seen' energy performance indicators have been submitted to the GLA via their online portal and evidence of this, plus a metering strategy, has been submitted to the Local Planning Authority for its written approval.

Reason: To contribute towards sustainable development, energy reduction measures and climate change mitigation.

- 25) All parking spaces shall be provided with electric vehicle charging points. Details of the charging infrastructure shall be submitted to the Local Planning Authority for its written approval prior to installation. The infrastructure shall be installed in accordance with the approved documentation and retained as such thereafter.

Reason: In order to ensure low carbon and low air quality impact of the development.

- 26) The applicant must ensure that the project architect (Levitt Bernstein Associates of 2-4 Thane Studios, Thane Villas, Islington, London, N7 7PA) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

- 27) No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: (A) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; (B) Where appropriate, details of a programme

for delivering related positive public benefits; (C) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To comply with the requirements of paragraph 194 of the NPPF 2021 and Policy DM9 of the Development Management DPD 2017.

- 28)(a) Prior to the commencement of above ground construction works to Blocks A1 and A2, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. This should show that a Passivhaus level space heating demand target of 15 kWh/m²/year is achieved, accompanied by Passive House Planning Package (PHPP) calculations. (b) Within one month of completion of Blocks A1 and A2, a Passivhaus Certificate will be submitted for approval demonstrating that Blocks A1 and A2 meet the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

- 29)(a) Prior to the commencement of above ground construction works to Blocks B and C, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. Passive House Planning Package (PHPP) calculations should show that the design follows the Passivhaus methodology and achieve the highest level of energy efficiency that is technically feasible on this site, achieving a space heating demand target of 20 kWh/m²/year. (b) Within one month of completion of Blocks B and C, air tightness certificates should be submitted to demonstrate that the development achieves the level of air tightness targeted in the PHPP model at pre-commencement stage. The dwellings are to achieve a maximum 20 kWh/m²/year space heating demand target, evidenced with a PHPP spreadsheet.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

- 30) In the event that the land within the red line (as per drawing no. 3649-LB-XX-XX-DP-A-1010 Rev. P1) is sold and the parties with a legal interest in the land within the red line change, the new owners of the land shall enter into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) prior to the commencement of above ground works, for planning obligations which shall otherwise be committed (as the Council is sole landowner) through a letter between the Assistant Director of Planning, Building Standards and Sustainability and the Director of Housing, Regeneration and Planning (attached to this application).

Reason: In the interests of proper planning and to ensure the adequate enforcement of planning obligations which are required to make the development acceptable in planning terms.

Informatives

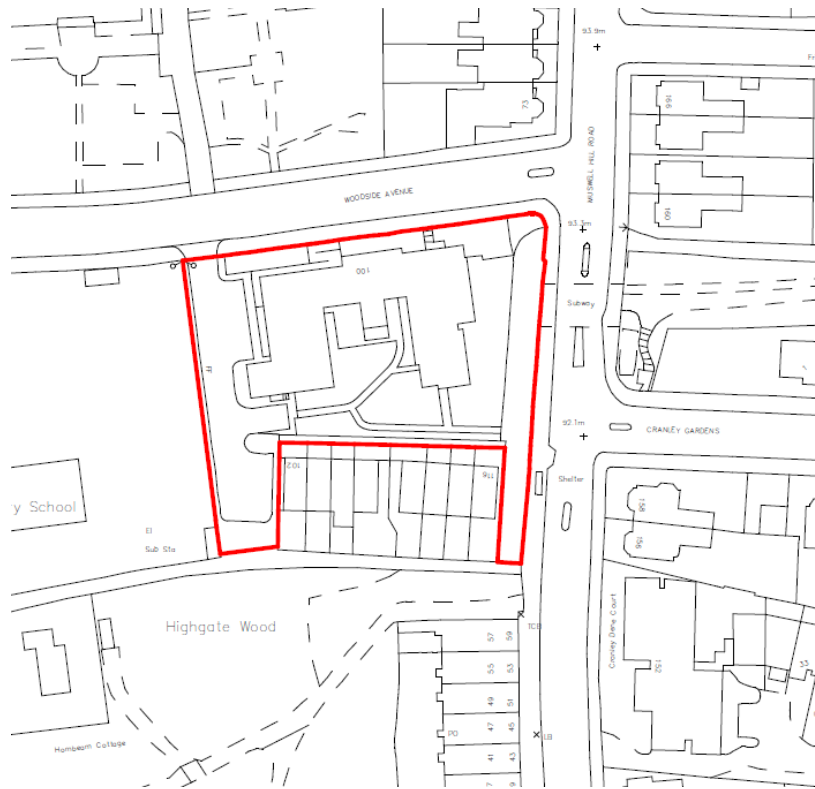
1. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.
2. Based on the information given on the plans, the Mayoral CIL charge will be £129,230.76 (2,141sqm x £60.36) and the Haringey CIL charge will be £788,144.92 (2,141sqm x £368.12 (Indexation included)). Social housing relief has not been included in these calculations.
3. The applicant is reminded that this planning permission does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.
4. The new development will require numbering. The applicant should contact Haringey Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3797 / email: street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address.
5. Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.
6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
7. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures [<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>]. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

8. The applicant is advised to read the Thames Water guide working near or diverting our pipes [<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>]
9. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the website [<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>]
10. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
11. In order to protect groundwater quality from further deterioration: No infiltration-based sustainable drainage systems should be constructed on land affected by contamination, as contaminants can remobilise and cause groundwater pollution. Piling, or any other foundation designs using penetrative methods, should not cause preferential pathways for contaminants to migrate to groundwater and cause pollution. Decommission of investigative boreholes to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies, in line with paragraph 170 of the National Planning Policy Framework.
12. Prior to demolition or any construction work of the existing buildings, detailed UXO Risk Assessment will need to be undertaken by the applicant.
13. There are a number of large trees in Highgate Wood in close proximity to the southwestern boundary of the development site. Statutory protections are in place for these trees by virtue of the Highgate and Kilburn Open Spaces Act of 1886. The developer must ensure that future residents are mindful of this legislation and engage with the City of London Corporation before undertaking any works to trees located in the Wood, the branches of which may oversail their property.
14. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
15. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in

Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Appendix 2 – Plans and Images

Existing Site Location Plan



Proposed Lower Ground Floor Plan



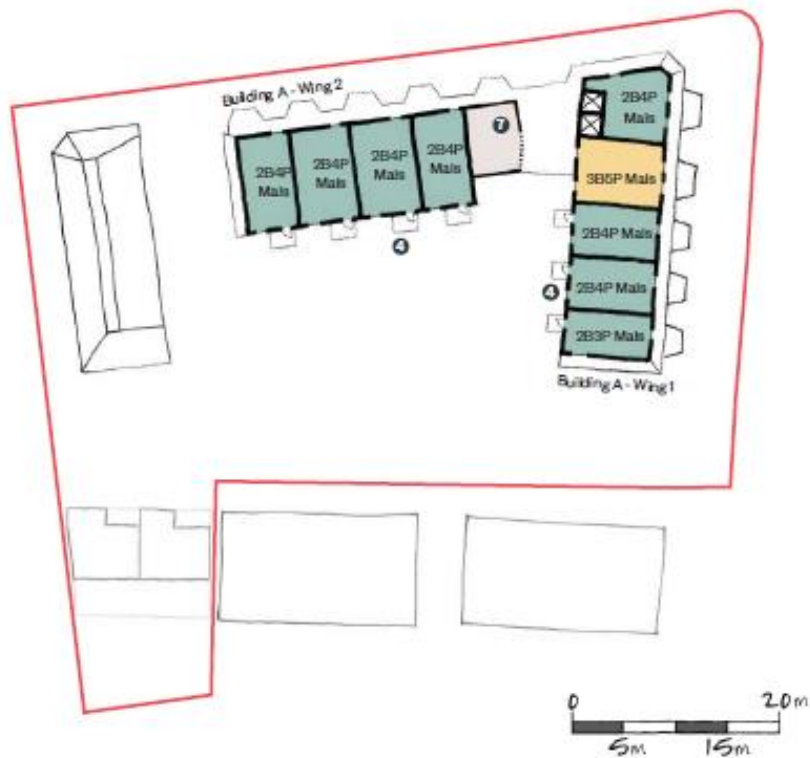
Proposed Ground Floor Plan



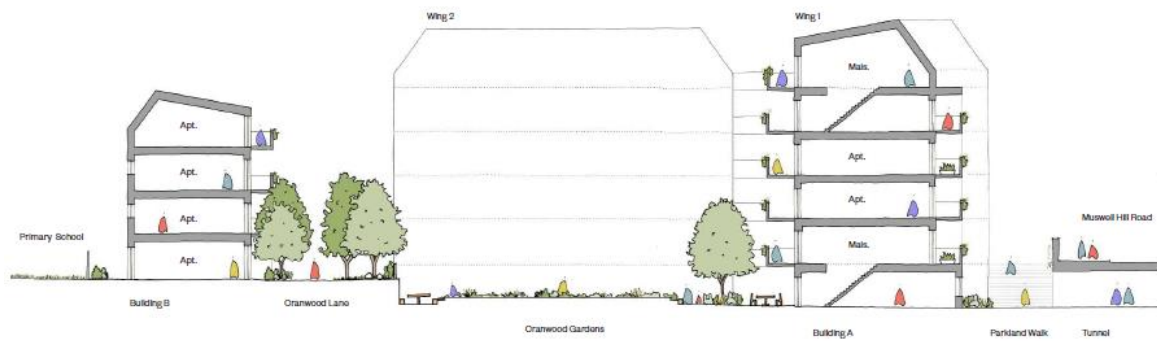
Proposed First/Second Floor Plan



Proposed Third/Fourth Floor Plan



Proposed East-West Cross Section



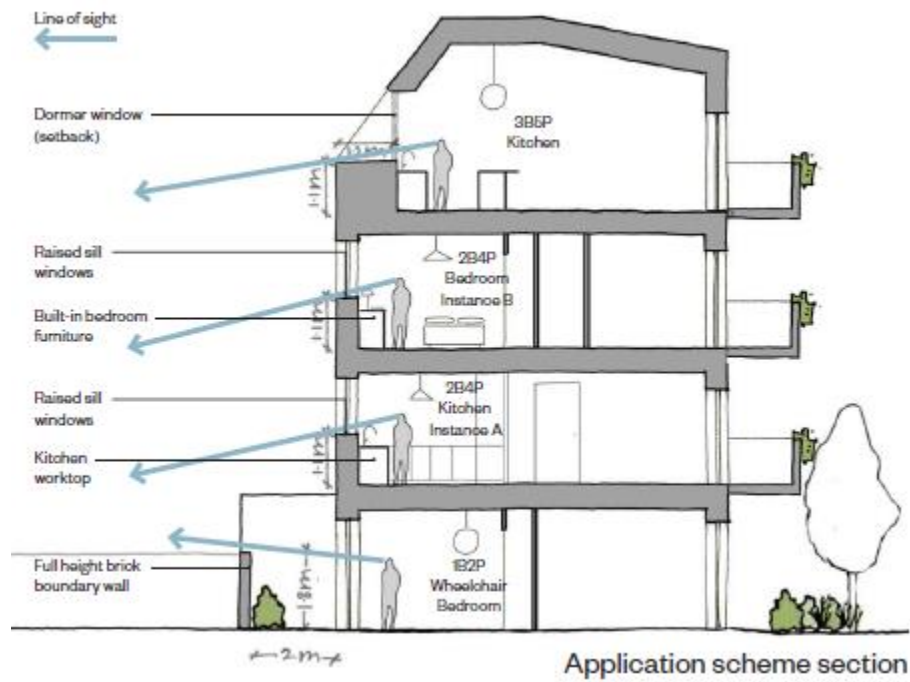
Proposed North-South Cross Section



Access Core Sectional Sketch (from Northern Side)



Block B Cross Section Sketch (Showing Restricted Views Towards School)



Landscaping Plan



Image of from South on Muswell Hill Road



Image from North on Muswell Hill Road



Image from West on Woodside Avenue



Image from East on Cranley Gardens



Image from Woodside Avenue including Main Entrance to Block A



Image of Blocks A and B from Woodside Avenue



Image of Block C from New Access Road



Image of New Stair Connection to Parkland Walk from South



Image of Second Access to Block A from Parkland Walk



Image of Rear Amenity Area



Appendix 3 – Consultation Responses – Internal and External Consultees

Stakeholder (LBH)	Comments	Response
Design Officer	<p><u>Summary</u></p> <p>These proposals are an exceptionally high quality design that will provide a significant quantum of much needed new housing, mostly affordable, to an exceptionally high quality standard in amenity, convenience, and security, in a lushly landscaped setting, with plentiful communal gardens and playspace. Furthermore, their design is an intelligent, well considered, in materials and detailing, elegantly proportioned contemporary reinterpretation of the prevailing Edwardian context. The proposed height represents a gentle increase over some of the immediate surroundings, but is handled carefully and is of such a scale, bulk and design to be not out of character with the wider neighbourhood. Overall, it would represent an appropriate response to need and to the site, a beautiful addition to a pleasant and highly desirable community.</p> <p><u>Principal of Development, and Masterplanning and Street Layout</u></p> <ol style="list-style-type: none"> 1. The site forms part of Site Allocation SA51 from the Site Allocations DPD (adopted July 2017) and the proposals are broadly in accordance with those. The part of the site allocation outside of the current application contains eight terraced houses built at the same time as the existing former old peoples' home to be demolished to enable this development. The applicants fulfil the site allocation requirement to include a masterplan that indicates how these houses could be replaced as a continuation of the current proposals. 2. The presence of a large, shallow buried water main running across the site just north of the houses made it impossible to have a single block across the whole of the Muswell Hill Road frontage. The existing houses will still be accessed off a path to their north, but this will connect to a new, traffic calmed, pedestrian friendly roadway connecting north to Woodside Avenue, addressed by residential windows and front doors to Building B. The two houses of Building C will also face this street, whilst continuing the line of those existing houses. The path will be more generous in width and vegetation and populated with a "play-on-the-way" landscape. 	Comments have been taken into account. Materials to be controlled by condition.

	<p><u>Height, Bulk & Massing</u></p> <p>3. The site sits between the heritage assets of the Muswell Hill Conservation Area, who's southern boundary is on the opposite side of Woodside Avenue immediately to the north of the site, and Highgate Wood, who's boundary is the southern side of the narrow footpath immediately to the south of the site. Highgate Wood is a designated Historic Park; it and the public footpath are designated Metropolitan Open Lane, a Site of Importance for Nature Conservation (SINC) of Metropolitan Importance, an Ecological Corridor and an Area of Archaeological Importance. The Parkland Walk, which starts at the north-eastern corner of the site and continues via a bridge under Muswell Hill Road on to the north-east from the site, is also a SINC of Metropolitan Importance, as well as being a designated Local Nature Reserve and Green Chain. However, the site itself is not constrained by designations, except by virtue of proximity.</p> <p>4. The wider built context is predominantly of low rise, two storey, terraced or semi-detached, residential housing, although taller three, four and occasionally five storey mansion block and shopping parade buildings predominate in and around the town centre of Muswell Hill and on and around the main arterial street of Archway Road, both a short distance away from this site, to the north and south respectively. Immediately west of the site, St James' Primary School is a 1960s building of one and two storeys. However, buildings along Muswell Hill Road are generally taller and bulkier than their two storey hinterland; immediately to the south of the site is a grandly scaled four storey shopping parade, with tall storey heights and a high parapet, whilst a lower-height late twentieth century flatted development opposite also comprises four storeys. The houses on Muswell Hill Road immediately to the north of the site, including the one on the opposite corner of Woodside Avenue which has been converted to a hotel, as well as those south of the shopping parade and flats opposite, are grandly scaled 2 ½ to 3 storeys, with prominent inhabited gables and dormers, semi-basements and often rear elevations and extensions that squeeze in an additional storey in the same height; they are more accurately described as 2 ½ to 3 storey.</p> <p>5. Woodside Square is a very recent development opposite the site on Woodside Avenue, immediately to the north west, although unlike this site is actually in the Conservation Area. It is the conversion of a former hospital, with its former Admin. Building (Statutorily Listed), and two grand, Victorian, former houses (Locally Listed). The new buildings, and extensions to the locally listed former houses, comprise a mixture of flatted blocks and terraced or semi-detached town houses of generally four storeys. Nevertheless, the immediate context to this site provided by Woodside Square is of its deep landscaped</p>	
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Stakeholder (LBH)	Comments	Response
	<p>frontage between the road and the listed / locally listed buildings, which is publicly accessible. The character of Woodside Avenue as it continues west of the site is generally much more institutional large scaled buildings in open settings; a major break from what is otherwise prevailing. The school is set behind playgrounds and tennis courts, the monumental pumping station beyond it behind a wide open landscaped frontage, a health facility and further school beyond Woodside Square also behind wide landscaping and allotments beyond that.</p> <p>6. Therefore the context of the site is that it is a break from the norm of the prevailing low-rise, suburban, residential neighbourhood; a junction of the intermittently grander, higher buildings along Muswell Hill, connecting Archway Road to Muswell Hill town centre, with the landscaped space / strip of Highgate Wood / Parkland Walk, open, institutional Woodside Avenue, and <i>least</i> influentially the low-rise suburban hinterland. Therefore, in urban design terms, this site is considered appropriate for an exceptional development, that references but builds up from the prevailing height, whilst also exploiting the drop in the land of the site due to being on a former railway cutting.</p> <p>7. Therefore the main height of the building that holds the significant street corner of Muswell Hill Road and Woodside Avenue is of four storeys (not counting the lower ground floor in the depth of the railway cutting and the top floor in the roof space). This is the same number of storeys as the (taller in height) retail parade immediately to the south and the (lower in height) flats opposite, and only about a storey in height more than the 2 ½ - 3 storey houses on Muswell Hill to the north. The lower ground floor would be completely invisible from Muswell Hill Road, with windows and a door only onto the Parkland walk towards and at the bottom of its ramp down to the bridge under the road; in fact the rise of the bridge would put the ground floor windows lower to the level of the street. The top floor would only appear as a roof from the street side, pitched at a fairly shallow pitch to the west and turning to the north onto the Woodside Avenue side, indicating the corner. The top floor inhabited roof would be in a light weight, “roof like” material, and with just a small number of very low profile in-cut dormers, the sort that do not project at all from but are set into the roof plane.</p> <p>8. To Woodside Avenue the same 4 storey height would prevail to Building A, with no lower ground floor windows at all and just a few in-cut dormers, and then height would drop with Building B at 3 storeys plus roof pitched to the north and west sides. The development would</p>	

Stakeholder (LBH)	Comments	Response
	<p>form a visual punctuation from views further west down Woodside Ave., terminating the street and indicating its corner to the more important street of Muswell Hill Road. Only the south and west elevations looking into the mostly internal courtyard side of Block A would read as of 6 storeys onto the lower courtyard, a storey below ground level, with a wall to the new street on the west side and stepped terraced landscaping to the path on the south side. Block B would read as 4 storeys on its east and south sides from the new street within the development, as would the 2 new houses in Block C, “bookending” the retained existing terrace.</p> <p>9. These taller sides would only be visible from within the development, or glimpsed very indistinctly from within the densely wooded Highgate Wood only when there are no leaves on the trees, and even then, barely due to the density of branches, climbers and undergrowth within this natural woodland. It is also notable that both wings of Building A, as well as all of Buildings B and C, are each of shallow building depth; only one flat deep. Therefore, although the proposed height steps up a floor or two from existing neighbours, their form, bulk and massing lighten their appearance and reduce their apparent height, especially where visible from surrounding streets.</p> <p>10. Notwithstanding that the height can be justified as a modest step up, of generally about a single storey on its immediate neighbours, it is worth re-stating that the site sits somewhat detached from and exceptional to its context, and always has done. It’s also worth remembering that 4-5 storey “mansion blocks” as a form of development are very typical of Muswell Hill as a whole, with several original Edwardian examples of buildings of this scale, often of bulkier, more monumental appearance, along Fortis Green, Fortis Green Road and Colney Hatch Road, as well as on Muswell Hill Road closer to Archway.</p> <p><u>Form, Composition and Materiality</u></p> <p>11. Original development in the surrounding area is generally from the Edwardian and inter-war period, with some older Victorian architecture, more common on Archway, and in variety of styles including Neo-Classical, “Moderne” (inter-war modernist with an emphasis on streamlining and elements of neo-classical composition), Arts & Crafts and more hybridised styles, but with several common or dominant features (not all present in all of the above noted styles, indeed sometimes opposed or subverted in some), but including predominant use of red brick, projecting bay windows, vertical proportions and strongly expressed pitched</p>	

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	<p>roofs. Elsewhere in the vicinity other contemporary developments, such as Woodside Square by Pollard Thomas Edwards Architects, and Pinnacle Muswell Hill by PH+ Architects, have shown that contemporary reinterpretations of Edwardian and Inter-War architecture can successfully integrate high quality modern developments into this sensitive area of London.</p> <p>12. These proposals seek to reference and echo characteristic local features in their contemporary reinterpretation of the mix of these local styles whilst designing a development that expresses the reality of its egalitarian, tenure-blind, sustainable, highest quality, contemporary, housing brief. In particular brick is proposed as the main external finish, to be variegated, predominantly red, to match this overwhelmingly dominantly used local material. Some of the brickwork will be in bands of soldier coursing to emphasise and mark entrances and details around windows. Zinc cladding is proposed to roofs, to harmonise with the brickwork whilst providing a lighter roof. These will be offset with banding in pre-cast concrete (also known as reconstituted stone), in either natural (buff/grey) or pink/brown colour, the former, found on the main street facing facades, particularly the ground floor plinth and to balcony floors, referencing the frequently found stone, concrete, white painted timber and white rendered elements in many nearby original buildings, the latter generally used for the decorative roof level parapet and around entrances.</p> <p>13. Each material is appropriate to supporting the proposed building form. Zinc can accommodate the complex angles required for a roof that contains a steeper pitch to the street side, shallower to allow full height windows to the top floor on the courtyard side, and to turn the non-90° street corners, with faceted corners. Pre-cast concrete can form the angled bays, which reference the commonly found neighbouring bay windows but here provide balconies to flats facing Muswell Hill Road, and access galleries to flats on the Woodside Avenue side, where flats face south onto the courtyard to benefit from the sun more. The former, with solid sides, give balconies that have privacy to residents and hide clutter despite facing a busy street, the latter, with solid balustrades throughout, mean the potentially alienating strong horizontals and permanent lighting of communal access galleries is hidden. Together these allow a decorative metal balustrade to be used for balcony guarding to both private south facing amenity space and west communal access galleries to the courtyard side, adding a richness of decorative detail that ties the scheme together, provides good sunlight and views to balconies whilst still hiding clutter and protecting privacy.</p>	

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	<p>14. The proposals are composed with thought, to express their base, middle and top, in proportions appropriate to the height of the different facades; the ground floor of the two street facing facades of Building A using a pre-cast concrete plinth, with three “middle” floors over then the roof; to the garden side, the two lower floors are maisonettes, a band of pale pre-cast concrete marks the start of the middle 3 floors of expressed projecting balconies / galleries with the top floor in vertical zinc cladding as used for the roof on the street side. Building B scales down the same grading, with the garden wall replacing the ground floor plinth. Building C is expressed differently as a pair of vertically proportioned three storey houses, broken up by alternating ground floor entrance porch and 2nd floor recessed roof terrace in pre-cast concrete.</p> <p>15. With “crafting details” of stepped glazed brick and concrete details around entrances, also marked with ornamental steel gate / screens, and with decorative brick detailing under windows to achieve pleasing vertical proportioning, this proposal can justifiably be described as an exceptionally well designed, thoughtfully composed, elegantly proportioned, complementarily materialled and detailed development that will add a new landmark to this area of Muswell Hill, appropriate to its out-of-character location and junction of two important streets and three important walking routes, two important natural landscape features and three different urban character areas.</p> <p><u>Residential Quality, Daylight, Sunlight and Privacy</u></p> <p>16. This proposal is exceptional in going well above and beyond, whilst complying with the Nationally Described Space Standards, to provide exceptionally high quality, well day and sunlit, privacy protected, dual and triple aspect, tenure blind homes in a generously landscaped setting.</p> <p>17. There are no single aspect flats or maisonettes in the whole proposed development. All dwellings meet or exceed the private external amenity space in the London Plan, with private gardens, balconies or roof terraces. Maisonettes on the ground and lower ground floor of Building A have private gardens onto the communal landscaped courtyard. All flats have balconies off their living rooms, and many also have second balconies off a bedroom. Some upper floor flats and maisonettes have larger roof terraces. At the same time all homes, and the existing retained terrace of houses, will benefit from the exceptionally thoughtfully</p>	

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	<p>designed communal landscaped courtyard. Ground floor habitable rooms to street facing facades are protected for privacy, noise etc with deep terraces and landscaped buffers.</p> <p>18. The applicants provided Daylight and Sunlight Reports on levels within their development and the effect of their proposals on relevant neighbouring buildings, prepared in full accordance with council policy following the methods explained in the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2nd Edition, Littlefair, 2011), known as "The BRE Guide".</p> <p>19. Their assessment finds great levels of daylight and sunlight achieved throughout the proposed development, with 79% of all habitable rooms will achieve their recommended daylight, the exceptions being mostly some of the combined living-dining-kitchens falling short of the recommended levels for kitchens, but achieving the recommended levels for living and dining rooms, which is considered a very acceptable result. For sunlight, most of the relevant living rooms, those facing within 90° of due south, achieve the recommended levels, but some fall short due to having overhanging balconies above. All the external amenity spaces achieve the recommended levels except one west facing courtyard, which would nevertheless receive good summer sun.</p> <p>20. For existing neighbours, all external amenity spaces and relevant habitable rooms would continue to receive recommended sunlight levels, and for daylight it is the same for almost all neighbouring dwellings. The only exceptions are the north facing windows to the existing houses within the allocation site; nos. 112-116 Woodside Avenue. However, they would retain Vertical Sky Components of at least 24% (the recommended level being 27%); this is a more than acceptable result given this is an allocated site in a reasonably high density part of London, and the houses concerned are dual aspect with their primary living rooms on the opposite south side, unaffected by the proposals.</p> <p>21. The BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London's Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be</p>	

Stakeholder (LBH)	Comments	Response
	<p>restricted in densely developed parts of the city. Therefore, full or near full compliance with the BRE Guide is not to be expected. In this case, the levels of day and sunlight achieved are excellent, exceptional near or full compliance with the Guide recommendations are achieved.</p> <p>A consideration of the effects of wind microclimate or other environmental effects would not be relevant to the design assessment on this low to medium rise development.</p>	
Conservation Officer	<p>There are no conservation- based objections to the proposed scheme.</p> <p>Its substantial scale and 4 to 6 storey height, although unprecedented on this site and within this heritage context, are largely outweighed by the high design quality of the proposed buildings and related landscape design. The impact of this prominently located development that will sit just outside the southern boundary of Muswell Hill Conservation Area here characterised by 2 to 3 storey buildings will lead to a low level of less than substantial harm to the contributing setting of the Muswell Hill Conservation Area which bears medium significance as well as to the contributing setting of the surrounding locally listed heritage assets along Woodside Avenue and Muswell Hill Road. This low level of harm should be assessed in the light of the need for this development and the public benefits it will deliver according to test set out in paragraph 196 of the NPPF in relation to the contributing setting of the Conservation Area and according to the guidance set out in paragraph 197 of the NPPF in relation to the balanced judgment required for such a low level of harm to the medium/low significance of the locally listed assets. It is felt that the scheme is thoroughly justified and will deliver substantial public benefits that will largely outweigh the modest impact of the new buildings on the setting and significance of the surrounding heritage assets and the proposed scheme is fully supported from conservation grounds.</p>	Comments have been taken into account.
Transportation Officer	<p><u>Application proposal</u></p> <p>It is proposed to demolish the existing buildings at the site and provide 41 new residential dwellings within 3 blocks.</p> <p>The breakdown of residential units is as follows;</p> <ul style="list-style-type: none"> • 14 No. 1 bedroom units 	Comments have been taken into account. The recommended conditions and other

Stakeholder (LBH)	Comments	Response
	<ul style="list-style-type: none"> • 19 No. 2 bedroom units • 8 No. 3 bedroom units. <p>5 fully accessible units are included.</p> <p>There will remain a highway access to the site, being relocated to the immediate east of the existing access, off Woodside Road. This will enable service vehicles apart from refuse collection trucks and larger rigid trucks and cars to access the site.</p> <p>4 parking spaces are to be provided, all to blue badge bay dimensions and all will be electric vehicle charging bays.</p> <p>75 long stay cycle parking spaces and 2 visitor spaces will be provided with cycle stores on the lower ground floor of Building A, the ground floor of Building B, and individual stores for the dwelling houses in Block C.</p> <p>Some Highway changes are included that will enable refuse and recycling collections to be made, including the implementation of double yellow lines adjacent to the development access on Woodside Lane.</p> <p>This development proposal has been through pre application processes, and over time has reduced from an aspiration for 65 residential units down to the 41 proposed in this application.</p> <p><u>Location and access</u></p> <p>This site is located on the corner of Woodside Avenue and Muswell Hill Road, on the south west corner of the junction. It is opposite Cranley Gardens, and the Parkland Walk formal Right of Way is opposite the site on the eastern side of Muswell Hill Road. Highgate Woods is directly to the south and west side of the site. The Capital Ring passes through Highgate Woods to the south of the site.</p> <p>The site is included within Haringey's Local Plan as Strategic Site SA51, considered for housing for up to 35 units.</p>	<p>requirements will be secured.</p>

Stakeholder (LBH)	Comments	Response
	<p>The site has a PTAL value of 3, considered 'moderate' access to public transport services. 4 different bus services are accessible from the site, in between 2 and 6 minutes' walk from it. There are no rail services or stations within the PTAL/WEBCAT walk distance criteria of 12 minutes walk/960 metres, however Highgate Underground station is only just outside this walk distance (16 minutes). During the period in which this development proposal has been progressed, the PTAL value according to WEBCAT has increased from PTAL 2 to PTAL 3.</p> <p>The extract from WEBCAT showing PTAL value is shown below;</p>	

Stakeholder (LBH)	Comments	Response
	 <p data-bbox="474 1090 1245 1114">You can click anywhere on the map to change the selected location.</p> <p data-bbox="474 1174 936 1249"> PTAL output for 2021 (Forecast) 3 </p> <p data-bbox="474 1281 920 1305">100 Woodside Ave, London N10 3JA, UK</p>	

Stakeholder (LBH)	Comments	Response
	<p>Looking at the output sheets generated by the WEBCAT site it appears that this increase in PTAL value is resultant from slight increases in bus service frequency that are planned by TfL, for the 134, 43, 234 and 102 services.</p> <p>The site is not within any of the Borough's formal CPZ's, the closest formal CPZ is the St. Luke's CPZ just to the north of the site.</p> <p><u>Access arrangements in detail</u> The application includes provision of a new highway access and additional pedestrian accesses. There will be pedestrian accesses to units in the development from Woodside Avenue, Muswell Hill Road and Cranwood Lane.</p> <p>A new foot access to Highgate Wood is to be provided, with a connection to the eastern side of the site from Woodside Avenue north/south to Highgate Wood and the Parkland Walk. This will also enable foot access to the lower ground floor units siding Muswell Hill Road.</p> <p>The new highway access will be located to the immediate east of the existing highway access. A new regime of waiting and loading restrictions will be implemented, including double yellow lines with accompanying 'ticks' to keep the area clear for refuse and recycling collections. Overall, there will be a loss of kerbside parking equal to three cars to accommodate this.</p> <p>A section 278 Agreement or alternate Highways Act Agreement will be required to cover the changes proposed to the highway and the applicant will need to meet all of the Council's costs.</p> <p>It is noted that the site is very well placed for connecting to the Parkland Walk, Highgate Woods and the Capital Ring.</p> <p><u>Transportation impacts</u> In terms of person trips, with 41 units and very low car parking, there will be no adverse impacts or implications for the public transport or highway networks. As proposed most servicing trips will be able to be accommodated within the site, and the highway changes proposed can facilitate refuse collection vehicles and larger 10m rigid making deliveries or collections.</p>	

Stakeholder (LBH)	Comments	Response
	<p>As a low parking development only with blue badge parking for the accessible units, it is expected there will be some minor external parking demands arising from the development. Along with the displacement of vehicles owned or used by occupiers of the existing units that are remaining and the loss of on street spaces in Woodside Avenue, there will likely be an uplift in parking stresses in the locality and this is discussed later in this response.</p> <p><u>Car parking provision and considerations</u></p> <p>The Draft London Plan details a maximum provision for C3 residential dwellings in sites with PTAL 2/3 to be 0.75 to 1 space per residential unit.</p> <p>The appropriate provision for each site should be guided by the PTAL, likely car ownership, and how the provision of measures that will encourage the uptake of sustainable transport modes, such as high quality cycle parking, car club provision, high quality walking and cycling connections, and a Travel Plan will reduce car ownership and usage at the development.</p> <p>TfL have also now set up their multi-modal segmentation tool designed to categorise Londoners based on the travel choices they make and the motivations behind them. London has been mapped to include 9 different categories within the demographic, all of which have predictable characteristics with respect to their transport and travel choices and habits.</p> <p>The TA has considered the future demographic of the occupiers of this development, and suggests the following categories apply (definitions in italics from TfL's TCOL document);</p> <ul style="list-style-type: none"> • <i>'Affordable Transitions' – people with new jobs and families with low car ownership, with high bus, walking and cycling levels. Highest level of change in travel behaviour</i> • <i>'Family Challenge' – Low income families. Car ownership and active modes are average with high bus use, with a high level of change</i> <p>The above relate to the social housing occupiers which is the bulk of the development.</p> <p>The remaining dwellings will be for private sale and the likely TCoL classifications are:</p>	

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	<ul style="list-style-type: none"> <i>'Urban Mobility' - characteristically young working adults without children and reasonable incomes. They have low car use and relatively high cycle mode share. Similarly, their propensity to travel behaviour change is well above average.</i> <p>The TA concludes that the general tendency of occupiers in this development will be towards the use of active and sustainable transport modes, however there will of course be some residents particularly within the family sized units that may well use a car for their employment or family requirements. The occupiers of the private sale dwellings will be aware of the lack of parking prior to their purchase and it is expected parking demands from these units will be negligible.</p> <p>The provision of 4 spaces equates to effectively 10% provision. Whilst this is a lower provision than the maximum included in the London Plan, there are a number of sustainable transport initiatives included in the development that should collectively contribute to lowering potential car ownership/usage and parking demands.</p> <p>These include the provision of long stay and short stay cycle parking to meet London Plan requirements, provision of a car club facility, and a Travel Plan for the development.</p> <p>It is also noted that despite the moderate access to public transport facilities, there are a number of local services, shops and facilities that are within a reasonable walk distance of the site for life's essentials. There are three schools in the area, and it is a 150m/ 2 minute walk to a supermarket/food shop, 80m/1 minute to green space, 500m/6 minutes' walk to a pharmacy, and 800m/10 minutes' walk to a GP. Muswell Hill Town Centre is a 5 to 6 minute walk away.</p> <p>The 4 parking spaces included within the development will be laid out for blue badge usage, and will be provided with electric vehicle charging facilities too. The parallel bays will be 2.4m wide x 6.6m long and the two other bays at the southern end of Cranwood Lane are laid out with the correct arrangement that enables manoeuvring space between them for the mobility impaired.</p> <p>These spaces will be able to be allocated to the fully accessible units within the development using a leasing arrangement. Should there not be full take up from the accessible units, it will be possible for occupiers of the family sized units to use them however should additional demands arise from the accessible units this will take priority.</p>	

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	<p>Provision of 4 blue badge spaces does not fully meet the London Plan requirement of one space per accessible unit, it is short by one unit. This is disappointing; however, it is unlikely that all 5 units will require a car parking space.</p> <p>At present it is detailed that there is 'unofficial/informal' parking taking place within the site, and that there is parking taking place associated with the 6 existing units within the site that are to be retained. The applicant's Transport Assessment details 2011 census figures for car ownership in the locality of this site (0.64 vehicles per household, derived from Lower Layer Super Output Area for this part of the Ward), it is considered robust to assume that 4 cars may be displaced as there will be no parking provision retained for these existing 6 units. In reality this figure may be lower.</p> <p>There is no CPZ in place in the immediate locality of the site, and given the site's PTAL value of 3, so it is not possible for the development to be formally designated as a car free/permit free development. A parking consultation was undertaken to the north of the site during 2020, overall there was support for formal restrictions/CPZ in this area (the Town Centre) but falling support for a CPZ moving away from the centre.</p> <p><u>Parking Stress survey</u></p> <p>Parking stress surveys were carried out for the normal overnight period and also the AM and PM periods. The stresses calculated and demands recorded were based on a 5.5m car length, the Lambeth Methodology is based on 5.0m car lengths however to account for driver behaviour and other factors the Council also requested consideration of 6m car lengths as a sensitivity test. It is considered the most appropriate car length to consider is the 5.5m length and that has been used for the stress and capacity calculations.</p> <p>The parking conditions in terms of stresses/levels of parking recorded and available spaces were similar for all periods surveyed, with slightly higher parking stresses recorded during the daytime AM/PM periods, most likely associated with the school drop off and pick up periods.</p> <p>The overnight surveys recorded a Parking Stress of 88%, with 34 spaces out of 294 in the survey area available. This is considered a high parking stress, albeit 34 spaces remained available</p>	

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	<p>within the 200m walk distance of the site. The stresses were slightly higher during the AM/PM periods with 31/25 spaces available.</p> <p><u>Parking Impacts</u></p> <p>As commented earlier this is a low parking development. The 2011 census recorded average car ownership per household within this part of the Muswell Hill Ward at 0.64 vehicles across all dwelling sizes. This information was recorded just over ten years ago, and there has been a London wide reduction in car ownership since then, with changing attitudes towards the environment and the use of sustainable transport, walking and cycling. Transport Policies of the GLA, TfL and Boroughs all promote the uptake of active and sustainable travel with the accompanying implementation of new walking and cycling facilities and infrastructure London wide.</p> <p>This development, despite the moderate PTAL value, is considered to be well placed for local shops and services, and for local bus services, and other facilities such as green space. There will be a number of sustainable transport initiatives and it is expected that beyond those residents that have an absolute requirement for a vehicle for their trade, profession or livelihood, the additional parking demands created outside of the site will be negligible.</p> <p>Added to the external demands that may be generated from the existing properties at the site, and the loss of 3 spaces on Woodside Avenue, it is considered that there will still be 20 plus parking spaces remaining available within the survey area.</p> <p><u>Cycle parking</u></p> <p>75 long stay cycle parking spaces and 2 visitor spaces will be provided with cycle stores on the lower ground floor of Building A, the ground floor of Building B, and individual stores for the dwelling houses in Block C.</p> <p>This meets the numerical requirements of the London Plan for long and short stay cycle parking spaces. However, the only cycle parking for visitors appears to be adjacent to block A. whilst the London Plan standards have been met, ideally there would be additional visitor cycle parking closer to the other residential units within the site, and this should be explored and provided if practical.</p>	

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	<p>The stores are shown indicatively on application drawings, what will be required prior to commencement of any site work will be full dimensional details of the proposed long stay and short stay cycle parking arrangements. This will need to include the systems intending to be used, and dimensioned drawings showing how the installation requirements are met in terms of spacing, headroom and manoeuvring space. These should be provided for review and approved prior to commencement of any construction works for the development. This can be covered by condition.</p> <p><u>Deliveries and servicing</u> The TA details that there will be around 22 delivery and servicing visits to the development per day. With the internal access (Cranwood Lane) and internal loading bay, it should be possible for all visiting service vehicles to park and dwell within the site, except for larger 10m rigids that deliver white goods/furniture and the like, these will need to park on Woodside Avenue as per refuse/recycling collection vehicles. The number/frequency of these vehicles visiting is not expected to be problematical with respect to temporarily blocking Cranwood Lane.</p> <p>It is noted on the swept path plots submitted within the TA that the manoeuvres being made for a 4.6 tonne van appear to show the van tracking over kerbs and close to the buildings at the turning area. The applicant will need to revisit this to ensure visiting 3.5t and 4.6t vehicles can enter and leave in a forward gear, dwell within the site and manoeuvre safely within the available space. This can be addressed via the Delivery and Servicing Plan condition.</p> <p>With respect to refuse and recycling collections, details have been discussed with the Borough's Waste team and it is understood they are amenable to the proposed arrangements which include kerbside collections from Woodside Avenue or from Cranwood Lane with vehicles reversing in.</p> <p><u>Emergency services access</u> The TA details that Ambulance access will be complete and that the development will have sprinklers, with dry risers provided at block B and Block A. A fire appliance can access 20m into the site to access dry risers in Block B and the vehicle will reverse out.</p> <p>The emergency services will need to confirm their support of the proposals.</p>	

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	<p><u>Sustainable transportation considerations</u> There have been references within this response to the provision of sustainable and active travel components of the development, that will ensure it aligns with current transport policies that encourage modal shifts away from the use of the private car towards active and sustainable modes. These include London Plan compliant, high quality cycle parking, car club provision, and the availability of shops and services and the town centre within reasonable waking distances.</p> <p>With regards to car club provision, the applicant has provided details of the recommendation from Zipcar for this development, taking into account the potential demands from it and local patronage and provision of hire cars. Their recommendation is for the applicant to fund three year's membership for each residential unit but at this moment it is not considered an additional vehicle is required in the locality.</p> <p>The travel Plan (statement) will be a basic travel plan that will seek to encourage further uptake of sustainable and active modes.</p> <p><u>Construction Phase</u> Some brief details of routing and other aspects of the build out of the development have been referenced in the TA. A fully detailed CLP will be required, for submission and approval prior to commencement of the works.</p> <p>In order to develop this document, the applicant will need to engage with the Highway Authority and Network Managers at Haringey, to ensure the arrangements for accessing and servicing the build are safe and acceptable to the Highways and Network Managers.</p> <p><u>Conclusion</u> This application seeks to provide a new residential redevelopment of the existing site to provide 41 new units, predominantly for social housing. It accords with the aspirations for the site as included in Haringey's Local Plan (Strategic Site SA51).</p> <p>From the transportation perspective, this will be a low car development, with parking for occupiers of the accessible units only. The full requirement of the London Plan for blue badge parking has</p>	

Stakeholder (LBH)	Comments	Response
	<p>not been met (1 space per accessible unit) however it is expected that the 0.8 spaces per unit provision should meet actual requirements.</p> <p>There will likely be some additional parking demands materialise outside of the site, however these are not expected to be excessive and there will remain some parking capacity on local streets. Considering the demographic of the future occupiers, and the site's accessibility to local shops, services and facilities, and the provision of cycle parking to meet the requirements of the London Plan, a car club facility and travel plan, it is expected that there will be uptake of active and sustainable modes by occupiers.</p> <p>Almost all delivery and service demands will be able to be met within the site, the waste team are amenable to the proposed arrangements, and any larger delivery or service vehicles should be able to park and dwell roadside by the site.</p> <p>Subject to the following conditions and S106 Obligations, Transportation are supportive of the application.</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> • Cycle parking details • Delivery and servicing Plan • Construction Logistics Plan <p><u>S106 Obligations</u></p> <ul style="list-style-type: none"> • Car club provision • S278 Agreement with Highways 	
Climate Change Officer	<p>Carbon Management Response 27/10/2021</p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> • Energy and Sustainability Statement prepared by Etude (dated September 2021, Rev D) • Embodied Carbon Assessment prepared by Etude (dated September 2021, Rev B) 	Comments have been taken into account. The recommended conditions and

Stakeholder (LBH)	Comments	Response
	<ul style="list-style-type: none"> • Relevant supporting documents. <p>1. Summary The development achieves a reduction of 90% carbon dioxide emissions on site and very high fabric efficiencies, which is supported. Some minor clarifications must be provided with regard to the energy strategy and overheating. Appropriate planning conditions have been recommended to secure the environmental benefits of this scheme.</p> <p>2. Energy – Overall Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The London Plan (2021) further confirms this in Policy SI2.</p> <p>The overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 90% in carbon emissions with SAP10 carbon factors, from the Baseline development model (which is Part L 2013 compliant). This represents an annual saving of approximately 45 tonnes of CO₂ from a baseline of 50.2 tCO₂/year.</p> <p>London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations.</p> <p>This application has been modelled in the Planning House Planning Package (PHPP) software to give a more realistic prediction of the operational energy use on site. The scheme has also been designed to Passivhaus standards, which could be achieved in Blocks A2 and A1 (with careful thermal bridge detailing), which is strongly supported. The applicant is encouraged to achieve the accreditation when building out the development.</p> <p>Energy – Lean The applicant has proposed a saving of 14 tCO₂ in carbon emissions (28%; 21% with SAP2012 carbon factors) through improved energy efficiency standards in key elements of the build. This goes far beyond the minimum 10% reduction set in London Plan Policy SI2, so this is strongly supported.</p>	<p>other requirements will be secured.</p>

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	<p>The following u-values, g-values and air tightness are proposed:</p> <table><tr><td>Floor u-value</td><td>0.10 W/m²K (exposed GF) 0.14-0.15 W/m²K (lower GF)</td></tr><tr><td>External wall u-value</td><td>0.13-0.14 W/m²K</td></tr><tr><td>Roof u-value</td><td>0.10 W/m²K (mansard, flat) 0.20 W/m²K (terrace)</td></tr><tr><td>Door u-value</td><td><0.80 W/m²K</td></tr><tr><td>Window area-weighted u-value</td><td><0.80 W/m²K</td></tr><tr><td>G-value</td><td>>0.50</td></tr><tr><td>Air permeability rate</td><td>0.6 m³/hm² @ 50Pa</td></tr><tr><td>Mechanical ventilation with heat recovery (efficiency; Specific Fan Power)</td><td>88% efficiency</td></tr><tr><td>Thermal bridging</td><td>Manual calculations for all thermal bridges</td></tr><tr><td>Thermal mass</td><td>Medium</td></tr><tr><td>Building form</td><td>1.90 - 3.13</td></tr><tr><td>Window proportion</td><td>7-30%</td></tr><tr><td>Space heating requirement</td><td>17 kWh/m²/y Block A1 13 kWh/m²/y Block A2 20 kWh/m²/y Block B 19 kWh/m²/y Block C</td></tr><tr><td>Energy Use Intensity</td><td>35 kWh/m²/year</td></tr><tr><td>Net Zero Operational Carbon?</td><td>47% of energy demand can be met on site.</td></tr></table> <p>Overheating is dealt with in more detail below.</p> <p>Energy – Clean The applicant is not proposing any Be Clean measures. The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.</p>	Floor u-value	0.10 W/m²K (exposed GF) 0.14-0.15 W/m²K (lower GF)	External wall u-value	0.13-0.14 W/m²K	Roof u-value	0.10 W/m²K (mansard, flat) 0.20 W/m²K (terrace)	Door u-value	<0.80 W/m²K	Window area-weighted u-value	<0.80 W/m²K	G-value	>0.50	Air permeability rate	0.6 m³/hm² @ 50Pa	Mechanical ventilation with heat recovery (efficiency; Specific Fan Power)	88% efficiency	Thermal bridging	Manual calculations for all thermal bridges	Thermal mass	Medium	Building form	1.90 - 3.13	Window proportion	7-30%	Space heating requirement	17 kWh/m²/y Block A1 13 kWh/m²/y Block A2 20 kWh/m²/y Block B 19 kWh/m²/y Block C	Energy Use Intensity	35 kWh/m²/year	Net Zero Operational Carbon?	47% of energy demand can be met on site.	
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	<p>The applicant has included a communal air source heat pump system under Be Clean for Blocks A1, A2 and B. Individual heat pumps with hot water storage tanks will provide heating/hot water to Block C. It will result in a 19.6 tCO₂ (39%) reduction of emissions are proposed under Be Green measures.</p> <p>The communal air-to-water ASHP systems (min. efficiency of 250%) will provide hot water and heating to the dwellings in Blocks A1, A2 and B through zoned underfloor heating. The hot water will be supplied at c. 55°C flow/ 35°C return temperatures to each dwelling via a heat interface unit. The bank of ASHPs will be located on the roof of Block A. pipework will be located within the thermal envelope to minimise heat losses.</p> <p>Energy – Green As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.</p> <p>Solar photovoltaic (PV) panels deliver the Be Green requirement. A total of 11.4 tCO₂ (23%) reduction of emissions are proposed under Be Green measures.</p> <p>The solar array peak output would be 67 kWp, which is estimated to produce around 17 kWh/m²/year of renewable electricity per year. The concertina flat layout and pitched roof arrays of 186x 360W panels would be mounted at a 10° angle, facing east and west. The solar array on Block C results on 121% of energy demand being met on site annually.</p> <p>3. Carbon Offset Contribution A carbon shortfall of 5.3 tCO₂/year remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years.</p> <table border="1"> <thead> <tr> <th></th><th colspan="2">Residential</th></tr> <tr> <th>(SAP10 emission factors)</th><th>tCO₂</th><th>%</th></tr> </thead> <tbody> <tr> <td>Baseline emissions</td><td>50.2</td><td></td></tr> <tr> <td>Be Lean savings</td><td>14</td><td>28%</td></tr> <tr> <td>Be Clean savings</td><td>19.6</td><td>39%</td></tr> </tbody> </table>		Residential		(SAP10 emission factors)	tCO ₂	%	Baseline emissions	50.2		Be Lean savings	14	28%	Be Clean savings	19.6	39%	
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	<p>hads submitted an Embodied Carbon Assessment in support of demonstrating the Council’s commitment to reducing embodied carbon.</p> <p>The total calculated emissions based on the GIA is estimated at:</p> <table><tr><th></th><th>Estimated whole-life carbon emissions Blocks A-B</th><th>Estimated whole-life carbon emissions Block C</th><th>Meets benchmark (RIBA 2030 and LETI benchmark)</th></tr><tr><td>Modules A1-A5</td><td>564 kgCO₂e/m²</td><td>753 kgCO₂e/m²</td><td>No –500 kg/CO₂/m²</td></tr><tr><td>Highest embodied carbon</td><td>Services 32%</td><td>Services 24%</td><td>N/A</td></tr></table> <p>A number of areas were identified to reduce the embodied carbon of the buildings during the design process: simplifying the volume; addition of columns to reduce transfer structures; reducing slab thicknesses; reducing standardised design. Alternative material options were considered for facades and landscaping.</p> <p>7. Conclusion</p> <p>Overall, it is considered that the application can be supported from a carbon management and sustainability point of view.</p> <p>Planning Obligations Heads of Terms</p> <ul style="list-style-type: none">- Be Seen commitment to uploading energy data- Carbon offset contribution (and associated obligations) of £16,615.50 (indicative), incl. a 10% management fee <p>Planning Conditions</p> <p><u>Energy strategy</u></p> <p>The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement by Etude (dated September 2021 Rev D) delivering a minimum 90%</p>		Estimated whole-life carbon emissions Blocks A-B	Estimated whole-life carbon emissions Block C	Meets benchmark (RIBA 2030 and LETI benchmark)	Modules A1-A5	564 kgCO ₂ e/m ²	753 kgCO ₂ e/m ²	No –500 kg/CO ₂ /m ²	Highest embodied carbon	Services 32%	Services 24%	N/A	
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	<p>improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, very high fabric efficiencies (min. 28% reduction), air source heat pumps (ASHPs) and minimum 67kWp solar photovoltaic (PV) energy generation.</p> <p>The development must be built in accordance with the approved overheating measures, and maintained for the lifetime of the development:</p> <ul style="list-style-type: none"> - Openable windows by 90 degrees; - External horizontal shading above southern window openings; - Fixed internal blinds with reflective backing; - Window g-values of 0.50 or better; - MVHR with summer bypass - Hot water pipes insulated to high standards. - No active cooling <p>(a) Prior to above ground construction, details of the proposed energy strategy shall be submitted to and approved by the Local Planning Authority. This must include:</p> <ul style="list-style-type: none"> - Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures; - Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit; - Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy; - Details of internal blinds to all habitable rooms: fixing mechanism, specification of the blinds, shading coefficient, etc; - Air tightness delivery strategy; - A metering strategy. <p>The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.</p>	

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	<p>(b) Within six months of first occupation, evidence that the solar PV and ASHPs installations have been installed correctly and that an air tightness of circa 0.6 m³/hm² @ 50Pa has been achieved shall be submitted to and approved by the Local Planning Authority. This shall include photographs of the solar array, a six-month energy generation statement, air tightness tests, and a Microgeneration Certification Scheme certificate.</p> <p>(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</p> <p>(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.</p> <p>Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.</p> <p><u>Biodiversity</u></p> <p>(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.</p> <p>(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection</p>	

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	<p>measures is in accordance with the approved measures and in accordance with CIEEM standards.</p> <p>Development shall accord with the details as approved and retained for the lifetime of the development.</p> <p>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>	
<p>Nature Conservation Officer</p>	<p>Our ref: HGY/2021/2727 Location: Cranwood, Woodside Avenue N10 3JA Proposal: Demolition of existing building and redevelopment of site to provide 41 new homes Nature Conservation Response 11/01/2022</p> <p>Documents A Preliminary Ecological Appraisal for the Proposed Development (Cranwood Ecology PEA Oct 2021.pdf), comprising a desk study search for baseline information on designated sites, habitats and protected species, and a Preliminary Bat Roost Assessment (PBRA) (Cranwood Bat Survey Sept 2019.pdf) within the Site has been prepared to current good practice guidance covering relevant legislation and policy.</p> <p>Other considerations Demolition of building – mitigation measures to minimise this impact Construction - A Construction and Environmental Management Plan (CEMP) should be produced. Building height – Commuting and foraging bats Protected species - (Foraging/Commuting High) Vegetation clearance and changes to the lighting regime have potential to impact this species group. Other BAP species: Hedgehog (moderate) Shrub vegetation on site and in the adjacent Highgate Woods Mitigation measures to minimise this impact.</p>	<p>Comments have been taken into account. Appropriate conditions will be secured.</p>

Stakeholder (LBH)	Comments	Response
	<p>Birds - (High) The tree and shrub vegetation on site have potential to support nesting birds. Mitigation measures to minimise this impact</p> <p>Trees – Value habitat for nesting birds</p> <p>Lighting - Lighting: a sensitive lighting strategy. Mitigation measures to minimise this impact</p> <p>Landscaping – mitigation measures to minimise this impact</p> <p>Conclusion</p> <ul style="list-style-type: none"> • It is recognised that the Proposed Development may negatively affect the nature conservation value through construction, vegetation clearance. • To establish as to whether the application has provided sufficient evidence to mitigate the proposed building height against the potential negative effects of ecological corridors. • Details of the appropriate mitigation, compensation and enhancement actions should be produced within the Construction Ecological Management Plan. Incorporating the mitigation and enhancements options from Bat survey report. • To ensure the safeguarding of the proposed net gain. Include the creation of a Landscape Ecological Management and Maintenance Plan. 	
Tree Officer	<p>To facilitate this new development, it is proposed to remove 20 individual trees and 3 groups of small trees and shrubs. These are a mixture of species and age classes. Some have been formally planted and some are self-seeded. The reasons for their removal is that the existing building footprint is to be expanded, there are also significant level changes planned within the site. In addition to the relocation of the existing access road and new access path to the Parkland Walk.</p> <p>The trees have been categorized In accordance with BS 5837, 8 of the trees specified for removal are 'B' trees and 14 are 'C' trees. There are no trees of high quality and value proposed for removal as part of this scheme.</p> <p>To mitigate for the loss of the trees above, the new landscape plan proposes the planting of 47 new trees, 30 of which are native species. These include 4 semi-mature specimens (Oak and Lime), 12 advanced heavy standards (Hornbeam, Rowan and Wild Service tree), 22 heavy standards (Birch, Cherry, Hazel and Rowan) and 9 multi-stemmed trees.</p>	<p>Comments have been taken into account. Appropriate conditions will be secured.</p>

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	<p>The new trees will help mitigate the loss of existing canopy cover, increase biodiversity, improve the local environment and enhance the quality of life for existing and future residents. To help to increase local canopy cover further as part of this scheme, I would recommend the planting of additional new trees within the public highway in the adjacent roads (Woodside Avenue, Muswell Hill Road and Cranley Gardens).</p> <p>The area where it is proposed to plant G1 below is on a slope down to the entrance to Parkland Walk. They appear to be individual tree pits. Can you please seek confirmation if there was any consideration for these trees to be planted in an open strip of soil with underplanting of small perennials. This could then act like a rain garden. I am aware that there has been issues with flooding in and around the subway previously. This could also apply to the area proposed to plant G2 below.</p> <p>There must be a future maintenance plan for this site to include a 5 year irrigation programme for all the new trees.</p>	
Building Control Officer	This department has no objection to this application.	Comments noted.
Pollution	Having considered all the relevant supportive information especially the Design and Access Statement with reference 3649 Revision E dated September 2021, Asbestos Demolition Survey with reference J050727 dated 1st September 2014, Energy & Sustainability Statement Revision D dated September 2021, Air Quality Assessment with reference 66201917-MLM-ZZ-XX-RP-J-0001 prepared by MLM Consulting Engineers Limited dated 3rd June 2021 taken note of sections 11 (Operational Phase Modelled Results), 12 (Air Quality Neutral Assessment), 13 (Mitigation) and 14 (Conclusions) as well as the Ground Investigation Report Revision 01 with reference STS5215 – G01 prepared by Soiltechnics Ltd dated May 2021 taken note of sections 1 (Chemical & Gaseous Contamination), 3.3.2 (Asbestos Survey), 3.10.2 (Detailed UXO Risk Assessment), 8 (Chemical Contamination), 8.9 (Further Investigation & Remedial Action), 8.10 (Risk Assessment Summary &	Comments have been taken into account. The recommended conditions will be secured.

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	<p>Recommendation) and 9 (Gaseous Contamination), please be advise that we have no objection to the proposed development in respect to air quality and land contamination but the following planning conditions and informative are recommend should planning permission be granted.</p> <p>Contrary to the applicant submission in section 8.9 (Further Investigation & Remedial Action), a minimum of 600mm capping will be require for the private garden (front and back) and 450mm for communal garden rather than the proposed 600mm in potentially productive, private residential gardens and 300mm within front gardens/areas of soft landscaping as proposed in the report.</p> <p>1. Land Contamination</p> <p>Before development commences other than for investigative work: a. Using the information already submitted on the Ground Investigation Report Revision 01 with reference STS5215 – G01 prepared by Soiltechnics Ltd dated May 2021, additional intrusive site investigation shall be conducted where applicable using the information already obtained from the above Ground Investigation Report. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any additional remediation requirements where necessary. b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and; d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>2. Unexpected Contamination</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall</p>	

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	<p>be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p>Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.</p> <p>3. NRMM</p> <p>a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p>4. Demolition/Construction Environmental Management Plans</p> <p>a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The following applies to both Parts a and b above: a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan</p>	

Stakeholder (LBH)	Comments	Response
	<p>(AQDMP). b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include: i. A construction method statement which identifies the stages and details how works will be undertaken; ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays; iii. Details of plant and machinery to be used during demolition/construction works; iv. Details of an Unexploded Ordnance Survey; v. Details of the waste management strategy; vi. Details of community engagement arrangements; vii. Details of any acoustic hoarding; viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); ix. Details of external lighting; and, x. Details of any other standard environmental management and control measures to be implemented. 3 c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on: i. Monitoring and joint working arrangements, where appropriate; ii. Site access and car parking arrangements; iii. Delivery booking systems; iv. Agreed routes to/from the Plot; v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching. d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include: i. Mitigation measures to manage and minimise demolition/construction dust emissions during works; ii. Details confirming the Plot has been registered at http://nrmm.london; iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection; iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection); v. A Dust Risk Assessment for the works; and vi. Lorry Parking, in joint arrangement where appropriate.</p> <p>The development shall be carried out in accordance with the approved details. Additionally, 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.</p>	

Stakeholder (LBH)	Comments	Response
	<p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.”</p> <p>Informative:</p> <ol style="list-style-type: none"> 1. Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. With the asbestos survey done, any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. 2. Prior to demolition or any construction work of the existing buildings, detailed UXO Risk Assessment will need to be undertaken by the applicant. 3. Comment from Thames Water will also need to be sought by the applicant in relation to the installation of barrier pipes before any such installation. <p>I hope the above clarify our position on the application? Otherwise, feel free to revert back to us should you have any further query in respect of the application quoting M3 reference number WK/514654.</p>	
Waste Management	<p>The refuse strategy supporting this application is clear, has referenced council guidance and acknowledged pre app advice. The size of the refuse store for buildings A is suitable with the right bin type, number and capacity for each waste stream to provide for residents within these buildings. Collections can be made from Woodside Avenue within accepted drag distances and the addition of a drop kerb needed here is factored in.</p> <p>Collections from refuse store B are more problematic. While again the bin store size and the type, number and split of bins is suitable the potential drag distances are excessive (food waste bin could potentially be reduced from a 360l to a 240l wheeled bin here). In addition, reversing to the refuse store so drag distances are reduced to within 10m is equally something that we try to design out with preference being for vehicles to enter pre and leave post collection in a forward gear. That said, there is a precedent here due to the collecting of bins from existing properties. As such the collection of bins from both refuse store B and the individual bins from the properties comprising building C can be agreed. Confirmation would be needed however that any</p>	<p>Comments have been taken into account. Bin collections are similar to existing arrangements. Works to the highway are to be confirmed. Collection methodologies will be secured by condition.</p>

Stakeholder (LBH)	Comments	Response
	<p>amendments being made to the carriageway would not impact negatively on collection vehicle access. The dimensions of the vehicle that collects from small blocks/estates/high rise is attached.</p> <p>I would also advise that both refuse stores A and B are secured with access given to residents only by preferably fob/digilock. This will help to reduce issues such as misuse of bins, fly tipping/other ASB. I am sure this has been considered and will be factored into the build.</p>	
Lead Local Flood Authority	<p>Initial Comments:</p> <p>Having reviewed the "Flood Risk Assessment and Drainage Strategy" reference number Cranwood \ 1223-02 dated 6th April 20201 submitted by "Civic Engineer", we have the following comment to make:</p> <ol style="list-style-type: none"> 1. The total site area is said to be 0.33ha in this report but it was stated 0.39ha in the application form. Can you please ask the applicant to clarify. 2. The number of dwellings is quoted as 41in this report where the correspondence with Thames Water (Ref DS6081544) is said to be 42 dwellings. Can you please ask the applicant to clarify the correct number and amend the repot accordingly. 4. We noted that the calculations have been provided using FSR rainfall method. Can we please request you to utilises more up to date FEH rainfall datasheets. Use of FSR datasets would only ordinarily be permitted for instances where the critical volumetric storm is less than 60minutes in duration. Section 4.3.2. of the SUDS Manual (CIRIA C697) refers to Development Runoff. Within this Section, it is acknowledged that additional datasets have been added to Flood Estimation Handbook (FEH) and rainfall depths obtained using FEH show significant differences from those obtained from Flood Studies Report (FSR) in some parts of the country. Within Haringey, the rainfall depths are often greater using more up to date FEH datasets than those using FSR, therefore for various storm events, greater run-off is produced, and additional attenuation is likely to be required. FEH rainfall data is more up to date than FSR (England and Wales) therefore calculations should use this FEH data to determine the volume of surface water attenuation required on site. 	<p>Comments have been taken into account.</p>

Stakeholder (LBH)	Comments	Response
	<p>In view of above, please request the applicant to address our above comments and resubmit their " Flood Risk Assessment and Drainage Strategy" for our review.</p> <p>Additional Comments:</p> <p>Having reviewed the re-submitted "Flood Risk Assessment and Drainage Strategy" reference number Cranwood \ 1223-02 dated 18th January 2022 submitted by "Civic Engineers", we are content that if the scheme is to built and maintain as per the details provided within the document above, we have no further comments to make.</p>	

Stakeholder (External)		Response
Transport for London	<p>TfL Spatial Planning Reference: HRGY/21/60</p> <p>Borough Reference: HGY/2021/2727</p> <p>Location: Cranwood 100 Woodside Avenue</p> <p>Proposal: Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.</p> <p>Many thanks for consulting TfL on the above application. TfL offer the following comments:</p>	<p>Comments have been taken into account. Appropriate conditions will be secured.</p>

	<p>The site is located on Woodside Avenue and has frontage onto the B550 Muswell Hill Road, both borough roads. The site has a public transport access level (PTAL) of 2, on a scale of 1-6b where 6b is considered excellent. Two bus routes are accessible within 100m of the site.</p> <p>The application is supported by a full Healthy Streets Transport Assessment (TA) in accordance with TfL guidance, which is welcomed. The routes identified in the Active Travel Zone (ATZ) assessment are acceptable. TfL would strongly support the Council securing financial contributions from this application and/or using borough CIL to fund identified improvements on borough roads.</p> <p>Cycle parking</p> <p>75 long stay and 3 short stay cycle parking spaces are proposed in line with London Plan policy T5 (Cycling) minimum standards. Whilst this is welcomed, from the drawings submitted TfL is concerned that the cycle parking proposed does not comply with TfL's London Cycling Design Standards (LCDS) guidance. As set out in section 8.2.1 of the LCDS, where cycle parking is inside a building, it should have step-free access, wide doorways and spacious corridors. Accessing the parking area should involve passing through no more than two sets of doors, with a recommended minimum external door width of 2 metres.</p> <p>Similarly, whilst the commitment to provide 5% larger/adapted cycle spaces is welcomed the submitted plans show all remaining cycle parking will be provided as two-tier racks. In line with LCDS section 8.2.6 (Two-tier stands), two tier stands are not suitable for all types of users and should therefore be provided in conjunction with other types of stand. In addition, for the two tier racks a minimum aisle width of 2500mm beyond the lowered should be provided to allow cycles to be turned and loaded. TfL is concerned that the current size of the cycle stores will not allow for the London Plan required amount of cycle parking to be provided in line with LCDS requirements. TfL therefore requests the applicant provides labelled scale drawings of the cycle store to demonstrate LCDS compliance. TfL requests this is provided and resolved prior to the application being determined by the Council.</p> <p>Car parking</p>	
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	<p>The site is car free except for four disabled parking bays, which is welcomed in line with London Plan policy T6 (Car parking). TfL supports car club membership being provided for all new residents within the borough rather than providing general parking. All residents should be excluded from being eligible from apply for local on street controlled parking zones and TfL would support either a new CPZ be introduced in the area or if the existing St Luke's CPZ is extended to the streets surrounding the development.</p> <p>TfL requests all disabled parking proposed is provided with active electrical vehicle charging point provision from the outset. This should be secured via condition.</p> <p>Buses</p> <p>Table 13 of the Healthy Streets TA (attached) estimates 59 total daily trips by bus. However, the mode share for Underground trips is 25%, despite Highgate station being over a 15-minute walk from the site. TfL is therefore concerned that bus trips are underestimated, and Underground journeys may include bus journeys to Highgate station. The Healthy Streets TA has not factored in any linked trips.</p> <p>If all Underground trips were allocated to the bus network, there would be an additional 10 outbound trips in the AM peak hour and 4 trips arriving in the PM peak hour. Despite this underestimation, TfL is satisfied that this development will not generate enough demand to warrant seeking funding for capacity enhancements on the 43 or 134, and therefore complies with London Plan policies T3 (Transport capacity, connectivity and safeguarding) and T4 (Assessing and mitigating transport impacts).</p> <p>Servicing</p> <p>A framework Delivery and Servicing Plan (DSP) is included within the Healthy Streets TA. 22 daily servicing trips are anticipated with a loading bay and turning facility proposed on the internal access road ensuring vehicles can access and egress onto the Woodside Avenue, which is welcomed in principle. Despite this, TfL is concerned that the location of the turning facility does not allow enough space for residents of block C to access their building. TfL requests the applicant clarifies this and demonstrates adequate space has been provided for pedestrians in these blocks.</p>	
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	<p>A full DSP should be secured via condition.</p> <p>Construction</p> <p>The site has frontage onto Muswell Hill Road, where 2 bus routes run. TfL requests the applicant's construction methodology is provided prior to the application being determined by the council. The construction logistics for the site should avoid impacting on these routes. If bus routes have to be diverted at any point during construction, there may be a service charge.</p> <p>A full Construction Logistics Plan should be secured via condition and discharged in consultation with TfL prior to construction commencing.</p> <p>Overall, TfL requests the above is clarified prior to supporting this application.</p>	
Thames Water	<p>Waste Comments</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email:</p>	<p>Comments have been taken into account. The recommended conditions and informatives will be secured.</p>

	<p>developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments</p> <p>The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must</p>	
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	<p>be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk</p> <p>The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9</p>	
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	<p>litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes</p> <p>Supplementary Comments</p> <p>This site is affected by wayleaves and easements within the boundary of or close to your site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development in more detail, the applicant should contact Developer Services - https://www.thameswater.co.uk/developers</p>	
Health and Safety Executive	<p>HSE is the statutory consultee for planning applications that involve or may involve a relevant building.</p> <p>Relevant building is defined as:</p> <ul style="list-style-type: none"> • contains two or more dwellings or educational accommodation and • meets the height condition of 18m or more in height, or 7 or more storeys <p>"Dwellings" includes flats, and "educational accommodation" means residential accommodation for the use of students boarding at a boarding school or in later stages of education (for definitions see article 9A(9) of the Town and Country Planning</p>	Comments have been taken into account.

	<p>Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order</p> <p>However, from the information you have provided for this planning application it does not appear to fall under the remit of planning gateway one because the tallest building in the development is 16.75m (6 storeys).</p> <p>Please also note for future reference a fire statement should be provided by the developer as part of their planning application for relevant buildings. Further guidance on Fire safety and high-rise residential buildings (from 1 August 2021) is available here. Please do not reply directly to the sender of this email but use the mailbox planninggatewayone@hse.gov.uk and our reference number (pgo-0604); this will ensure your query is promptly dealt with.</p> <p>Once again thank you for your email, if you require further advice, please do not hesitate to contact the planning gateway one team.</p>	
London Fire Brigade	<p>Initial comments:</p> <p>The Commissioner is satisfied with the proposals for fire fighting access. Subject to confirmation that block C has adequate turning facilities</p> <p>Additional comments:</p> <p>The fire fighting access would be considered acceptable</p>	Comments have been taken into account.
Historic England (GLAAS)	<p>Recommend Archaeological Condition(s)</p> <p>Thank you for your consultation received on 23 September 2021.</p> <p>The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.</p>	Comments have been taken into account. The recommended condition will be secured.

	<p>NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.</p> <p>The planning application lies in an area of archaeological interest.</p> <p>If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public</p> <p>I am grateful for the archaeological desk-based assessment submitted by the applicants prepared by Wessex Archaeology.</p> <p>The application site lies immediately adjacent to the Tier 1 Archaeological Priority Area in the borough defined by current knowledge of the extent of the late iron age and early Roman kilns part excavated in the north of Highgate Wood fifty years ago and also by the undated, possibly prehistoric earthworks close by them. This location, at the watershed between the Lea and Brent valleys, appears to have attracted past human activity over a long period.</p> <p>The north of the application has likely had its archaeological potential recued by the cutting of the former Alexandra Park railway branch line, now infilled. This impact does not extend into the south of the site however and buried archaeological remains comprising deeply cut features lower than the surface of the natural clay geology, such as pits and ditches, may be expected here.</p> <p>I have looked at this proposal and at the Greater London Historic Environment Record. I advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a two stage archaeological condition could provide an acceptable safeguard. This would</p>	
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	<p>comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.</p> <p>NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.</p> <p>I therefore recommend attaching a condition as follows:</p> <p>No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.</p> <p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>B. Where appropriate, details of a programme for delivering related positive public benefits.</p> <p>C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set</p>	
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	<p>out in the stage 2 WSI.</p> <p>Informative:</p> <p>Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p>This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this precommencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.</p> <p>I envisage that the archaeological fieldwork would comprise the following:</p> <p>Evaluation</p> <p>An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.</p>	

<p>Metropolitan Police Designing Out Crime Officer</p>	<p>We have met with the project Architects to discuss Crime Prevention and Secured by Design at both feasibility and pre-application stage and have discussed our concerns and recommendations around the design and layout of the development. The Architects have made mention in the Design and Access Statement referencing design out crime or crime prevention and have stated that they will be working in close collaboration with DOCOs to ensure that the development is designed to reduce crime at detailed design stage. At this point it can be difficult to design out fully any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily be mitigated early if the Architects/Developers ensure the ongoing dialogue with our department continues throughout the design and build process. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity.</p> <p>The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p><u>Section 2 - Secured by Design Conditions and Informative:</u></p> <p>In light of the information provided, we request the following Conditions and Informative:</p> <p><u>Conditions:</u></p> <p>Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.</p> <p>The development shall only be carried out in accordance with the approved details.</p>	<p>Comments have been taken into account. The recommended conditions and informatives will be secured.</p>
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	<p>Prior to the first occupation of each building, or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.</p> <p><u>Informative:</u></p> <p>The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available Free of Charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813</p>	
City of London	<p>The City of London Corporation has no comments to make on the principle of development, land use, scale or matters of design. However, as raised previously, the site abuts the northern boundary of Highgate Wood and the City of London Corporation would seek to ensure that the effects of construction and operation of the development would have no material impact on the existing ecology or environmental quality of the Wood itself. There are a number of issues that arise as a result:</p> <ul style="list-style-type: none"> • Boundary Treatment- as previously stated, the City's preference would be for the southern boundary of the development to have limited environmental impact; with the preference being for a close-boarded fence or similar, with minimal footings required to ensure that any impact on existing flora or root systems is minimised. A suitably worded condition requiring approval of the details of boundary treatment at the southern edge of the site could address this concern and we would request that the City Corporation are consulted when an application is made to determine this condition. • External illumination – the preservation of the habitat of existing bat colonies in Highgate Wood is a key concern to the City Corporation. The scheme will likely alter the levels of illumination on the northern edge of the Wood; however, to limit the effects of this on the existing bat population, the City Corporation would request that a Condition is added which prevents the siting or use of externally 	<p>Comments have been taken into account. The recommended conditions and informatives will be secured.</p>

	<p>mounted illumination on buildings or within gardens of the two dwellings proposed in the southwest corner of the site.</p> <ul style="list-style-type: none"> • Construction Management – The City of London Corporation has not had sight of the Construction Management Plan and this would be expected to be required through S.106 or Condition. The City Corporation would request that provisions are made explicit within the wording of a condition to ensure that the City Corporation Ecologist is consulted during the preparation of the CMP and measures are put in place which states how the contractor will ensure that there will be no adverse impact on the ecology or environment of Highgate Wood during the construction phase. • Ongoing Maintenance – there are a number of large trees in Highgate Wood in close proximity to the south western boundary of the development site. Statutory protections are in place for these trees by virtue of the Highgate and Kilburn Open Spaces Act of 1886 and we would suggest that any informative is placed on any decision if granted which advises the developer to ensure that future residents are mindful of this legislation and engage with the City of London Corporation before undertaking any works to trees located in the Wood, the branches of which may oversail their property. 	
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Appendix 4 - Summary of Representations

LOCAL REPRESENTATIONS:	Summary of objection	Response
<p>244 INDIVIDUAL RESPONSES</p> <p>229 IN OBJECTION</p> <p>15 IN SUPPORT</p>	<p>Material planning considerations</p> <ul style="list-style-type: none"> Overdevelopment of the site Underdevelopment of the site allocation Excessive size, scale and massing 	<p>The site has been identified for new residential development as part of Site Allocation SA51 and is currently underutilised. The development would be only marginally greater in height than other buildings in the area and proposed residential amenity is of a very good quality. There are no significant negative impacts from the proposal. As such, the development would not constitute overdevelopment of the site.</p> <p>It has not been possible to incorporate the whole of the Site Allocation SA51 area into the development land parcel. An indicative masterplan has been provided with the application that demonstrates the site allocation objectives can still be achieved through the proposed development and through the potential redevelopment of the remaining land in the future.</p> <p>The development would not be significantly greater in height than other properties nearby and would optimise the development of the application land parcel as required by London Plan Policy D3.</p>

	<ul style="list-style-type: none"> • Excessive height • Inappropriate design • Out of keeping with local character • Negative impact on nearby conservation area • Increased overshadowing 	<p>As per comments above, the height is not significantly greater than other properties in the vicinity.</p> <p>The contemporary design is a response to the site circumstances including topography and the proposed housing tenure and mix, as well as the high level of sustainability. Local character and materiality has been integrated into the design. The design is supported by the Quality Review Panel and the Council's Design Officer and has been thoroughly assessed and rationalised through the pre-application process.</p> <p>Local character and materiality has been taken into account and features integrated into the development design. The design is supported by the Quality Review Panel and the Council's Design Officer and has been thoroughly assessed and rationalised through the pre-application process.</p> <p>The Conservation Officer supports the development and has stated that there would be only a low level of less than substantial harm to the conservation area, which is outweighed by the benefits of the scheme overall in this instance.</p> <p>There are no public amenity spaces or residential garden areas within 20 metres to the north, east</p>
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	<ul style="list-style-type: none"> • Increased overlooking • Loss of privacy 	<p>or west of the development. Therefore, no overshadowing of such spaces would occur.</p> <p>Separation distances to neighbouring properties are at least 20 metres to the north and east and 15 metres to the south. The nearest proposed units on the southern side of the development face east-west and thus direct overlooking would be minimised towards the south. These distances and the orientation of the building prevents an excessive degree of overlooking.</p>
	<ul style="list-style-type: none"> • Overlooking to school 	<p>Overlooking towards the school has been designed out through increased windows cill heights and solid boundary treatments on the western side of Block B and the provision of integrated kitchen worktops and other furniture which means occupiers of those units cannot stand immediately adjacent to their windows on the western side of their properties.</p>
	<ul style="list-style-type: none"> • Excessive noise 	<p>The proposed residential development, given the urban nature of the locale and its siting adjacent to a main road, would not increase noise levels significantly enough to result in disturbance to existing properties in the area.</p>
	<ul style="list-style-type: none"> • Excessive pollution 	<p>The site is not anticipated to generate a significant number of vehicle movements on local</p>

	<ul style="list-style-type: none"> • Lack of parking • Lack of infrastructure for electric vehicles • Increased traffic congestion • Loss of highway safety • Increased flooding • Lack of drainage • Loss of trees and negative impact on retained trees • Lack of urban greening • Lack of appropriate play equipment 	<p>roads. As such, any pollution from the development would be minimal.</p> <p>The site provides parking for disabled occupiers and any additional parking demand could be readily accommodated on surrounding streets.</p> <p>All new parking spaces would cater for electric vehicles.</p> <p>The site is not anticipated to generate a significant number of vehicle movements on local roads. The installation of double yellow lines would make the new vehicle access safer than the existing by improving sightlines.</p> <p>The site is not in a flood risk zone and surface water run-off would be filtered and attenuated through the installation of a series of sustainable urban drainage systems.</p> <p>Many more trees would be planted than removed. None of the trees on site are formally protected. Retained trees would be protected during construction.</p> <p>The proposed provision of urban greening exceeds the level required by London Plan Policy G5.</p>
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	<ul style="list-style-type: none"> • Lack of access to nearby woodland • Negative impact on adjacent woodland and green chain link • Negative impact on biodiversity and ecology • Increased number of pedestrians • Increased demand for local services 	<p>The proposed provision of play areas and equipment meets the requirements of London Plan Policy S4. This will be secured by condition.</p> <p>The adjacent wood has a dedicated access onto Muswell Hill Road. Connectivity between this access and the surrounding streets would be improved through the provision of steps to Parkland Walk from Woodside Avenue and other improvements including the provision of a new handrail to the existing ramp.</p> <p>The only Block C – two houses - would back onto Highgate Wood. Blocks A and B would be well separated from it. The City of London own and manage Highgate Wood and have raised no objections to the proposed development subject to conditions.</p> <p>The development would provide a net gain in biodiversity and would ensure that ecology is protected and improved through a range of measures. Council's Nature Conservation Officer has raised no objections to this, subject to conditions.</p> <p>A greater number of pedestrians in the local area would increase natural surveillance and help to support local businesses and is not anticipated to create any significant negative impacts.</p>
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	<ul style="list-style-type: none"> Negative impacts from construction works Resident comments have not been fully considered 	<p>Local services including schools and medical facilities are anticipated to be sufficient for the increase in people expected to reside within this new development.</p> <p>Construction works are temporary and will be controlled by condition. Any contractors will be expected to accord with the requirements of the Considerate Constructors Scheme and this will be secured by condition.</p> <p>The applicant's Statement of Common Ground set out that he views of residents have been considered through an ongoing process of engagement during the pre-application period, in addition to the formal consultation process undertaken as part of this full planning application.</p>
	<p>Non-planning considerations</p> <ul style="list-style-type: none"> Loss of a private view Impact on property values 	<p>The loss of a private view is a private matter and is not a material planning consideration that is taken into account as part of the planning process.</p> <p>The impact of new development on existing property values is a private matter and is not a material planning consideration that is taken into account as part of the planning process.</p>

	<ul style="list-style-type: none"> • Procedural matters • Files not visible online 	<p>This application process has followed standard planning procedure and has not deviated from the normal planning practices in any way.</p> <p>Council Officers have checked the online web page for this application and document files are available to view and download.</p>
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Appendix 5 – QRP Reports

Panel Review 1

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Haringey Quality Review Panel

Report of Formal Review Meeting: Cranwood House

Wednesday 5 February 2020

River Park House, 225 High Rd, Wood Green, London N22 8HQ

Panel

Peter Studdert (chair)

Esther Everett

Phyllida Mills

Craig Robertson

Lindsey Whitelaw

Attendees

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Philip Elliot	London Borough of Haringey
Ian Pinamonti-Hyde	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

John McRory	London Borough of Haringey
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Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name

Cranwood House, Cranwood Woodside, Highgate, London N10 3JH

2. Presenting team

Peter Exton	London Borough of Haringey
Sadhbh Ní Hógáin	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Jo McCafferty	Levitt Bernstein Associates Limited
Chris Lomas	Levitt Bernstein Associates Limited
Andrew McKay	Levitt Bernstein Associates Limited

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The application site lies within Site Allocation Development Plan Documents (SA51 – Cranwood Care Home) which provide for redevelopment comprising new residential development and improved connections linking Highgate Wood and the Parkland Walk. The site is 0.43 hectares and has a Public Transport Accessibility Level (PTAL) rating of two with a forecasted rating of three for 2021. It contains a vacant care home to the north of the site and a row of low-rise (predominantly) Council-owned housing to the south. Highgate Wood, a designated Historic Park, Strategic Local Open Land and Site of Importance for Nature Conservation (Borough Grade II) adjoins the site's southern boundary. The southern boundary of the Muswell Hill Conservation Area is located on the opposite side of Woodside Avenue immediately to its north. St James Church of England Primary School and its playground adjoins the western boundary, with Muswell Hill Road and the Parkland Walk subway link abutting the site's eastern boundary.

The Council has embarked on an ambitious Council Housing Delivery Programme and this site could help to deliver a sizable proportion of the 1,000 homes that the Council has committed to building by 2022. Planning officers sought the panel's consideration of the proposed block / building heights, massing and the design quality of the scheme; its relationship to the surrounding area and heritage assets; the public realm proposals and linkages between Highgate Wood, the Parkland Walk and the north / northeast of the site; and the legibility of the scheme on approach to the site and within it.

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The scheme presented to the panel is for the whole site; however, the site is likely to come forward in phases and the consequent planning application will be for part of the site and the remainder will be presented as a masterplan for the whole site, in line with the site allocation, in the Design and Access Statement.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to consider the proposals for Cranwood House at an early stage. It recognises the level of thought shown in the design process so far but considers that the brief for the development is over-ambitious. The site sits on a key corner opposite the Muswell Hill Conservation Area and adjacent to Highgate Woods, so achieving an appropriate scale, massing and texture for the development must be given the highest priority if Policy DM1 of the Haringey Development Management DPD is to be met (see Appendix below).

As the scheme continues to evolve, the panel considers that the massing of the buildings fronting onto Muswell Hill Road and Woodside Avenue should be reduced significantly in order to respond better to the neighbouring context. It would also encourage a rethink of the role and nature of the central space within the site, and of the location of the pedestrian route that will link the Parkland Walk to Highgate Wood.

The architectural expression of the scheme, which is currently generic and anonymous, must draw on the special character of Muswell Hill, which implies a varied roofscape, contrasting materials and rich detailing. The panel commends the aspiration to design the buildings to Passivhaus standards and feels that the scheme could be an exemplar in this regard. Further information on the panel's view is provided below.

Massing and development density

- The site sits at a prominent junction between the Muswell Hill Conservation Area to the north and Highgate Woods to the south. Its immediate context is defined by richly-detailed three storey Edwardian townhouses to the north and east, and a more plain four storey parade of shops to the south. In the panel's view, an important constraint is the need to protect the glimpsed view of Highgate Woods on the horizon when approaching the site from the north down Muswell Hill Road.
- Given this context, the panel considers that the scale and massing of the scheme proposed is wholly inappropriate. The height of two largest Buildings A and B will probably need to be reduced by at least two storeys, and the reduced massing will need to be carefully articulated to protect views of Highgate Woods. The scale of the more modest Buildings C and D adjacent to the school is considered to be broadly acceptable.

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- The design team is therefore encouraged to explore other options for the massing of the development, and the Borough, as the client, is encouraged to scale back its ambition for the site to enable an appropriately-scaled development to come forward.
- Some panel members suggested that it might be possible to increase storey heights towards the rear (western) edge of the site, adjacent to the woods and the school, which would provide residents with views to the woodland and across the roofs to the east and south. While it was suggested that taller development adjacent to schools can be successful – and is not an unusual situation in London – careful modelling to reduce overshadowing of the central space would be required.

Place-making, public realm and landscape design

- The panel understands that the intention is to create a green link across the site that joins the Parkland Walk (from Alexandra Palace) to Highgate Wood.
- It feels that the current brief for the central space within the development is extremely challenging. As a public route, this space would become very compromised in terms of security and amenity space, as the area would be dominated by public pedestrian routes, parking spaces and entrances.
- The panel considers that providing an additional entrance into Highgate Woods directly from the central space is neither necessary nor desirable and would potentially have negative implications for security and management of the development. It would encourage the design team to liaise at an early opportunity with the City of London (which manages and funds Highgate Wood), as it may not even be a realistic or achievable aspiration for the development.
- It would also support a rethink of the role of the space, which would see it shift from a physical link to an ecological link and become a more private amenity space for the residents of the development rather than a route through to the woods beyond. There will potentially be many families living in the development, so optimising the amenity value of the central space for children will be very important.
- The panel feels that the concept of 'rewilding' the central space is interesting, and would encourage the design team to explore further how this might transform into a landscape that reflects 'soft woodland edge', to provide a green area where residents could enjoy the sun – in contrast to the woods which are very shady.
- It would be helpful to better understand the changes in level across the site in section, as this could inform a more responsive interface between the buildings and the landscape.

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- Scope exists to move the parking away from the centre of the space so that the focus is on creating an attractive amenity for residents; in this regard, a centrally located structure for residents to use for social purposes could be an option. The inclusion of a potting shed was supported by the panel.
- The panel understands the aspiration to link the Parkland Walk through the centre of the site but raises a number of concerns. Approaching the site along the Parkland Walk requires entering the underpass (under Muswell Hill Road), with a blind corner at the end adjacent to Building A; this potentially poses security, safety and management issues. The Parkland Walk runs alongside Building A, which will create privacy and security issues for residents where living rooms or bedrooms face onto this route.
- The panel would encourage the design team to clarify priorities for the Parkland Walk, as this might inform a different approach to its integration within or around the development, and links into Highgate Wood.

Scheme layout, access and integration

- The panel feels that a further iteration of the scheme layout will be necessary, as the role and location of the pedestrian routes and open spaces evolve further.
- The panel welcomes the level of thought that has gone into the design of the individual blocks but feels that scope for improvement of the configuration of the units and the circulation areas remains. In particular, the layout of Building A (onto Woodside Avenue) would be improved by avoiding deck access fronting onto the street, as deck access on a main road frontage is not typical of this area and could create nuisance to local neighbours from lighting at night.

Architectural expression

- The panel would support further exploration of the local architectural context. It would welcome an approach to architectural expression that reflects the local distinctiveness of Muswell Hill, rather than the bland and generic elevational treatment shown in the current proposal.
- For instance, visual cues from local mansion blocks could be used to create a fluid language for the development – contemporary but complementing the local vernacular.
- The panel points out that enriching the exterior of the scheme in its detail, tone and contrasts can be achieved within a reasonable budget. It is confident that the design team can meet this challenge and achieve something distinctive for this important site.

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Design for inclusion, sustainability and healthy neighbourhoods

- The panel commends the ambition to design the development to Passivhaus standards and feels that the Cranwood House development has the potential to be an exemplar scheme for the wider industry.

Next steps

The Quality Review Panel would welcome a further opportunity to review the proposals and adds that panel continuity at the next review will be extremely important. It highlights a number of points for consideration by the design team, in consultation with Haringey officers.

Appendix: Haringey Development Management DPD**Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards**Character of development**

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

Panel Review 2

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Haringey Quality Review Panel

Report of Formal Review Meeting: Cranwood House

Wednesday 26 August 2020

Panel

Peter Studdert (chair)
Esther Everett
Craig Robertson
Tim Pitman
Lindsey Whitelaw

Attendees

Robbie McNaugher	London Borough of Haringey
Philip Elliot	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Kyriaki Ageridou	Frame Projects
Sarah Carmona	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
John McRory	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Ian Pinamonti-Hyde	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Sadhbh Ní Hógáin	London Borough of Haringey

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2

1. Project name

Cranwood House, Cranwood Woodside, Highgate, London N10 3JH

2. Presenting team

Peter Exton	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Jo McCafferty	Levitt Bernstein Associates Limited
Matt Flannery	Levitt Bernstein Associates Limited
Andrew McKay	Levitt Bernstein Associates Limited
Marcus Ball	Levitt Bernstein Associates Limited

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The application site lies within Site Allocation Development Plan Documents (SA51 – Cranwood Care Home) which provide for redevelopment comprising new residential development and improved connections linking Highgate Wood and the Parkland Walk. The site is 0.43 hectares and has a Public Transport Accessibility Level (PTAL) rating of two with a forecasted rating of three for 2021. It contains a vacant care home to the north of the site and a row of low-rise (predominantly) Council-owned housing to the south. Highgate Wood, a designated Historic Park, Strategic Local Open Land and Site of Importance for Nature Conservation (Borough Grade II) adjoins the site's southern boundary. The southern boundary of the Muswell Hill Conservation Area is located on the opposite side of Woodside Avenue immediately to its north. St James Church of England Primary School and its playground adjoins the western boundary, with Muswell Hill Road and the Parkland Walk subway link abutting the site's eastern boundary.

The Council has embarked on an ambitious Council Housing Delivery Programme and this site could help to deliver a sizable proportion of the 1,000 homes that the Council has committed to building by 2022. Planning officers sought the panel's consideration of the revised block / building heights, massing and the design quality of the scheme; its relationship to the surrounding area and heritage assets; the public realm proposals and linkages between Highgate Wood, the Parkland Walk and the north / northeast of the site; and the legibility of the scheme on approach to the site and within it.

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The scheme presented to the panel excludes the row of terraced homes that abut the wood. The current proposal seeks to retain these homes and only redevelop the land where the former care home is currently located. The proposals still show the potential future redevelopment of the row of homes within the southern part of the allocation as this is required by policy; however, this is only shown for indicative purposes.

5. Quality Review Panel's views*Summary*

The Quality Review Panel welcomes the opportunity to consider the evolving proposals for Cranwood House. It recognises the level of thought shown in the design process so far, and considers that the design team have done a very good job of addressing the concerns that were raised by the panel at the previous review. The panel feels that the proposals are coming together really well.

The site is located on a key corner opposite the Muswell Hill Conservation Area and adjacent to Highgate Wood. The panel supports the aspiration for the development, in addition to the reduced scale of the amended proposals. It welcomes the removal of the proposed additional pedestrian access into Highgate Wood, and supports the approach to make the courtyard function primarily as an amenity space for the residents.

The panel is generally supportive of all the broad principles of the scheme, in terms of the scale, massing, architectural expression, public realm and landscape design. However, it feels that scope remains for refinement of some of the details, especially in terms of the landscape design, the architectural expression and roofscape, and the detailed configuration of some of the units. The panel commends the aspiration to design the buildings to Passivhaus standards and feels that the scheme could be an exemplar in this regard.

The panel understands that Building A has been designed in greater detail than Buildings B and C, for which there is limited information at this stage. It notes that the review focuses primarily on the design of Building A. The panel would like to see further details of Buildings B and C at a further review, when these are available. Further information on the panel's view is provided below.

Massing and development density

- The site sits at a prominent junction between the Muswell Hill Conservation Area to the north and Highgate Wood to the south. Its immediate context is defined by richly-detailed three storey Edwardian townhouses to the north and east, and a more plain four storey parade of shops to the south.
- The panel feels that the reduction in scale as outlined in the current proposals works well. The loss of two storeys in Building A onto Muswell Hill Road

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results in the appearance of a five storey building, with an additional storey at the lower level in the courtyard to bring it to six storeys in total. The panel feels that this is appropriate for the site's location.

- The scale of Building B works well, as it mediates between the scale of the block onto Muswell Hill Road and the scale of the school adjacent. The scale of Building C could potentially be increased by a storey, which could help to set a new scale - and also typology - for any future redevelopment of the terraces adjacent.
- While accepting that the partial view of Highgate Wood behind the development is not formally recognised or protected, the panel feels that having a glimpsed visual link in some way to the trees beyond is important, when approaching the site from the north down Muswell Hill Road. Retaining a glimpsed view between the separate buildings within the site might be a successful way of preserving a visual link.

Place-making, public realm and landscape design

- The panel welcomes the removal of the proposed additional pedestrian access into Highgate Wood from within the site, and supports the approach to make the courtyard function primarily as an amenity space for the residents.
- It would like to see more detail about the design and landscape proposals for the central courtyard space – and it would encourage the design team to be more explicit about the intended uses and activities that will occur within the different parts of the space.
- There will potentially be many families living in the development, so optimising the amenity value of the central space for children will be very important. In this regard, the panel would encourage the design team to establish a more integrated and responsive play strategy that also looks beyond the site to the different types of existing play provision in the area.
- Consideration of how a child would use the space is important, alongside identifying potential opportunity for doorstep play. While Highgate Wood is close at hand, this is not always an appropriate place for all ages to play, so good amenity play on site is required. The panel notes that the opportunity exists to create interesting natural play on the woodland edge bank.
- The panel understands the design team's aspiration to increase footfall, activity and natural surveillance at the junction of the underpass and the site, through the inclusion of steps up to pavement level on Muswell Hill Road, but notes that this will also reduce the level of greenery and tree cover at this important edge of the site. Further consideration of how to incorporate or retain further trees and greenery would be supported.

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- Careful consideration of how to design the landscape and public realm to enhance the privacy of the accommodation in Building A that faces onto the pedestrian route and stairs would also be welcomed.

Scheme layout

- The panel supports the work that has been undertaken to adjust and refine the broader configuration and more detailed layout of the proposals, and feels that generally it has been very successful.
- While at the previous review the panel expressed some concerns about the inclusion of deck access to some of the blocks within the development, it now feels very reassured by the evolving detail and design of the circulation, and thinks that the deck access could work well, subject to some further refinement.
- The panel notes that the decks provide access to limited numbers of units per floor, and they also include bays and seating areas, which are potentially very positive. However, at a detailed level it would encourage some further consideration of the design of the deck area, especially in terms of achieving a good level of privacy outside bedroom windows that face onto the deck.
- In addition, careful design and integration of the deck lighting within the soffit should minimise nuisance at night-time.
- Further consideration of the floor plans of the individual dwellings would also be supported, to ensure that there is enough generosity, especially within kitchen / dining / living areas, access to balcony areas, and storage space. Some of the current plans seem a little constrained in this regard, especially within the maisonettes onto Woodside Avenue. It would ideally like to see a width of more than three metres for the dining / kitchen areas.
- The panel welcomes the inclusion of a generous bicycle store, and would encourage the design team to consider additional security measures for accessing the bike store. One option to explore could include locating a ramped bicycle store access from the rear of the building, in the courtyard.

Architectural expression

- The panel welcomes the thorough site and context analysis, but would also encourage the design team to explore contemporary precedents of the mansion block typology for additional inspiration.
- The architectural expression of the current scheme looks very promising; however the panel feels that there is scope for some further refinements.

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- It welcomes the approach to the articulation of the two types of bays, and the potential – in some parts of the development - to 'read' each individual dwelling externally through different visual cues.
- The panel would also encourage the design team to increase the ground floor storey heights to 2.6m (floor to ceiling), to avoid the lowest levels appearing visually 'squashed'.
- It highlights that within the local context, bay windows do not always extend to the top storey, and that this approach would be very interesting to explore within the scheme. It would allow the removal of the roof of the 'bay' device within the deck access, which could be open to the sky, which would also reduce the visual perception of the building's bulk.
- At a detailed level, it also notes that some of windows at top floor level have high sills; and it would encourage the design team to incorporate lower sills, which would enable much better views.
- The panel welcomes the generous entrance into Building A that provides a good view to the parkland walk; however, as it is largely glazed it has a very 'commercial' feel. It would encourage the design team to include craftsmanship elements at the entrance, to provide texture and interest at a more human scale. Pottery elements would work well, and would provide a link back to the site's heritage.
- At roof level, the panel notes that inset dormers are not characteristic of the area, and it wonders whether further work could explore the possibility of a greater level of exuberance and interest within the form or detail of the roof. Currently, the panel feels that the roofscape lacks interest and articulation.
- The opportunity exists to defray additional expenditure on roofscape articulation through a simpler roofline on Woodside Avenue, removing the top balconies.
- The panel would like to see more information about Buildings B and C; and notes that the flank walls to Buildings B and C are potentially prominent.

Design for inclusion, sustainability and healthy neighbourhoods

- As at the previous review, the panel commends the ambition to design the development to Passivhaus standards and feels that the Cranwood House development has the potential to be an exemplar scheme for the wider industry.

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Next steps

The Quality Review Panel highlights a number of points for consideration by the design team, in consultation with Haringey officers. It would welcome a further opportunity to review the proposals - either as a full panel review or as a chair's review - especially additional information for blocks B and C, the smaller flatted block and the new terrace proposals. Panel continuity at the next review will be extremely important.

Appendix: Haringey Development Management DPD**Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards**Character of development**

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

Panel Review 3

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Haringey Quality Review Panel

Report of Chair's Review Meeting: Cranwood House

Wednesday 02 December 2020
Video Conference

Panel

Peter Studdert (chair)
Phyllida Mills

Attendees

Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Katerina Koukouthaki	London Borough of Haringey
Philip Elliot	London Borough of Haringey
Sarah Carmona	Frame Projects
Hanako Littlewood	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Ian Pinamonti-Hyde	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name

Cranwood House, Cranwood Woodside, Highgate, London N10 3JH

2. Presenting team

Sadhbh Ní Hógáin	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Jo McCafferty	Levitt Bernstein Associates Limited
Matt Flannery	Levitt Bernstein Associates Limited
Andrew McKay	Levitt Bernstein Associates Limited
Marcus Spaul	Levitt Bernstein Associates Limited

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The application site lies within Site Allocation Development Plan Documents (SA51 – Cranwood Care Home) which provides for redevelopment comprising new residential development and improved connections linking Highgate Wood and the Parkland Walk. The site is 0.43 hectares and has a Public Transport Accessibility Level (PTAL) rating of two with a forecasted rating of three for 2021. It contains a vacant care home to the north of the site and a row of low-rise (predominantly) Council-owned housing to the south. The scheme presented to the panel excludes the row of terraced homes that abut the wood. Highgate Wood, a designated Historic Park, Strategic Local Open Land and Site of Importance for Nature Conservation (Borough Grade II) adjoins the site's southern boundary. The southern boundary of the Muswell Hill Conservation Area is located on the opposite side of Woodside Avenue immediately to its north. St James Church of England Primary School and its playground adjoins the western boundary, with Muswell Hill Road and the Parkland Walk subway link abutting the site's eastern boundary.

Officers would welcome the panel's views on the overall design quality of the scheme and especially the detailed design of Buildings B and C, and the deck area to Building A. In addition, comments on the amenity value of the central space and the wider play strategy, and the development's relationship to the surrounding area and heritage assets, would be valuable.

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5. Quality Review Panel's views*Summary*

The Quality Review Panel welcomes the opportunity to consider the scheme for Cranwood House as it continues to evolve. It feels that the proposals are coming together well, and it commends the attention to detail that is articulated within the drawings. The panel is supportive of the approach to scale, massing, architectural expression, public realm and landscape design. The proposals strike a successful balance between respecting the scale of the local context while optimising the development potential of the site for much-needed housing. Proposed public realm improvements to the pedestrian route running adjacent to the site along Muswell Hill Road, linking the Parkland Walk (North) to Highgate Wood, will represent a significant benefit to the local community. The panel also applauds the aspiration to design the buildings to Passivhaus standards and feels that the scheme could be an exemplar in this regard.

As design work continues, scope remains for refinement of some aspects at a detailed level: the architectural detail at eaves/parapet level of Buildings A, B and C; the three-dimensional design of the gallery/deck spaces, including lighting design; and the design of the public realm and the interface with private areas. Opportunities to further adopt and reinforce links to local heritage within the detailed design of materials and elements would also be welcomed.

The panel offers warm support for the scheme, subject to resolution of the detailed points outlined below.

Massing and development density

- While the height of the development's frontage onto Muswell Hill Road is greater than the prevailing height in the locality, the development sits below pavement level, in the former railway cutting, which reduces the visual impact on the street. The proposals strike a successful balance between respecting the scale of the local context while optimising the development potential of the site.
- The panel welcomes the increase of an additional storey to the two new townhouses (Building C), bringing them to three storeys in height.

Place-making, public realm and landscape design

- The panel commends the detailed landscape designs, although it feels that further attention could be given to the thresholds between private and public space. The way in which these are 'graded' through the design of the landscape - from planters on the edge of plots, to gardens and the courtyard - will help to make a high-quality, liveable environment.

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- The panel notes that the landscape within and around the site will need to be well maintained and managed. Careful consideration and management of parking provision will also be required. Including electric vehicle charging points within the parking spaces may be prudent.
- The creation of a high quality pedestrian route along the edge of the site at Muswell Hill Road will represent a real benefit to the local community. This also offers an opportunity to rationalise - and minimise - existing street clutter, such as the utility boxes located near the main entrance.
- Provision of a new wall/parapet on Muswell Hill Road, together with high quality planting, will enhance the streetscape and will offer further opportunities to reinforce links to the heritage of the site. This could include signage or motifs that celebrate the Parkland Walk, or the route of the former railway.

Scheme layout and architectural expression

- The scheme layout and architectural expression of the current proposals are promising, although scope for refinement at a detailed level remains.
- Further refinement of the gallery/deck areas would help to create well-designed areas that have good levels of natural daylight and allow views through into the courtyard. Adjusting the depth of these gallery spaces (particularly at the junction of the two wings of Building A), through varying or cutting back the overhang of the deck above, would increase the quality and liveability of these areas, and avoid them feeling 'institutional'. Reducing the depth of the deck above the main entrance could also allow for a greater perceived view through to the courtyard, for those entering or passing by.
- As part of this work, breaking the roofline at the junction of the two wings of Building A - through reducing or removing the roof element of the uppermost gallery - would achieve greater visual separation of the two blocks, while 'opening up' the gallery space to the sky.
- The lighting design of the deck and gallery areas should also be very carefully considered, to avoid nuisance to neighbours. A view of the proposals at night-time – particularly along Woodside Avenue - should be submitted as part of the application, to illustrate the lighting design strategy.
- The panel welcomes the use of different textures and enriched details that reference the local area within the architectural expression. Further opportunities for incorporating visual clues to the site's heritage would be supported. This could include the choice of materials, the use of motifs, text or signage, and the design of gates and balconies.

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- Further refinement of the precast concrete band at the top of the balconies and bays would be supported, to ensure that it does not obscure the brick details at eaves level when seen from below. It will be a visually prominent feature of the building and finding ways to soften or articulate its appearance of this element would be beneficial.
- The parapet detail on the two new town-houses (Building C) is currently very simple, and the panel feels that this would benefit from further articulation or detail to help reinforce the visual links between the townhouses and Buildings A and B.
- Overall, the attention to detail within the scheme is highly commendable; it is important that the emphasis on high-quality materials and details is retained throughout the technical design and construction process. The panel would support officers achieving this through planning conditions.

Design for inclusion, sustainability and healthy neighbourhoods

- As at the previous review, the panel commends the ambition to design the development to Passivhaus standards and feels that the Cranwood House development has the potential to be an exemplar scheme for the wider industry.
- It understands that achieving these standards has informed the choice of materials, especially at roof level where the use of contemporary materials and detailing will enable substantial levels of insulation within the mansard roof.

Next steps

The Quality Review Panel highlights a number of detailed design points for consideration by the design team, in consultation with Haringey officers. However, it would also be happy to undertake a final review of the scheme following submission of the planning application, if required.

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Appendix: Haringey Development Management DPD**Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards**Character of development**

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

Appendix 6 – Development Management Forum minutes

Summary of Discussion Topics

- Further consultation required
- Density is excessive
- Height is excessive
- Design is inappropriate
- Internal layouts require further work
- More details on trees required
- Negative impact on Parkland Walk
- Greater mixing of tenures
- Protect Highgate Wood
- Consider impact on bats
- Management of communal areas
- Overlooking towards adjacent school
- Ensure archaeology is fully assessed
- Lack of parking on site
- Hydrological surveys required
- School place availability
- Management of construction works

Appendix 7 – Pre-Application Committee minutes

Summary of Discussion as Recorded in the Printed Minutes

Robbie McNaugher, Planning, provided an overview of the proposal for the demolition of former Cranwood residential care home; and erection of 2 buildings, 1 of 4 storeys and 1 of 8 storeys, to deliver 42 homes. 36 homes (86%) would be affordable Council homes let at council social rent levels. The drawings also identified indicative proposals for a potential further development to the south of the site which satisfied the requirement to masterplan the entire site set out in the site allocation (SA51).

Clerks note: The Chair resolved to suspend standing orders to allow the meeting to continue until 10.15pm.

Councillor Ogiehor addressed the Committee. She supported the need for Council, but felt disappointed that there had been no engagement with Ward Councillors throughout the planning process. Cllr Ogiehor agreed with the QRP assessment that the design did not attempt to complement the street scape.

Councillor Hare addressed the Committee. He requested that a development management forum be set up to allow other partners and organisations to be consulted on the scheme. The local area was an important wildlife area, and the application would require a full ecological impact assessment.

The Chair requested that officers provide information to local Ward Members who were not Members of the Planning Committee.

Members commented that there was not much detail in the pre-app to be able to give much feedback

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Planning Sub Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2021/3481**Ward:** Highgate**Address:** 103-107 North Hill N6 4DP

Proposal: Demolition of existing buildings and redevelopment to provide a new care home (Class C2 - Residential Institution), together with a well-being and physiotherapy centre. The proposed care home includes up to 70 bedrooms, with ancillary hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon, restaurant, cafe, lounge, bar, well-being shop, general shop, car and cycle parking, refuse/recycling storage, mechanical and electrical plant, landscaping and associated works.

Applicant: Mr Mitesh Dhanak Highgate Care Ltd**Ownership:** Private**Case Officer Contact:** Valerie Okeiyi

- 1.1** This application has been referred to the Planning Sub- committee for a decision as it is a major application that is also subject to a section 106 agreement.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme optimises the potential of the site for a new modern care home
- The care home facility would provide 70 bedrooms along with traditional long-term accommodation for senior care (including dementia palliative care), a well-being and physiotherapy centre and an area for residents to recuperate from surgery that will include specialist staff and tailored care;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area;
- The proposed development would preserve and enhance the character and appearance of the Conservation Area and not cause harm to it, it would be a high quality design of an appropriate scale to its context and would respect the visual amenity of the streetscape and locality generally;
- The proposed scheme will be more sustainable and energy efficient than the existing buildings;
- The proposed development would result in the loss of 7 low grade trees but would be replaced with 8 newly planted trees - ensuring there is no net loss off trees. The

8 new trees will form part of a high quality and substantially sized landscaping scheme as part of the proposed development;

- The scheme would provide a number of section 106 obligations

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 06/08/22 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 2.4 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

1. Three years
2. Drawings
3. Materials
4. Boundary treatment and access control
5. Landscaping
6. Lighting
7. Site levels
8. Secure by design accreditation
9. Secure by design certification
10. Land Contamination
11. Unexpected Contamination
12. NRMM
13. Demolition/Construction Environmental Management Plan
14. Combustion and Energy Plant

15. Combined Heat and Power (CHP) Facility
16. Construction ecological Management Plan
17. Landscape Ecological Management and Maintenance Plan
18. Tree Protection Plan
19. Arboricultural method Statements
20. Landscape Plan and aftercare programme
21. Energy strategy
22. Gas boilers
23. Overheating
24. Living roof
25. BREEAM Certification
26. Movement monitoring (Basement development)
27. Construction Management Plan (Basement development)
28. Cycle Parking
29. Construction Logistics Plan
30. Gym restriction
31. Outpatients facility
32. Satellite antenna
33. Kitchen Extract
34. Restriction to use class
35. Restriction to telecommunications apparatus
36. Fire safety
37. Plant noise

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Asbestos
- 8) Secure by design
- 9) Thames Water underground assets
- 10) Water pressure
- 11) Ramps

Section 106 Heads of Terms:

1. Section 278 Highway Agreement

- Reinstatement of redundant crossover in North Hill at the former access, and meet all of the Council's costs

2. Sustainable Transport Initiatives

- Monitoring of travel plan contribution of £2,000 per year for a period of 5 years
- £20,000 towards parking management measures
- £4,000 towards permit free with respect to the issue of Business Permits for the CPZ

3. Carbon Mitigation

- Be Seen commitment to uploading energy data
- Energy Plan and Sustainability Review
- Estimated carbon offset contribution (and associated obligations) of £404,700 plus a 10% management fee

4. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan

- Provision of a named Employment Initiatives Co-Ordinator;
- Notify the Council of any on-site vacancies;
- 20% of the on-site workforce to be Haringey residents;
- 5% of the on-site workforce to be Haringey resident trainees;
- Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
- Provide a support fee of £1,500 per apprenticeship towards recruitment costs.

5. Monitoring Contribution

- 5% of total value of contributions (not including monitoring);
- £500 per non-financial contribution;
- Total monitoring contribution to not exceed £50,000

2.5 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.6 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

1. The proposed development, in the absence of a legal agreement securing 1) Section 278 Highway Agreement for reinstatement of redundant crossover in North Hill at the former access and meet all of the Council's costs. 3) A contribution towards parking management measures. 4) A contribution towards permit free with

respect to the issue of Business Permits for the CPZ. 5) Implementation of a travel plan and monitoring free would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32, DM48 and Highgate Neighbourhood Plan Policies TR3 and TR4.

2. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
 3. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.
- 2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION/PLANNING CONDITIONS & INFORMATIVES

APPENDICES:

- | | |
|------------|---|
| Appendix 1 | Consultation Responses – Internal and External Consultees and Neighbour Representations |
| Appendix 2 | Plans and Images |
| Appendix 3 | Quality Review Panel Reports |
| Appendix 4 | Planning Committee Pre application Briefing Notes |
| Appendix 5 | DM Forum Summary |

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed development

- 3.1.1. This is an application for the demolition of the existing buildings and erection of a three and four storey building fronting North Hill and View Road to operate as a care home (Use Class C2) providing 70 bedrooms. 43 of the bedrooms (61%) will provide traditional, long-term accommodation for senior care (including dementia palliative care). The well-being and physiotherapy centre will utilise 27 bedrooms (39%) and will provide an area for residents to recuperate from surgery and include specialist staff and tailored care. This centre will cater for a mix of inpatient and outpatient/public use for these facilities.
- 3.1.2. The primary access to the care home will be from View Road leading to the convalescent, nursing and dementia care, vehicle drop off and access to the basement car park and physiotherapy centre. The North Hill frontage will provide pedestrian access to the well-being and physiotherapy centre.
- 3.1.3. 17 car parking spaces including 2 disabled spaces and cycle parking spaces are proposed at basement level. The physiotherapy centre in the basement will include; gym physiotherapy spaces, consulting rooms, hydro pool, sauna, cinema, barber, hair and beauty salon and wellness shop. Also at basement level are kitchens, laundry room, WC, changing rooms, maintenance store, reception, office, deliveries room, equipment store and plant rooms.
- 3.1.4 The ground floor will provide convalescent short stay guest accommodation, a reception space, communal hub, restaurant, café, office, nurse room and outdoor space. The first floor will be dedicated to older people's care and will comprise of bedrooms with en-suites, dayspace provided by way of a lounge, dining room and quiet room. An assisted bathroom (spa bathroom) is located centrally. The first floor also includes the staff room, treatment/medical room and nurse station. The second floor will be dedicated to dementia care and will comprise of bedrooms with en-suites as well as dayspace, an assisted bathroom and nursing station. This floor also includes a private terrace. The third floor is dedicated to the well-being centre only and provides convalescent stay accommodation and a communal terrace.
- 3.1.5 The proposal would include comprehensive landscaping around the development including to the frontages along View Road and North Hill. Some of the new landscaping features will include a 'healing garden', water features, new tree planting, green walls, paving, soft planting, semi-private terraces for the residents and accessible paths.
- 3.1.6 The development would be contemporary in style with the North Hill frontage faced in yellow brick and include a dark grey aluminium window system and parapet in a Portland coping stone. The View Road frontage would be faced in red multi and

contrasting dark red brick and include a dark grey slate pitched roof, dark grey aluminium window system and zinc clad dormers.

Amendments

- 3.1.7 The planning application has been amended since initial submission and includes the following changes:
- The North Hill elevation has been revised from red multi brick, buff brick and white render to a single yellow brick
 - Set back distance plan updated to include a proposed extension at a neighbouring property
 - Roof plant relocated from the flat roof to a secluded area within the pitched roof volume
 - Transport addendum submitted

Site and Surroundings

- 3.1.8 The site is occupied by a part 2, part 4 storey building that has two frontages facing onto North Hill (north-east side) and View Road (south-west side). The site was formerly owned (and operated as a care home) by the Mary Feilding Guild. It was recently acquired by Highgate Care Limited. The site is located within the Highgate Conservation Area and does not contain any listed buildings or structures.
- 3.1.9 On its North Hill frontage, the site is flanked on one side by a Grade II Listed Georgian terrace known as 'Prospect Terrace' while on its View Road frontage it is adjoined by a Locally Listed villa at No. 3 View Road. The current care home complex includes a red brick building on the site's View Road frontage, the core of which is an Edwardian House with some Arts and Craft features. This has been linked through a series of extensions and newer buildings to a four storey 1960/1970s block on the North Hill frontage. The original Edwardian building is considered a positive contributor to the Conservation Area. There is a tree subject to a TPO south of the frontage facing North Hill. There are a number of trees and shrubs planting to the perimeter of the site and to the rear of the buildings is a large lawn.
- 3.1.7 The current main pedestrian entrance is from North Hill and the building is set back from a one-way road parallel to North Hill, which runs north-west to south east and at a lower level to the North Hill frontage and the one-way road. There is a single, large disabled persons parking space and two visitor parking spaces on this frontage. The View Road frontage provides a gated vehicular in/out access and a car parking area to the rear.
- 3.1.8 To the north of the site is a narrow strip of land owned by the Council, which falls outside the application site boundary. Beyond this are the rear gardens of the properties fronting Yeatman Road. Adjacent to the site to the south-east at the

junction of North Hill and View Road is Weatherley Court, a small modern development of 4 storey houses. To the rear of Weatherley Court and adjacent to the site is 1a View Road, which appears to be a large house on a large plot. Directly opposite the North Hill frontage is the four-storey block of flats 'Highcroft', located at the corner of North Hill and Church Road. The surrounding area is predominantly residential with a diverse range of different architectural styles.



Fig 1 – Aerial View

3.2 Relevant Planning and Enforcement history

The site has a significant planning history including several alterations and extensions to the buildings.

4. CONSULTATION RESPONSE

4.1 Planning Committee Pre-Application Briefing

- 4.1.1 The proposal was presented to the Planning Committee at a Pre-Application Briefing on September 2021. The minutes are attached in Appendix 4.

4.2 Quality Review Panel

- 4.2.1 The scheme has been presented to Haringey's Quality Review Panel on two occasions.
- 4.2.2 Following the final Quality Review Panel meeting on 25 August 2021, Appendix 3, the Panel offered their 'warm support' for the scheme, with the summary from the report below;

The Quality Review Panel welcomes the opportunity to consider the proposals for the former Mary Feilding Guild Care Home as they continue to evolve. The panel is pleased that the applicant's intention is to retain the use of this important site for residential care accommodation. It thanks the project team for the helpful presentation and feels that the work done in response to the previous review has been very positive. It commends the tenacity of the project team, working with planning officers and consulting with the community.

The panel supports many of the strategic moves made during design development; however it feels that the massing and detail of the roofscape could be further improved, along with the architectural expression of the scheme. It would also encourage further consideration of the scheme layout, to improve the quality of the communal accommodation and circulation areas, while enhancing the relationship between key shared spaces and adjacent garden areas. As design work continues, sections taken through the building and the surrounding context will be important to ensure high quality accommodation.

The retention and re-purposing of the North Hill block should be considered, alongside a wider strategy for the re-use on site of any appropriate demolition material. Full consideration of embodied energy, alongside a 'fabric first' approach to sustainable design, should inform the continuing evolution of the proposals at a detailed level.

4.3 Development Management Forum

- 4.3.1 The proposal was presented to a Development Management Forum in September 2021.
- 4.3.2 The notes from the Forum are set out in Appendix 5.

4.4 Application Consultation

- 4.4.1 The following were consulted regarding the application:
(comments are in summary – full comments from consultees are included in appendix 1)

Design Officer

Comments provided are in support of the development

Conservation Officer

Comments provided are in support of the development

Transportation

No objections raised, subject to conditions, S106 and S278 legal clauses

Waste Management

No objections

Employment and Skills

No objections

Building Control

No objections to the basement development, subject to conditions

NHS Haringey

No objection

Arboricultural Officer

No objections raised, subject to conditions

Nature Conservation

No objections raised, subject to conditions

Pollution Lead Officer

No objection, subject to conditions

Surface and flood water

No objections

Carbon Management

No objections, subject to conditions and S106 legal clause

Public Health

No objection

Supported Accommodation

No objection

EXTERNAL

Thames Water

No objection

Designing out crime

No objections, subject to conditions

Environment Agency

No objection

London Fire Brigade

No objection

Historic England

No objection

GLAAS

No objection

Tree Trust for Haringey

No objection

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

203 Neighbouring properties
3 Residents Association
Public site notices were erected in the vicinity of the site

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 44
Objecting: 41
Supporting: 0
Others: 3

5.3 The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee (CAAC)
- Highgate Society

5.4 The following Councillor made representations:

- Councillor Robert Hare
- Councillor Paul Dennison
- Councillor Liz Morris

NB: Councillors Hare and Morris are no longer Ward Councillors but were at the time this planning application was submitted and their comments in their capacity of Ward Councillors have been included and addressed in this officer report.

5.5 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

Land Use and housing

- The new care home should not be used for any commercial interest
- Concerns with the financial viability of the development
- Concerns some of the proposed facilities will be for public use
- Loss of care home facility
- Concerns the proposed facility is more like a sports injury treatment and rehabilitation facility rather than a care home
- Some of the uses are inconsistent with the existing use class
- The internal and external environment is more like a hospital and inappropriate as a care home for residents
- The proposed facilities are unlikely to be used by residents, however the rents would be very high
- The applicant has failed to show the need for the various services

Impact on Heritage assets

- The height is not in keeping with the Conservation Area
- The scale is a concern given its close proximity to the listed building
- The preservation of the character of the conservation area needs to be properly assessed
- The development would fail to preserve or enhance the character and appearance of the Conservation Area
- The development will harm the settings of the listed buildings
- The heritage assessment is incorrect
- Substantial harm to the Conservation Area

Size, Scale and Design

- The design is not in keeping with surrounding properties
- Overbearing in relation to neighbouring buildings
- Excessive height, bulk, massing and scale
- The development is significantly larger in scale than the existing buildings on site
- Overdevelopment of site
- The development should be significantly reduced in scale
- The Quality Review Panel comments have not been adequately addressed
- The Council's pre-application advice has not been adequately addressed
- The scheme should be redesigned
- Excessive footprint
- The development is contrary to Local Plan policies and the NPPF
- Poor quality design

Parking, Transport and Highways

- Increased traffic generated
- Pressure on parking
- Road safety concerns
- The North Hill entrance will not be suitable for daily out patients
- The main entrance for outpatients should be on View Road
- It is unlikely outpatients will use sustainable forms of transport to the site
- Concerns the access road would not be sufficient for this development
- The slip road is designed for residential access
- This narrow section of North Hill is the main route for children of Highgate Primary School
- The wellbeing and physiotherapy centre will be open to non-residents with implications for traffic and parking
- Cycle racks will not be an appropriate solution

Residential Amenity

- Loss of privacy/overlooking

- Unacceptable overshadowing
- Loss of daylight and sunlight
- Impact on visual amenity
- Noise and disturbance
- Impact on amenity
- The setback plan showing the distance between buildings is incorrect
- The daylight/sunlight assessment has not been carried out properly
- Concerns the proposed mechanical plan will impact the amenity of neighbouring occupiers

Environment and Public Health

- Significant increase in pollution
- Increased emissions
- Noise pollution
- Impact on human health
- Impact upon local flora/fauna
- Major disruption to the local community
- Impact on the quality of life of local residents
- Potential security issues
- Impact on trees
- Damage to existing trees
- Loss of trees
- The bat survey should be redone
- Loss of garden space
- There is no mention of green roofs
- More details of the permeable paving are required

Basement development

- The potential impact of the basement development has not been adequately addressed
- Risk of ground movement
- Impact of basement development on the listed terrace
- Impact on ground and underground water courses
- The basement is excessive in scale
- Concerns of flooding
- Impact on local drainage services
- Subsidence
- Where will attenuation tanks be located
- Impact on hydrology
- Proper monitoring arrangements should take place by the Council
- Further data is required for phase 2 of the site investigation
- The ground and groundwater conditions should be fully and adequately addressed at the planning stage
- Incomplete basement assessment

- Building Control has not taken into account Alan Baxter's submission
- The Council's basement policy is poor

Archaeology

- An archaeology impact assessment is required as the site is located within the Highgate Archaeological Priority Area

Sustainability

- The air source heat pump and other handling plant should be dealt with in detail as part of this application
- Concerns with the potential impact of the plant
- The plant will be highly visible from the public realm
- Details of gas boiler flues, basement parking ventilation, kitchen extract and other plant are missing
- A zero carbon building should be achieved

Other

- The proposed compliance with Part M of the Building Regulations which provides information on access to and use of buildings needs to be stated

5.6 The following issues raised are not material planning considerations:

- No site notice placed outside the development (Officer comments: A site notice was placed outside the development)
- Consultation period was not long enough (Officer Comments: Consultation period was extended at least twice, and further notification carried out on the amended plans)
- Developer's drawings are misleading (Officer comments: Drawings have been updated to address specific points)
- The consultation was not wide enough (Officers comments: The consultation was undertaken in accordance with The Council's Statement of Community Involvement)
- Consultation process not adequate (Officers comments: The consultation process was adequate consisting of a DM Forum where residents were invited and which was well attended before submission of the planning application; the scheme was presented to members in a public forum at pre-application stage. Once the application was submitted, the Council consulted residents twice by letter, extended the consultation period at least twice. The application was able to be viewed on the council's website)
- Feedback from Statement of Community engagement is not correct (Officers comments: The Statement of Community involvement (SCI) is the applicant's reporting of the feedback as they understand it to be. Officers have assessed the

SCI alongside the comments from objectors and then made a balanced assessment of how the feedback has been summarised in the document)

- Inaccurate and misleading CGIs and graphic (Officers comments: CGIs and graphics have been updated so to remove any inaccuracies or misunderstanding of the plans)
- The comparative drawings are misleading (Officers comments: as above)
- Inaccurate, missing and conflicting submission (Officers comments: As above. The Applicant submitted a number of further drawings when requested following consultation feedback)
- Existing plans should be submitted (Officers comments: existing plans and elevations have been submitted)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the Conservation Area
3. Design and Appearance
4. Site layout/Quality of Accommodation
5. Impact on Neighbouring Amenity
6. Parking and Highways
7. Basement Development
8. Trees
9. Sustainability and Biodiversity
10. Water Management
11. Air Quality and Land Contamination
12. Employment
13. Fire Safety
14. Conclusion

6.2 Principle of the development

Policy Framework

National Policy

- 6.2.1 The 2021 National Planning Policy Framework (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks exemptions to affordable housing provision where the site or proposed development provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for older people).

- 6.2.2 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 Haringey's Development Plan includes the London Plan (2021), Haringey's Local Plan Strategic Policies (2017), the Development Management Policies DPD (2017), the Site Allocations DPD (2017) and the Highgate Neighbourhood Plan (2017).
- 6.2.3 The planning decision with respect to this proposal must be made in accordance with the development plan unless material considerations indicate otherwise.

Regional Policy - The London Plan

- 6.2.4 London Plan Policy H13 contains requirements for 'specialist older person housing' however this does not apply to accommodation which is considered 'care home accommodation'. London Plan Policy H12 contains requirements for 'supported and specialised accommodation' which includes reablement accommodation (intensive short-term) for people who are ready to be discharged from hospital but who require additional support to be able to return safely to live independently at home, or to move into appropriate long-term accommodation.
- 6.2.5 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

Local Policy

- 6.2.6 The Haringey Local Plan Strategic Policies DPD (hereafter referred to as Local Plan), 2017, sets out the long-term vision of the development of Haringey by 2026 and sets out the Council's spatial strategy for achieving that vision. This is not an allocated site and the use of the site remains as a care home.
- 6.2.7 The Development Management DPD (2017) (hereafter referred to as the DPD) is particularly relevant. Policy DM15 sets out the Council's policy on specialist housing.
- 6.2.8 The core objectives of the Highgate Neighbourhood Plan (2017) are to help achieve the following vision; social and community needs, economic activity, traffic and transport, open spaces, and the public realm and heritage.

Land Use Principles

- 6.2.9 The proposed development would replace the existing care home (Use Class C2) with a new long term traditional care home with a smaller component operating as a well-being and physiotherapy centre. The replacement of the care home is assessed in land use policy terms as follows.

Replacement of the existing care home

6.2.10 Policy DM15 of the Haringey Development Management DPD 2017 (DM) states;

- A Proposals for development that would result in the loss of special needs housing will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.
- B The Council will support proposals for new special needs housing where it can be shown that:
 - a There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy.
 - b The standard of housing and facilities are suitable for the intended occupiers in terms of:
 - i. The provision of appropriate amenity space, parking and servicing;
 - ii. The level of independence; and
 - iii. Level of supervision, management and care/support;
 - c There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and
 - d The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

6.2.11 The site has operated as a care home (Use Class C2) for at least 85 years. The former Mary Feilding Guild care home was registered with the Care Quality Commission (CQC) for a 43 single occupancy bedroom nursing home (Use Class C2). The proposed provision for traditional, long term senior care bedrooms would be 43 rooms, which is in line with the requirement of policy DM15 to provide adequate replacement accommodation.

6.2.12 Haringey's Housing Strategy 2017-22 states that the Council will move to more modern housing options for older people, ensuring services are needs-based and not age-based", provide suitable housing and neighbourhoods for older people, and develop more tailored services for individual older and vulnerable people.

6.2.13 In terms of the other requirements of DM15; meeting an established local need and providing a standard of housing and facilities suitable for the intended occupiers, the former Mary Feilding Guild care home was in private ownership and closed in May 2021. The applicant states that there was a significant under-utilisation of the site, with only 16 residents (an occupancy of only 37%) at the time

of closure. The care home had been financially unsustainable for several years and was unable to attract new residents. They have indicated that the home could not continue to operate and function as it previously operated or adapt to provide modern care and nursing facilities in its previous form.

- 6.2.14 The applicant states that they had commissioned experts to assess the demand for care home provision in the local area. This concluded that there is good provision of traditional residential accommodation for older people in the area. In addition, it is also identified there is good provision of sheltered accommodation in the area. The experts however identified a strong demand for a nursing and convalescence home to assist older people to recuperate from operations and increase their health span.
- 6.2.15 The proposal therefore seeks permission for up to 70 bedrooms predominantly for traditional, long-term accommodation for senior care (including dementia and palliative care). This will account for approximately 61% of the bedrooms. A well-being and physiotherapy centre will account for approximately 39% of the bedrooms provided for residents to recuperate from operations with specialist staff tailored care. Therefore, the proposal is considered to meet an established local need and subject to more detailed consideration of the quality of accommodation set out below it is considered to provide a standard of housing and facilities suitable for the intended occupiers.

Land Uses – Conclusion

- 6.2.16 The principle of traditional, long term senior care and well-being and physiotherapy centre is considered to meet an established local need and would provide adequate replacement accommodation. The proposed development is therefore supported by DM Policy DM15 subject to all other relevant considerations,

6.3 The impact of the proposed development on the character and appearance of the Conservation Area

- 6.3.1 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 6.3.2 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. Policy DH2 of the Highgate Neighbourhood Plan (2017) states that development

proposals, including alterations or extension to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas.

Statutory test

- 6.3.3 Section 72(1) of the Listed Buildings Act 1990 provide: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.3.4 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.3.5 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council sets out that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.3.6 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the

proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

- 6.3.7 With regards to the existing context the Conservation Officer notes that this generous development site sits within Highgate Conservation Area and spans across North Hill and View Road, two thoroughfares with a different yet complementary historic townscape and character.
- 6.3.8 On North Hill the existing care home building is flanked by a listed terrace, on View Road it is adjoined by a locally listed house. The townscape along North Hill is characterised by the varied and down-sloping topography of the bank, by the spacious road section, three to four storey buildings of various ages well set-back from the pavement behind their front gardens. The main elevation of the existing office building of the Mary Feilding Guild Care Home fronts North Hill and forms part of this townscape. The existing office building on North Hill is linked through a series of utilitarian extension buildings to the original 1920s care home building fronting View Road; despite various side and rear alterations this historic building is deemed to be a positive contributor to the character of the CA.
- 6.3.9 View Road is a quiet residential street where several listed and locally listed large houses are comfortably set in large sites complemented by leafy front gardens and generous, deep rear gardens and contribute to a more suburban character than the busy North Hill.
- 6.3.10 The Conservation Officer notes that the proposed redevelopment of the Mary Feilding Guild Care Home rests on a thorough assessment of the architectural proportions, quality, heritage significance and conditions of the existing buildings and their site, a careful analysis of the existing topography and gardens forming part of a well-rounded and comprehensive site analysis.
- 6.3.11 Both contextual analysis and the assessment of susceptibility to change and reuse of the original care home have demonstrated the need for and the benefits descending from the replacement and coherent redesign of both existing buildings, poorly proportioned and poorly accessible interiors, dull office building fronting North Hill and scarcely accessible gardens. The loss of the much-altered original 1920s care home which provides a modest contribution to the character of the area along View Road would have a negligible negative impact on the character of the area and would lead to a low level of less than substantial harm that would be outweighed by the improved care home services and design quality that the proposed scheme provides.
- 6.3.12 The Conservation Officer notes that this contextual awareness and a solid experience in the design of specialist care homes have been the basis for a sound and successful design exploration aimed at maximising the site potential and providing an optimal level of accommodation with related amenities and a

sensitive response to the historic townscape and urban context of the conservation area. The extensive pre-application discussion with council officers, review and local groups has informed a very specific design proposal that extends across the site replacing and optimising the footprint, plan form, amasses and heights of the existing building, with a carefully proportioned new care home building that would benefit from a fully reconfigured and accessible soft and hard landscaped garden space that will pleasantly complement the architectural design of the new buildings. The whole project has been sensitively shaped, both externally and internally by the need to complement the historic townscape of the conservation area respectively on its North Hill and View Road frontages while expressing the genuinely contemporary character of the new care home.

6.3.13 The Conservation Officer notes that the proposed office building along North Hill retains the proportions of the existing one, which is bland and monolithic and offers a straightforward opportunity for improvement. The proposed design seizes this opportunity to enhance forms, functions, and setting of the listed terrace and introduces an interesting articulation of heights and masses and a facade design inspired by the adjacent Georgian terrace and softened by the elegantly multifaceted brickwork façade. The proposal has been carefully shaped and assessed in views across the conservation area along North Hill and by virtue of its sensitive design approach, it fully respects the architectural primacy and legibility of the listed terrace in its urban context and is supported from conservation grounds.



Proposed North Hill Frontage

6.3.14 The Conservation Officer notes that the care home building fronting View Road respects the height of neighbouring houses and has been designed as a

contemporary reinterpretation of a suburban villa with symmetric façade, generous fenestration and an interesting roof articulation that draws inspiration from the traditional roofs, dormers, and prominent gables of the adjacent buildings. The subtly elaborated brick façade would be complemented by the soft landscaped garden hidden behind the retained boundary wall located on a raised street level along View Road where the proposed building will positively complement its varied context while retaining a number of established features of this part of the conservation area such as the enclosed nature of the View Road building, the suburban, residential, verdant character of View Road as well as featuring the established architectural forms and materials reinterpreted in a more contemporary key. The building fronting View Road is supported from the conservation perspective with encouragement to further refine the façade treatment, dormers, and porch.



Proposed View Road frontage

6.3.15 The proposed development has been rooted in deep understanding of the site potential and full awareness of the value of its heritage setting. It is a design proposal that creatively seizes the opportunities offered by this challenging and multifaceted heritage site through a conservation-led, context-responsive, well-articulated design concept that provides a specialist development response to this part of the conservation area, a well- founded design response.

6.3.16 The Conservation Officer therefore concludes that the proposed scheme is acceptable from a conservation perspective, as it will lead to a very low, less than substantial harm to the significance of the conservation area and its assets while optimising the use of the site and its garden and while enhancing the townscape along North Hill. The Conservation Officer recommends conditions requiring further details of materials, landscape and boundary treatment to ensure that the character and appearance of the conservation area are effectively enhanced.

6.4 Design and Appearance

6.4.1 The NPPF 2021 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. The NPPF further states that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.

6.4.2 Policy DM1 of the DMDPD states that all new developments must achieve a high standard of design and contribute to the distinctive character of the local area.

Quality Review Panel (QRP) Comments:

6.4.3 The Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage twice (on 18 May 2021 and 25 August 2021). The panel on the whole supported the scheme.

6.4.4 The full Quality Review Panel (QRP) report of the review on 18 May 2021 and 25 August 2021 is attached in Appendix 3. The final Quality Review Panel's summary of comments is provided below;

The Quality Review Panel welcomes the opportunity to consider the proposals for the former Mary Feilding Guild Care Home as they continue to evolve. The panel is pleased that the applicant's intention is to retain the use of this important site for residential care accommodation. It thanks the project team for the helpful presentation, and feels that the work done in response to the previous review has been very positive. It commends the tenacity of the project team, working with planning officers and consulting with the community.

The panel supports many of the strategic moves made during design development; however it feels that the massing and detail of the roofscape could be further improved, along with the architectural expression of the scheme. It would also encourage further consideration of the scheme layout, to improve the quality of the communal accommodation and circulation areas, while enhancing the relationship between key shared spaces and adjacent garden areas. As design work continues, sections taken through the building and the surrounding context will be important to ensure high quality accommodation.

The retention and re-purposing of the North Hill block should be considered, alongside a wider strategy for the re-use on site of any appropriate demolition material. Full consideration of embodied energy, alongside a 'fabric first' approach to sustainable design, should inform the continuing evolution of the proposals at a detailed level.

6.4.5 The detailed QRP comments from the most recent review together with the officer comments are set out in Table 1.

Table 1: QRP comments and officer response

Panel comments	Officer Response
Massing and roofscape	
<p>The panel accepts the massing and development density of the proposals, but would encourage the project team to refine the massing of the roofscape to further reduce the visual bulk of the building</p> <p>The depth of the roof presents some challenges with regard to the nature of the hip elements, which seem oversized. The panel would encourage a simpler approach to the pitched roofs within the scheme, using strong gable ends rather than large hips</p> <p>The panel welcomes the adjustments to the building footprint, which has been pulled away from adjacent buildings to allow for a more generous gap than currently exists.</p> <p>The panel notes that the demolition and redevelopment of the North Hill building only achieves the same mass and footprint as the existing building. It would strongly encourage the project team to fully explore retaining, refurbishing / re-cladding and re-purposing the existing building, which the panel considers to be architecturally elegant and which does not seek to compete with the adjacent Georgian terrace</p>	<p>The project team has investigated the roof form with alterations made where necessary such as half hipped roofs to both wings of the building to the View Road frontage and general reduction of pitch by 5 degrees.</p> <p>Officers consider that the roof articulation draws inspiration from the traditional roofs, dormers, and prominent gables of the adjacent buildings</p> <p>QRP support noted</p> <p>The applicants explored options of retaining the existing building, but it could not be adequately adapted to provide a modern care facility. Officers consider that the proposed building along North Hill retains the proportions of the existing one and offers a straightforward opportunity for improvement. Further revisions provided following negotiations have ensured that the building does not compete with the Listed Georgian Terrace and respects their setting.</p>
Landscape design	
<p>While the panel regrets the reduction of the garden space, it feels this is</p>	<p>QRP support noted</p>

<p>acceptable as the building footprint has also been pulled away from the boundary in some locations, providing a more generous distance to adjacent buildings.</p> <p>The panel welcomes the concept of the healing garden, with its aspiration to nurture the physical and mental well-being of residents. Careful consideration of the path, the orientation of the garden and the ramp access will be required to ensure that a strong visual and physical relationship is created between the internal accommodation and the garden.</p>	<p>To address this the project team has introduced level access to this garden space from the foyer/central hub and restaurant (which does not exist at present). Raised planters define generous smooth paths along circular routes through the garden to allow residents to move about independently or with the support of carers or visitors alongside. A series of pergolas help break up the space and lead to a wide variety of seating spaces</p>
<p>Scheme layout and quality of accommodation</p>	
<p>The panel would like to see further refinements to the scheme layout, to create a better relationship (both visually and physically) between internal communal areas and the garden spaces externally. The terrace areas in the 'elbow' of the scheme also need further work.</p> <p>The panel is concerned by the intention to locate the restaurant in the basement. Instead, it would like to see it at ground floor level, ideally in the west-facing section of building overlooking the garden (where there are currently a number of individual rooms shown). The kitchen could remain at basement level.</p> <p>Some of the other uses currently located within the basement would also be much better suited to being located at ground level, including staff rooms and</p>	<p>The layout has been revised by relocating the restaurant to the ground floor facing the main garden area. Communal spaces and terraces to the upper floors have also been refined so that the main garden elevation will be animated by those main social, communal rooms and terraces</p> <p>The restaurant is re-located from the basement to the ground floor, so to open out on to the proposed healing garden. This allows the restaurant space to utilise both the views out onto the garden and direct access for outdoor seating etc. The revised location also allows for natural light to flood the space.</p> <p>The staff rooms have relocated from the basement to first floor level. Officers consider the shop, barbers and hair and beauty salon acceptable in the</p>

<p>communal facilities like the shop, library, barbers and hair and beauty salon. These uses could potentially help to activate the frontage of the North Hill block.</p> <p>The panel feels that the proportion of circulation space within the North Hill block is unbalanced and would like to see improvements to the efficiency of the floor plans</p> <p>It would also support further refinement of the design of the circulation spaces and communal areas, to include increasing the generosity and daylight access to corridors, circulation cores and stairwells.</p> <p>Sections taken through the accommodation will be critically important to understanding how the sloping roofs and dormers will affect the quality of accommodation within the roof spaces.</p> <p>Greater clarity would be welcomed on the arrangements for refuse storage and how this will work in practice for the different parts of the development</p>	<p>basement as they would be used for short visits.</p> <p>Circulation and layout of the treatment suites in the North Hill block have also been refined, including improving natural light to circulation, with servicing and refuse storage better defined and disguised.</p> <p>The revised design includes window openings placed within stairwells & circulation spaces where possible to enable natural light into the spaces.</p> <p>Comment noted</p> <p>Refuse storage is accessed internally at ground floor level and externally from View Road. The refuse collection will be made by a private contractor from within the site utilising the internal drop off bay accessed off View Road. The area is externally accessed and located adjacent the staff & deliveries entrance. A service lift is located adjacent for use by back of house staff.</p>
<p>Architectural expression</p>	
<p>The panel would support further refinements to the View Road elevations, including simplified recesses and a greater distinction in the side wings of</p>	<p>Officers consider the building fronting View Road is supported from the conservation perspective with encouragement to further refine the façade treatment, dormers, and porch.</p>

<p>the main building through use of different brickwork</p> <p>It would also encourage further consideration of the northern (flank) façade of the scheme.</p> <p>The panel feels in particular that it would be beneficial to get daylight into the stairwell that is bounded by the flank wall, and would encourage exploration of options, including fritted glass.</p> <p>While the panel feels that retention of the North Hill block should be explored as a first response to this part of the site, it would encourage a calmer and simpler approach to the architectural expression of the proposed North Hill block; it thinks that the stepping of the proposed building line is too complicated, and does not relate to the adjacent Georgian terrace. The panel also notes that the exterior looks like an office building, rather than reflecting the uses that are accommodated within.</p>	<p>The northern elevation has been simplified, replacing the proposed green wall with fenestration to circulation and brick recesses, and enriching detailing to both entrances, window surrounds, gables to View Road and walls to landscaping, especially in front of lightwells.</p> <p>Window openings are placed within stairwells & circulation spaces where possible to enable natural light into the spaces.</p> <p>Officers consider that the proposed building along North Hill retains the proportions of the existing one and offers a straightforward opportunity for improvement. The proposed design seizes this opportunity to enhance forms, functions, and setting of the listed terrace and introduces an interesting articulation of heights and masses and a facade design inspired by the adjacent Georgian terrace and softened by the elegantly multifaceted brickwork façade.</p>
<p>Low carbon design and environmental sustainability</p>	
<p>The panel would like to know more about the strategic and detailed approach to low carbon design and environmental sustainability within the scheme.</p>	<p>The development delivers a minimum 62% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) for 100% space heating and minimum 70% hot water demand, and a minimum 14 kWp solar photovoltaic (PV) array</p>

<p>The panel notes that consideration of the embodied energy within existing buildings is an important starting point in sustainability terms. It would like to see detailed analysis of a development approach that seeks to retain – as a minimum – the North Hill block, plus other parts of the existing building where appropriate.</p> <p>Consideration of operational energy requirements should start with a ‘fabric first’ approach</p> <p>A low / zero carbon approach to design should inform the earliest strategic design decisions and should be part of the ongoing narrative as the scheme continues to evolve.</p>	<p>The whole life cycle carbon assessment has been submitted and provides analysis of the embodied energy within the building</p> <p>As discussed under the Sustainability and biodiversity section of the report below, Officers support the scheme based on its carbon reductions. They have requested further information which can be dealt with by conditions. The shortfall of the care home will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1).</p>
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6.4.6 The Design officer notes that the proposals would replace existing buildings of varied quality in consistent high-quality designs in contemporary reinterpretations of the local context Georgian and Arts & Crafts architecture, of a compatible and appropriate scale to the context, elegantly proportioned, in attractive, appropriate materials and detailing, set in lush, high quality landscaping. The use of high-quality materials is considered to be key to the success of the design standard. As such, a condition shall be imposed that requires details and samples of all key materials and further details of the design and detailing of junctions between the brick and glazed elements to be agreed, prior to commencement of works on site.

6.4.7 Therefore, the proposed design of the development is considered to be a high-quality design and in line with the policies set out above.

6.5 Site layout/Quality of accommodation

6.5.1 As noted above Policy DM 15 requires the standard of housing and facilities are suitable for the intended occupiers in terms of the provision of appropriate amenity space, parking and servicing; the level of independence; and level of supervision, management and care/support.

6.5.2 All rooms will benefit from generous floor space (above market ‘standard’), wheelchair friendly wet room en-suites (large enough to allow for staff assistance) and their own private kitchenettes with drink making facilities. Suites will also provide seating areas. Private patios will be utilised at ground floors, whilst balconies or Juliet balconies will be provided at first floor. All rooms will benefit

from 2.1m height windows (for views from wheelchairs) and will overlook landscaped external spaces

- 6.5.3 Corridors are designed to be minimum 2m width, to allow for moving of hospital beds and sufficient width for wheelchairs to pass. All doors to resident areas will be designed with a minimum clear width of 800mm, allowing for wheelchair access.
- 6.5.4 The main entrance to the care home is sited centrally so as to be the clear focus of the main elevation and be immediately apparent when entering the site. Older people care and dementia care residents will arrive at the site by way of the basement car park.
- 6.5.5 Convalescent stay guests will arrive by way of private ambulance. All will enter at reception, which will open on to the communal hub, informal eating area and restaurant (which will have garden views and access). From the hub, guests will be directed to their room or suite. Lifts are provided at View, Road, North Hill and one centrally.
- 6.5.6 The second floor of the care home will be dedicated to dementia care, which is in line with dementia friendly design that would allow staff to monitor residents more effectively. The terrace on this floor will enable secure outdoor space for dementia residents only.
- 6.5.7 In terms of activity space throughout the home, the first floor will provide older people's care and includes large lounge, dining room and quiet lounge spaces for residents to undertake a variety of social, physical and cognitively stimulating activities. The quiet lounge will be a multi-function space that could be used for activities. The second floor provides dementia care and also has a quiet lounge which will also be a multi-function space. The ground floor provides short stay care for a different purpose group. Residents on the third floor will have access to a communal terrace that will be staffed 24 hours per day
- 6.5.8 A dedicated nurse station is included centrally and the home will provide state of the art monitoring linked to nurse call systems to ensure beds are monitored and staffed and residents are safeguarded
- 6.5.9 Therefore the quality and layout of the proposed accommodation is considered to be suitable for the intended occupiers in terms of the provision of appropriate amenity space, parking and servicing; the level of independence; and level of supervision, management and care/support in line with the requirements of Policy DM15.

Accessible Accommodation

- 6.5.10 London Plan Policy D5 seeks to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families

with young children. Local Plan Policy SP2 is consistent with this as is DPD Policy DM2 which requires new developments to be designed so that they can be used safely, easily and with dignity by all.

- 6.5.11 Each floor will provide level access throughout and each entrance into the building, and exit from dayrooms and other similar areas, will have level thresholds for ease of access throughout. Strategically placed lifts will allow for ease of access to the upper floors. The proposed ground floor will sit as per the existing level and will run through as level access to View Road. It is noted that the View Road entrance level is informed by North Hill, and external levels at the front are graded an additional 200mm lower to suit this. The gardens will provide level access throughout, with no external gradient steeper than 1:20. Two accessible car parking spaces are provided with two larger bays able to be converted to accessible car parking spaces if required. An ambulance drop off bay is proposed at ground level accessed via the two crossovers off View Road. The proposal is therefore acceptable in this regard.

Outlook and Privacy

- 6.5.11 The design of the proposed development has carefully considered outlook and privacy between rooms and will safeguard the amenity of future users of the care home facility. The outlook from the rooms and the building generally is one of spaciousness and pleasant, quality landscaping.

Daylight/sunlight/overshadowing – Future Occupiers

- 6.5.12 Daylight/sunlight and overshadowing for future occupants of the proposed development will be a significant improvement to the existing building as natural light has been incorporated into the proposed building as far as possible.
- 6.5.13 The facilities such as the shop, barbers and hair and beauty salon located in the proposed basement will not benefit from natural light and would rely on artificial lighting, however given these facilities are for short infrequent visits only, this is considered acceptable. The hydro pool and gym facility at basement level would benefit from lightwells.
- 6.5.14 Sunlight to the external outdoor garden space varies depending on their location and neighbouring trees. Whilst some on the west side would fall marginally short of BRE guidelines they would benefit from being exceptionally private, with wooded external garden space.

Other Amenity Considerations – Future Occupiers

- 6.5.15 With regard to air quality, the care home facility will benefit from bedrooms with windows, private patios, private terrace, communal outdoor spaces/terrace, day spaces located away from the closest significant road traffic emissions source

(North Hill). Further details of passive design measures can be secured by a condition.

6.5.16 Lighting throughout the site would be controlled by condition so it would not impact negatively on future occupiers.

6.5.17 The refuse store for the care home facility is located at ground floor level accessed off View Road. The Council's Waste Management Officer is satisfied the refuse store is sufficient to store waste for one week.

Security

6.5.18 Secure entrance points will be provided to the entrances on View Road and North Hill. These entrance points will be managed by reception staff in order to prevent any unauthorised access. The Secure by Design Officer does not object to the proposed development subject to standard conditions requiring details of and compliance with the principles and practices of the Secured by Design Award Scheme. It is also recommended that a condition be imposed on any grant of planning permission requiring provision and approval of lighting details in the interests of security.

6.6 Impact on Neighbouring Amenity

6.6.1 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.6.2 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

Daylight and sunlight Impact

6.6.3 Concerns have been raised regarding the effect of this development on the daylight and sunlight received by residential neighbours. The applicant has submitted a Daylight and Sunlight Assessment that assesses daylight and sunlight to the windows of the surrounding neighbouring properties. The assessment finds that the impact of the development on existing neighbouring windows is exceptionally favourable for both daylight and sunlight as 98% of the windows pass the BRE's Vertical Sky Component guidelines and 99% of these windows pass the

BRE's No Skyline guidelines. In terms of sunlight, 117 rooms were assessed, and all comply with the BRE's primary annual sunlight criteria.

- 6.6.4 In terms of sunlight to neighbouring gardens/amenity space, the assessments finds that 9 out of the 12 gardens/amenity space would satisfy the BRE guidelines. The neighbouring gardens that are affected i.e. the rear gardens of Yeatman Road are already overshadowed by an existing tree along the rear boundary. The neighbouring property at 109 North Hill which is in closest proximity to the site is already overshadowed due to its close proximity to the existing care facility building and trees in the garden.
- 6.6.5 Overall the proposal would not have a significant impact on daylight and sunlight to residents of neighbouring properties.

Privacy/Overlooking and outlook

- 6.6.6 Concerns have been raised that the proposed development would result in a loss of privacy/overlooking issues, particularly with regards to the properties on Yeatman Road, View Road and North Hill. Given the 20-30 metre distance between the main rear wall of the properties on Yeatman Road and that of the proposal, the proposed development would not cause an unacceptable loss of privacy to these neighbouring occupants. This is also helped by the site itself and many of its neighbours being densely landscaped, with a particularly dense belt of existing trees to its north-west, and that such care is proposed to be taken to retain and protect existing trees on the site and supplement them with additional trees. Given also the proposed development although taller in scale, broadly follows the form and footprint of the existing building, with the proposed building line pulled away from boundaries to neighbouring gardens, in particular to the rear of 1A View Road.
- 6.6.7 In terms of outlook, existing surrounding residents would experience both actual and perceived changes in their amenity as a result of the development. Nevertheless, taking account of the urban setting of the site and the established pattern and form of the neighbouring development the proposal is not considered to result in an unacceptable impact on local amenity in this respect.
- 6.6.8 Therefore, it is considered that residents of nearby residential properties would not be materially affected by the proposal in terms of loss of outlook or privacy

Other Amenity Considerations

- 6.6.9 Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.

- 6.6.10 The submitted Air Quality Assessment (AQA) concludes that the development is not considered to be contrary to any of the national and local planning policies regarding air quality. The Council's Pollution Officer concurs with this view.
- 6.6.11 The site is currently in use as a traditional care home. The proposed development would see the principal use of the site remain the same and therefore there will be no increase in noise levels and general disturbance in comparison to the existing facility.
- 6.6.12 It is anticipated that light emitted from internal rooms would not have a significant impact on neighbouring occupiers in the context of this urban area.
- 6.6.13 Any dust and noise relating to demolition and construction works would be temporary impacts that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by condition.
- 6.6.14 The increase in noise from occupants of the proposed care home facility would not be significant to existing residents given the current existing use of the site will be retained and the current urbanised nature of the surroundings.
- 6.6.15 Therefore, it is considered that the proposal would not have a material impact on the amenity of residents and occupiers of neighbouring and surrounding properties.

6.7 Parking and Highways

- 6.7.1 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling. This approach is continued in DM Policies DM31 and DM32.
- 6.7.2 London Plan Policy T1 sets out the Mayor's strategic target for 80% of all trips in London to be made by foot, cycle or public transport by 2041. This policy also promotes development that makes the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport. Policy T6 sets out cycle parking requirements for developments, including minimum standards. T7 concerns car parking and sets out that 'car-free' development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.1 sets out requirements for residential car parking spaces.
- 6.7.3 Policy TR3 and TR4 of the Highgate Neighbourhood Plan seeks to minimise the impact of traffic arising from new development and reduce the negative impact of parking in Highgate.

- 6.7.4 The site is located within an area with a public transport accessibility level (PTAL) of 3, which is considered 'moderate' in terms of access to public transport services. Five different bus services are accessible within 2 to 8-minutes' walk of the site, and Highgate Underground Station is a 9-minute walk away. The site is located within the Highgate Outer Controlled Parking Zone, which operates between the hours of 10.00 to 12.00 Monday to Friday.

Parking Stress

- 6.7.5 The Council's Transport Planning Officers have considered the potential parking and public highway impact of this proposal.
- 6.7.6 In terms of the revised trip generation applied and predicted numbers of cars that will attend either as employees, visitors or therapy/physio outpatients, there will be additional parking demands generated on-street.
- 6.7.7 There are very high parking stresses recorded on some streets within the stress survey and the predicted impacts arising from this proposal will need to be mitigated and managed. However, the Council's Transport Planning Officers raise no objections to the proposals subject to conditions being imposed in respect of gym restrictions and the outpatients facility to reduce the number of trips generated by the development and the resulting car parking demand on local roads. A contribution towards parking management measures would also need to be secured. This figure would be secured by legal agreement should consent be granted.

Access and Parking

- 6.7.8 The Transport Planning Officers note that at present there are two vehicle crossovers/accesses off View Road and one off North Hill. There are 3 parking spaces at the North Hill entrance and additional car parking is available within the site accessed from the crossovers off View Road.
- 6.7.9 The proposal seeks to retain the two crossovers off View Road to facilitate access to a drop off facility and also the proposed basement parking.
- 6.7.10 The existing access on North Hill is no longer required so the applicant will need to enter into the appropriate Highways Act Agreement to meet the physical and administrative costs of reinstating the crossover to full height kerb and footway. This can be secured by legal agreement should consent be granted.
- 6.7.11 Pedestrian access will be primarily from the View Road side of the care home however it will also be possible from the North Hill side of the site.

6.7.12 The proposal would provide basement parking for 17 car parking spaces in total, including two blue badge bays with two larger bays able to be converted to blue badge if required. An ambulance drop off bay is proposed at ground level accessed via the two crossovers off View Road. This bay can also be used for informal drop off and pickups.

6.7.13 The ramp starts within the site several metres from the View Road crossover, and it is not expected that the proposed arrangement will create any highway or safety issues. The ramp will be able to accommodate two-way vehicle movements and it is expected cyclists will access the basement long stay cycle parking via the ramp or alternatively use one of the lifts. The Council's Transport Planning Officers consider the access and parking to be acceptable.

Electric Car Charging Points

6.7.14 London Plan policy T6.1 requires at least 20 per cent of spaces to have active charging facilities with passive provision for the remaining spaces however there are no specific requirements in the London Plan for charging point provision for care homes. The Council's Transport Planning Officers note that the scheme provides two car charging points which complies with the 20% requirement and is considered acceptable,

Cycle Parking

6.7.15 The proposal provides 8 long stay cycle parking spaces in the basement. This level of cycle parking provision meets the London Plan cycle parking requirement for care homes.

6.7.16 Short stay spaces are to be provided at ground floor level. 4 short stay spaces are required for the care home and 2 for the gym. 5 spaces are referred to in the Transport Assessment, however the waste arrangements drawing indicates ten spaces.

6.7.17 This information can be clarified at a later stage, but prior to the commencement of works, and as such this matter can be secured by the imposition of a condition.

6.7.18 As such, Officers raise no objections to the proposals on transport grounds subject to the relevant condition being imposed in respect of proposed cycle parking arrangements

Deliveries and Servicing

6.7.19 With regards to delivery and servicing considerations, 4 delivery and servicing trips are predicted per day. A delivery bay is included within the basement for visiting service vehicles, and the ground level drop off bay can also be used. Servicing

activity takes place from both North Hill and View Road at present, however with this proposal is it intended to take place from View Road only, accommodated off of the highway.

6.7.20 A private contractor will be used to make refuse and recycling collections, using a smaller vehicle than those used by the Council, and collections will be made from within the site utilising the internal drop off bay accessed off View Road.

6.7.21 As such, the provision for deliveries and servicing for the care home is considered acceptable.

Construction Logistics and Management

6.7.22 No specific details of construction logistics have been submitted at application stage. However, it is appropriate for this to be provided at a later stage as such this matter can be secured by the imposition of a condition on any grant of planning permission.

6.7.23 Overall it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

6.8 Basement Development

6.8.1 London Plan policy D10 states Boroughs should establish policies in their Development Plans to address the negative impacts of large-scale development beneath existing buildings, where this is identified as an issue locally.

6.8.2 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

6.8.3 A Basement Impact Assessment (BIA) has been submitted with this application, which seeks to demonstrate that the impacts of the works would be acceptable, as required by Policy DM18 of the Council's 2017 DMDPD. This policy requires proposals for basement development to demonstrate that the works will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DH7: basements of the Highgate Neighbourhood Plan (2017) seeks to ensure that full consideration is given to the potential impacts of basement developments at application stage.

6.8.4 The proposal seeks to extend the existing basement to facilitate 17 parking spaces, 8 cycle parking spaces, a well-being and physiotherapy centre and other ancillary

facilities. The applicant has submitted a detailed Basement Impact Assessment which meets the above policy requirement. It will be the responsibility of the structural engineer and the applicant to ensure that the basement construction is sound.

- 6.8.5 While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. structural works to the party walls) a detailed construction management plan is adequately able to be provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition.
- 6.8.6 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In conclusion, the proposal is considered acceptable in this regard.

6.9 Trees

- 6.9.1 The supporting text to Local Plan 2017 Policy SP13 recognises, “trees play a significant role in improving environmental conditions and people’s quality of life”, where the policy in general seeks the protection, management and maintenance of existing trees. Policy SO4.4 of the Highgate Neighbourhood Plan seeks to ‘protect and enhance the area’s village character through conservation of its natural features, including trees’ while policy OS2 of the Highgate Neighbourhood Plan states that there should be no net loss of trees as a result of development and pro rata replacement will be expected.
- 6.9.2 This proposal includes the removal of 7 trees. The Council’s Tree Officer considers that the trees to be removed are of low quality and value. It is noted that no high-quality trees will be lost and the trees within 109 North Hill, North Hill Highway and Wetherley Court will not be significantly impacted by the proposed development.
- 6.9.3 The proposed new landscape plan includes the planting of 8 new trees that will be planted within the outdoor garden space including 2 trees along North Hill Road. These 8 newly planted trees will ensure there is no net loss of trees (a gain of 1 tree) which is in line with Policy OS2 of the Highgate Neighbourhood Plan. The proposed 8 new trees will also enhance biodiversity on the site and contribute to the provision of a quality and substantially sized landscape area which will benefit for future users of the care home and also the visual amenity of the locality generally.
- 6.9.4 An updated Arboricultural Impact Assessment (AIA) was submitted with the application which provides initial recommendations for the protection of the retained trees during the construction phase of the development. An Arboricultural

Method Statement that details all the necessary measures to be implemented to ensure the trees being retained will be adequately protected will be required. The Council's Tree Officer has confirmed that this can be adequately provided at a later stage, but prior to the commencement of works, and as such this matter can be secured by the imposition of a condition on any grant of planning permission

- 6.9.5 As such, the tree officer raises no objections to the proposals subject to the relevant conditions being imposed in respect of the tree protection plan, Arboricultural Method Statement and Landscape Plan and aftercare programme

6.10 Sustainability and Biodiversity

- 6.10.1 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.

- 6.10.2 London Plan Policy SI 2 - Minimising greenhouse gas emissions, states that major developments should be zero carbon, and in meeting the zero-carbon target, a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO2 emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.

- 6.10.3 DPD Policy DM1 states that the Council will support design-led proposals that incorporate sustainable design and construction principles and Policy DM21 expects new development to consider and implement sustainable design, layout and construction techniques.

- 6.10.4 The proposed development has sought to adopt a progressive approach in relation to sustainability and energy to ensure that the most viable and effective solution is delivered to reduce carbon emissions. An energy statement was submitted with the application which demonstrates that consideration has been given to sustainable design principles throughout the design of the proposed scheme. The building is designed to minimise its environmental impact through various means and minimise carbon dioxide emissions in line with the prescribed energy hierarchy. The scheme achieves a 62% improvement in CO2 emissions over the baseline requirements within Building Regulations Approved Document Part L. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance.

- 6.10.5 The development employs an efficient building fabric, mechanical ventilation heat recovery (MVHR), air source heat pumps for 100% space heating and minimum 70% hot water demand, gas boilers and PV panels. An Overheating Assessment has been submitted which details various measures that have been incorporated

to minimise the risk of overheating as part of the overall energy strategy. Details of the proposed mitigation measures for the future weather will need to be modelled however the Council's Carbon Officer is satisfied this can be adequately addressed at a later stage, and as such this matter can be secured by condition.

6.10.6 The Council's Carbon Management Team supports the scheme based on its carbon reductions. The shortfall of the care home will need to be offset to achieve a zero-carbon target, in line with Policy SP4 (1). The estimated carbon offset contribution (£404,700 inclusive of 10% monitoring fee) will be subject to the detailed design stage. This figure would be secured by legal agreement should consent be granted.

6.10.7 A BREEAM Pre-Assessment for the care home has been submitted with the application with a score of 66.94% expected to be achieved, equivalent to 'Very Good' rating. A Design Stage accreditation certificate confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent' will be submitted at a later stage, but prior to the commencement of works, and as such this matter can be secured by condition should consent be granted.

Biodiversity

6.10.8 Consistent with the NPPF, London Plan Policy G6 seeks to ensure that development proposals manage impacts on biodiversity and aim to secure net biodiversity gain, while G5 requires major developments to contribute to urban greening. DPD Policy DM6 requires proposals for taller buildings to consider their ecological impact.

6.10.9 The site primarily comprises hardstanding, amenity grassland, shrubs and trees. The proposal would include comprehensive landscaping around the development including to the frontages along View Road and North Hill. Some of the new landscaping features will include a healing garden, water features, 8 new trees, green walls, paving, soft planting, semi-private terraces for the residence and accessible paths. Whilst these objectives are acceptable in principle, further information is required in respect of the soft landscaping and biodiversity provision. This can be secured by the imposition of a condition on any grant of planning permission.

6.10.10 An Ecological Assessment Report has been submitted which comprises a desk study search for baseline information on designated sites, habitats and protected species, and a Preliminary Bat Roost Assessment (PBRA) within the site has been prepared to current good practice guidance covering relevant legislation and policy. The Council's Nature Conservation Team has been consulted on the application and is satisfied that the development seeks to enhance ecological features. Whilst these objectives are acceptable in principle, further information is

required in respect of proposed mitigation and enhancement measures. This can be secured by the imposition of a condition on any grant of planning permission.

Urban Greening Factor

6.10.11 London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design.

6.10.12 The urban greening factor (UGF) identifies the appropriate amount of urban 'greening' required in new developments. The UGF is based on factors set out in the London Plan such as the amount of vegetation, permeable paving, tree planting, or green roof cover, tailored to local conditions. The London Plan recommends a target score of 0.4 for developments which are predominately residential. The development achieves an urban greening factor of 0.42 which exceeds the minimum target set out in the London Plan. This is an improvement from the existing urban greening factor of 0.36.

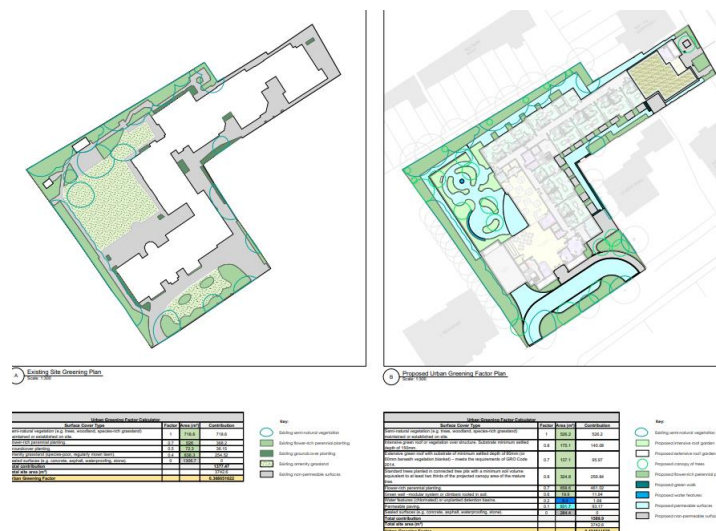


Fig 2 – Urban greening factor comparison plan

6.11 Water Management

Flood Risk and Drainage

6.11.1 Local Plan Policy SP5 and DPD Policy DM24 seek to ensure that new development reduces the risk of flooding and provide suitable measures for drainage.

6.11.2 The site is within Flood Zone 2, which is land defined as being at medium risk of flooding. The rainfall calculations within the drainage strategy have therefore been updated and the attenuation tank has increased in size. The Council's Drainage

Officer has reviewed the updated data and is satisfied. The proposal therefore satisfies relevant planning policy and is acceptable in this regard.

6.11.3 Thames Water raises no objection with regards to foul water sewerage network infrastructure, surface water network infrastructure capacity, water network and water treatment infrastructure capacity. Thames Water recommend an informative regarding Thames Waters underground assets and water pressure

6.11.4 As such, it is considered that the proposal is acceptable in terms of its water management arrangements subject to the relevant informative being imposed.

6.12 Air Quality and Land Contamination

Air Quality

6.12.1 DPD Policy DM23 requires all development to consider air quality and improve or mitigate the impact on air quality in the borough and users of the development. An Air Quality Assessment ('AQA') was prepared to support the planning application and concluded that future occupants would experience acceptable air quality with pollutant concentrations below the air quality objectives. It also highlighted that the air quality impacts from the proposed development during its construction phase would not be significant and that in air quality terms it would not conflict with national or local planning policies

6.12.2 Officers have reviewed this assessment and agree that while concerns raised about construction works are noted, these are temporary and can be mitigated through the requirements of the Air Quality and Dust Management Plan to include air quality control measures such as dust suppression. The proposal is not considered an air quality risk or harm to nearby residents, or future occupiers.

Land Contamination

6.12.3 DPD Policy DM23 (Part G) requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.

6.12.4 Prior to redevelopment of the site a desktop study will need to be carried out and include the identification of previous uses, potential contaminants that might be expected, give those uses, and other relevant information.

6.12.5 As such, the Pollution Officer raises no objections to the proposal subject to the relevant conditions being imposed in respect of land contamination and unexpected contamination and an informative regarding asbestos should consent be granted.

6.13 Employment

6.13.1 Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training.

6.13.2 There would be opportunities for borough residents to be trained and employed as part of the development's construction process. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council). These requirements would be secured by legal agreement should permission be granted.

6.13.3 As such, the development is acceptable in terms of employment provision.

6.14 Fire Safety

6.14.1 London Plan Policy D12 states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The applicant has submitted a fire safety strategy report which confirms that that fire safety details are sufficient for the purpose of planning. A formal detailed assessment will be undertaken for fire safety at the building control stage. The London Fire Brigade has confirmed that there are no objections to the application in respect of fire safety.

6.15 Conclusion

- The scheme optimises the potential of the site for a new modern care home (Class C2);
- The care home facility would provide traditional long-term accommodation for senior care (including dementia palliative care), a well-being and physiotherapy centre and an area for residents to recuperate from surgery that will include specialist staff and tailored care;
- The impact of the development on residential amenity is acceptable;
- There would be no significant adverse impacts on the surrounding highway network or on car parking conditions in the area;
- The proposed development would preserve and enhance the character and appearance of the Conservation Area and not cause harm to it, it would be a high-quality design of an appropriate scale to its context and would respect the visual amenity of the streetscape and locality generally;
- The proposed scheme will be more sustainable and energy efficient than the existing buildings;
- The proposed development would result in the loss of 7 low grade trees but would be replaced with 8 newly planted trees - ensuring there is no net loss off trees. The 8 new trees will form part of a high quality and comprehensive landscaping scheme as part of the proposed development;

- The scheme would provide a number of section 106 obligations.

6.15.1 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information provided the proposal is subject to a NIL rate for CIL.

8.0 RECOMMENDATIONS/ PLANNING CONDITIONS & INFORMATIVES

GRANT PERMISSION subject to conditions subject to conditions and subject to section 106 Legal Agreement

Subject to the following condition(s)

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 the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

01, 02, 11, 91, 92, 93 ,94, 101, 102, 103, 104 Rev A, 105 Rev A, 106 Rev A, 111 Rev C, 112 Rev B, 113 Rev C, 114 Rev C, 115 Rev A, 116, 121, 122, 131, 132, 133, 135, 136, 137 Rev B, 141, 151 Rev A, 152 Rev A, 153 Rev A, 154, 155, 156 Rev A, 157 Rev A, 158 Rev A, 159 Rev A, 160 Rev A, 161 Rev A, 162 Rev A, 163 Rev A, 165, 166, 167

Documents

Air Quality Assessment, November 2021 (Air Quality Consultants), Drainage Statement and Drainage Strategy, November 2021 (Ardent Consulting Engineers), Daylight and Sunlight Report, November 2021 (Delva Patman Redler), Design & Access Statement, November 2021 and Amended Design & Access Statement, May 2022, Planning Construction Method Statement, November 2021 (Elite Designers), Basement Impact Assessment, January 2022 (Soils Ltd and Elite Designers), Statement of Community Involvement, November 2021 (Forty Shillings), Illustrative Landscape Masterplan, November 2021 (Guarda Landscape), Landscape General Arrangement, November 2021 (Guarda Landscape), Planting Schedules, November 2021 (Guarda Landscape), Urban

Greening Factor Plan, November 2021 (Guarda Landscape), Circular Economy Statement, November 2021 (Hodkinson Consultancy), Dynamic Overheating Report, November 2021 (Hodkinson Consultancy), Energy Statement, November 2021 (Hodkinson Consultancy), Sustainability Statement, November 2021 (Hodkinson Consultancy), Whole Life Carbon Assessment, November 2021 (Hodkinson Consultancy), GLA Whole Life Carbon Assessment Template, November 2021 (Hodkinson Consultancy) Fire Statement, November 2021 (Innovation Fire Engineering), Heritage Assessment, November 2021 (KM Heritage), Transport Assessment, November 2021 and Transport Addendum, March 2022 (Markides Associates), Planning Statement, November 2021 (ND Planning), Topographical Survey, March 2021 (Malcolm Hughes Chartered Land Surveyors), Arboricultural Impact Assessment, November 2021 and Updated Arboricultural Impact Assessment, March 2022 (Tyler Grange), Ecological Impact Assessment, November 2021 (Tyler Grange)

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

- 3 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
 - a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;
 - d) Details of entrances, which shall include a recess of at least 115mm;
 - e) Details and locations of rain water pipes; and
 - f) Details of balustrade

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

Samples of brickworks, windows, roof, glazing, balustrade, should also be provided. A schedule of the exact product references for other materials. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017

4. Prior to occupation of the development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval of the development hereby approved. Once approved the details shall be provided as agreed.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

- 5 Prior to the commencement of the development above slab level full details of both hard and soft landscape works that shall achieve an urban greening factor of 0.4 shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- i) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- j) Any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D4 and G1 of the London Plan, Policy SP11 of the Local Plan 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017

- 6 Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 7 No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

- 8 Prior to the commencement of above ground works to each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure a safe and secure development and reduce crime.

- 9 Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

Reason: To ensure a safe and secure development and reduce crime

- 10 Before development commences other than for investigative work:
 - a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.

- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 12 A No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

- B An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

- 13 A Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst

B Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;

- iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details. Additionally, 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.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.”

- 14 Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

- 15 Prior to the commencement of the development, details of the Combined Heat and Power (CHP) facility of the energy centre or centralised energy facility or other centralised combustion process and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The details shall include:

- a) location of the energy centre;

- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)
- f) details of CHP engine efficiency

The Combined Heat and Power facility and infrastructure shall be constructed in accordance with the details approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system.

- 16 Prior to the commencement of above ground works a Construction Ecological Management Plan incorporating the mitigation and enhancements options from the Bat survey report shall be submitted to and approved, in writing, by the Local Planning Authority

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policy G6 of the London Plan (2015), Policy SP13 of the Haringey Local Plan.

- 17 Prior to the commencement of above ground works a Landscape Ecological Management and Maintenance Plan to ensure the safeguarding of the proposed net gain shall be submitted to and approved, in writing, by the Local Planning Authority

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policy G6 of the London Plan (2015), Policy SP13 of the Haringey Local Plan.

- 18 The development hereby approved shall be constructed in accordance with Plan 2 -Tree Protection Plan prepared by Tyler Grange (Drawing No. 13786_P05 Rev A)

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed.

- 19 No development should take place until a arboricultural method statement for any works within the root protection areas is submitted to and approved in writing by the Local Planning Authority

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

- 20 Prior to the commencement of above ground works a Landscape Plan and aftercare programme shall be submitted to and approved, in writing, by the Local Planning Authority

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D4 and G1 of the London Plan, Policy SP11 of the Local Plan 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017

- 21 The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Hodkinson (dated November 2021) delivering a minimum 62% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) for 100% space heating and minimum 70% hot water demand, and a minimum 14 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 29% reduction in carbon emissions, including details to reduce thermal bridging;
- Confirmation of the modelled heat losses from the heating pipework in corridors and bedrooms;
- Location, specification and efficiency of the proposed ASHPs (Seasonal Coefficient of Performance, Seasonal Performance Factor, Seasonal Energy Efficiency Rating), with plans showing the ASHP pipework and mitigation measures (noise, exhaust, visual);
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the units;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp);
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has/have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 22 All gas boilers that are to be installed throughout the development shall achieve a minimum seasonal space heating energy efficiency rating of 92% as defined under the Energy-related Performance Directive (ErP), without relying on additional technologies to control the operation of the boiler. The applicant shall demonstrate compliance by supplying installation specification within three months post-completion of the development. Once installed these boilers shall be operated and maintained as such thereafter.

The use of the gas boilers shall be restricted to 30% of hot water demand only during the operation of the development, if and when the capacity cannot solely be met by the air source heat pump system.

Reason: In the interest of reducing the impacts of climate change, in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.

- 23 (a) Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and propose a retrofit plan. This assessment shall be based on the Dynamic Overheating Report prepared by Hodkinson (dated November 2021).

This report shall include:

- Further modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for: DSY1 2050s, high emissions, 50% percentile;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and

ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy.

(b) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Natural ventilation
- MVHR with summer bypass
- Glazing g-value of 0.30
- External shading including pergola structures on internal courtyard
- No active cooling (except for specialist dayrooms, foyer and restaurant).

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

- 24 (a) Prior to the commencement of development, details of the living roof(s) must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roof(s) will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
- ii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
- iii) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vi) Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof(s) have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 25 (a) Prior to commencement of development, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Within three months prior to occupation of development, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority’s approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

- 26 No development shall take place, including any works of demolition, until details regarding the movement monitoring that will be undertaken at the adjacent properties is submitted to and approved in writing by the Local Planning Authority to demonstrate how the contractor will mitigate the following;

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017

- 27 No development shall take place, including any works of demolition, until a detailed construction management plan is submitted to and approved in writing by the Local Planning Authority

Only the approved details shall be implemented and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017

- 28 Cycle parking must be provided in line with the London Plan and the design and implementation must be in line with the London Cycle Design Standards as produced by TfL.

Reason – to ensure high quality long and short stay cycle parking for employees and visitors and contribute towards the uptake of active travel modes

- 29 A Construction Logistics Plan will be required, to be submitted three months before commencement of the works on site. The Construction Logistics Plan shall include:

- a survey of the existing conditions of adjacent public highways;
- an assessment of the cumulative impacts of demolition and construction traffic;
- details of the likely volume of demolition and construction trips and any mitigation measures;
- site access and exit arrangements including wheel washing facilities and swept paths where required;
- vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;
- proposed temporary access and parking suspensions and any temporary access and parking solutions required;
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;
- methods for of protection of adjacent highway infrastructure; and,
- an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site.

Works shall only be carried out in accordance with the approved Construction Logistics Plan.

Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development.

- 30 The Gym can only be used by residents of the proposed care home facility or patrons of day the treatment centre.

Reason- To reduce the number of trips generated by the development and the resulting car parking demand on local roads.

- 31 The outpatients facility should only be opened to patients between the hour of 08:00 to 18:30 hours, and should have no more than 7 treatment rooms and no more than 67 appointments per day.

Reason - To reduce the number of trips generated by the development and the resulting car parking demand on local roads.

- 32 The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 33 Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use".

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

- 34 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the care home shall be occupied by Use Class C2 only with a smaller component accounting for a well-being and physiotherapy centre. and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application

Reason: In order to restrict the use of the premises in the interest of the amenities of the area in line with DM1 of the Haringey DM DPD 2017.

- 35 Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

- 36 The proposed development should include appropriate fire safety solutions and represent best practice in fire safety planning in both design and management and should include a more detailed fire strategy/fire engineered design in order to satisfy Part B of the Building Regulations – Fire Safety. This will be subject to a more detailed check by Building Control and the Fire Authority.

Reason: In the interest of fire safety to comply with London Plan Policy D12

- 37 Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant or equipment does not cause nuisance within any residential unit or noise sensitive premises.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

Informatives:

INFORMATIVE:

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE:

Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE:

The new development will require numbering. 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.

INFORMATIVE:

The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE:

Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE:

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

INFORMATIVE:

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

INFORMATIVE:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE:

There is Institution of Structural Engineers Guidance for the design and detailing of ramps and underground car parks and the applicant will need to adhere to this.

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Appendix 1 Consultation Responses - internal and external consultees and Neighbour Representations

Stakeholder	Question/Comment	Response
INTERNAL		
Design	<p>Thank you for asking for my comments on this application. I have been involved in extensive pre-application discussions on these proposals, in addition to two Haringey Quality Review Panel (QRP) reviews, and am confident it is an excellent design of the highest quality, eminently suitable for the sensitive location and proposed use.</p> <p>Specifically, the proposals would replace an ad-hoc series of modified and outdated purpose built buildings that make little contribution or act as detractors from the Conservation Area, with contemporary specialist care accommodation designed to accommodate sensitive users to the highest modern standards, in a building of architecture that adapts to the different contexts of the different sides of the development. The North Hill frontage takes the form of a contemporary reinterpretation of the prevailing Georgian architecture, particularly as found in the Statutory Listed adjacent terrace immediately to the north of the site, whilst the View Road frontage takes the form of a contemporary reinterpretation of the Arts & Crafts architecture of many of the original grand detached houses in that street, including the immediate neighbour to the west.</p> <p><u>Massing and Roofscape</u></p> <p>All the specific concerns raised by officers and the QRP have been satisfactorily addressed. The roof line and roof profile has been improved by reducing the ridge level of the two side wings facing View Road, with the proportion hipped made more comfortable, a gabled bay introduced on the garden side, and roof top plant has been relocated from the flat roofed area between the north Hill block and the main block to a secluded area within the pitched roofed volume, making it virtually invisible and any sound well dampened from any neighbours. Overall, the pitched roof form will appear from View Road and surrounding properties to be in a comfortable proportion in relation to the building. The panel welcomed the footprint and North Hill massing and officers agree that the proposed footprint, massing and roofscape are all appropriate.</p> <p><u>Landscape Design</u></p>	Comments noted

Stakeholder	Question/Comment	Response
	<p>As the QRP notes, the proposal involves some modest reduction on overall area devoted to landscaping compared to the lavishly landscaped existing former care home, but following modifications is pulled well away from boundaries to neighbours' gardens and is in any case well screened by trees on all those boundaries. The concepts and details proposed for landscape design have been welcomed by the panel and officers, and will be further controlled in conditions.</p> <p><u>Scheme layout and quality of accommodation</u> A major change since the last QRP was to, as requested by the panel, relocate the restaurant to the ground floor facing the main garden area, with various medical treatment suites moved to the lower ground. Communal spaces and terraces to the upper floors have also been refined so that the main garden elevation will be animated by those main social, communal rooms and terraces. Circulation and layout of the treatment suites in the North Hill block have also been refined, including improving natural light to circulation, with servicing and refuse storage better defined and disguised. Overall the panel and officers agree that the quality and layout of proposed accommodation is now excellent.</p> <p><u>Architectural Expression</u> Since the last QRP there have been further refinements to the architectural expression, materials and architectural detailing, in consultation with officers, local ward members and Historic England, to all their satisfaction. This has included simplification of the northern elevation, replacing the proposed green wall with fenestration to circulation and brick recesses, and enriching detailing to both entrances, window surrounds, gables to View Road and walls to landscaping, especially in front of lightwells. All the above agreed that these changes were preferable and more successful to excessive use of use of different coloured bricks, resulting in a calm, well proportioned and well detailed proposal that responds well to different contexts.</p> <p>Other ideas discussed by the QRP included memory of Mary Fielding in the architecture, and the applicants have stated this will be done through artwork. The panel also suggested retention of the existing 1960s "brutalist" North Hill block on grounds of embodied carbon, but officers have always been supportive of its replacement, on grounds of its rather ugly architecture currently being a detractor from the conservation area, in the immediate context of a listed Georgian terrace, to which the proposed North Hill block, a contemporary reinterpretation of Georgian architecture. Overall, the applicants have produced detail on their low carbon design and environmental sustainability to the satisfaction of specialist officers.</p> <p><u>Conclusions</u> The proposals would replace existing buildings of varied quality in consistent high quality designs in contemporary reinterpretations of the local context Georgian and Arts & Crafts architecture, of a compatible and appropriate scale to the context, elegantly proportioned, in attractive, appropriate materials and detailing, set in lush, high quality landscaping. Screening vegetation and distances will</p>	

Stakeholder	Question/Comment	Response
	<p>protect neighbours privacy, daylight and sunlight, and the quality of accommodation provided by the proposal will be spacious, comfortable, well laid out, well day lit and well connected to its landscaped setting.</p>	
Conservation	<p>This generous development site sits within Highgate Conservation Area and spans across North Hill and View Road, two throughfares with a different yet complementary historic townscape and character.</p> <p>On North Hill the existing care home building is flanked by a listed terrace, whereas it is adjoined on View Road by a locally listed house.</p> <p>The townscape along North Hill is characterised by the varied and down-sloping topography of The Bank, by the spacious road section, three to four storey buildings of various age well set-back from the pavement behind their front gardens.</p> <p>The main elevation of the existing office building of the Mary Feilding Guild Care Home fronts North Hill and forms part of this townscape.</p> <p>The existing office building on North Hill is linked through a series of utilitarian extension buildings to the original 1920's care home building fronting View Road; despite various side and rear alterations this historic building is deemed to be a positive contributor to the character of the CA.</p> <p>View Road is a quiet residential street where several listed and locally listed large houses comfortably set in large sites are complemented by leafy front gardens and generous, deep rear gardens and contribute to a more suburban character than the busy North Hill.</p> <p>The proposed redevelopment of the Mary Feilding Guild Care Home rests on a thorough assessment of the architectural proportions, quality, heritage significance and conditions of the existing buildings and their site, a careful analysis of the existing topography and gardens forming part of a well-rounded and comprehensive site analysis.</p> <p>Both contextual analysis and the assessment of susceptibility to change and reuse of the original care home have demonstrated the need for and the benefits descending from the replacement and coherent redesign of both existing buildings, poorly proportioned and difficultly accessible interiors, dull office building fronting North Hill and scarcely accessible gardens. The loss of the much-altered original 1920s care home which provides a modest contribution to the character of the area along View Road would have a negligible negative impact on the character of the area and would lead to a low level of less than substantial harm that would be outweighed by the improved care home services and design quality that the proposed scheme provides.</p>	Comments noted

Stakeholder	Question/Comment	Response
	<p>This contextual awareness and a solid experience in the design of specialist care homes have been the basis for a sound and successful design exploration aimed at maximising the site potential and providing an optimal level of accommodation with related amenities and a sensitive response to the historic townscape and urban context of the Conservation Area. The extensive pre-application discussion with council officers, review and local groups has informed a very specific design proposal that extends across the site replacing and optimising the footprint, plan form, amasses and heights of the existing building, with a carefully proportioned new care home building that would benefit from a fully reconfigured and accessible soft and hard landscaped garden space that will pleasantly complement the architectural design of the new buildings. The whole project has been sensitively shaped, both externally and internally by the need to complement the historic townscape of the conservation area respectively on its North Hill and View Road frontages while expressing the genuinely contemporary character of the new care home.</p> <p>The proposed office building along North Hill retains the proportions of the existing one, which is bland and monolithic and offers a straightforward opportunity for improvement. The proposed design seizes this opportunity to enhance forms, functions, and setting of the listed terrace and introduces an interesting articulation of heights and masses and a facade design inspired by the adjacent Georgian terrace and softened by the elegantly multifaceted brickwork façade. The proposal has been carefully shaped and assessed in views across the conservation area along North Hill and by virtue of its sensitive design approach, it fully respects the architectural primacy and legibility of the listed terrace in its urban context and is supported from conservation grounds.</p> <p>The care home building fronting View Road respects the height of neighbouring houses and has been designed as contemporary reinterpretation of a suburban villa with symmetric façade, generous fenestration and an interesting roof articulation that draws inspiration from the traditional roofs, dormers, and prominent gables of the adjacent buildings. The subtly elaborated brick façade would be complemented by the soft landscaped garden hidden behind the retained boundary wall located on a raised street level along View Road where the proposed building will positively complement its varied context while retaining a number of established features of this part of the conservation area such as the enclosed nature of the View Road building, the suburban, residential, verdant character of View Road as well as featuring the established architectural forms and materials reinterpreted in a more contemporary key. The building fronting View Road is supported from the conservation perspective with encouragement to further refine the façade treatment, dormers, and porch.</p> <p>The proposed development has been rooted in deep understanding of the site potential and full awareness of the value of its heritage setting. It is a design proposal that creatively seizes the opportunities offered by this challenging and multifaceted heritage site through a conservation-led, context-responsive, well-articulated design concept that provides a specialist development response to</p>	

Stakeholder	Question/Comment	Response
	<p>this part of the conservation area, a well- founded design response that can be certainly refined and honed at detailed design stage.</p> <p>The submitted scheme will lead to a very low, less than substantial harm to the significance of the Conservation area and its assets while optimising the use of the site and its garden and while enhancing the townscape along North Hill and is therefore fully supported.</p>	
Transportation	<p><u>Application Proposal</u></p> <p>This application seeks to demolish the existing Mary Feilding Guild Care Home which closed during 2021, and construct a new 70 bedroom care home with wellbeing and physiotherapy centre. Basement parking with 17 spaces is also proposed, created by extending the existing basement at the site.</p> <p>The existing home accommodated 43 rooms and was closed as considered unviable by the current owners.</p> <p>The new home will operate over 4 floors plus the basement, with reception on the ground floor, elderly care bedrooms on the first floor, dementia care on the second floor and the wellbeing centre on the third floor. Of the 70 rooms proposed, 43 will be for long stay patients and 27 short stay for post operative recuperation.</p> <p>The well being centre will include a hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon. There will be a mix of inpatient and outpatient/public use for these facilities.</p> <p><u>Location and access</u></p> <p>The site is located to the western side of North Hill, at the junction of North Hill with View Road (to the northern side of the junction). The site has frontages to both North Hill and View Road.</p> <p>The site has a PTAL value of 3, considered 'moderate' access to public transport services. 5 different bus services are accessible within 2 to 8 minutes walk of the site, and Highgate Underground Station is a 9 minute walk away.</p> <p>It is also located within the Highgate Outer CPZ, which has operating hours of 10.00 to 12.00 Monday to Friday.</p> <p>At present there are two vehicle crossovers/accesses off view Road and one off North Hill. There are 3 parking spaces at the North Hill entrance and additional car parking is available within the site accessed from the crossovers off View Road.</p>	<p>Observations have been taken into account. The Recommended legal agreement clauses and conditions will be included with any grant of planning permission as appropriate</p>

Stakeholder	Question/Comment	Response
	<p>It is intended to retain the two crossovers off View Road to facilitate access to a drop off facility and also the basement parking. These appear to be retained as existing, there is no reference in the application to any physical changes to these highway accesses.</p> <p>The existing access on North Hill is no longer required, so the applicant will need to enter into the appropriate Highways Act Agreement to meet the physical and administrative costs of reinstating the crossover to full height kerb and footway. This can be covered by the S106 for the development.</p> <p>Pedestrian access will be primarily from the View Road side of the care home however it will also be possible from North Hill side of the site.</p> <p><u>Transportation Assessment</u></p> <p>A Transportation Assessment accompanied the application, a number of queries arising from this have been examined and discussed with the applicant, and a subsequent Transport Statement Addendum has been drafted and submitted by the applicant during March 2022 to update the proposals to reflect these discussions. Overall there will be an uplift in transportation demands and activity at the site given the expansion in room numbers and other services that will be available as proposed.</p> <p><u>Trip generation.</u></p> <p>The existing facility was a 43 bed care home, and with this larger proposal, and associated other facilities (wellbeing and physiotherapy centre), an uplift in trips to and from the site will occur.</p> <p>It is detailed that there will be 82 members of staff overall, with a maximum 38 employees at the care home during the 0900 – 1400 period, and up to 67 daily attendees for outpatient physiotherapy sessions at the wellbeing facility (operating 0700 – 1900). The Gym will be able to accommodate up to 13 users at any time.</p> <p>The application TA originally detailed the following with respect to predicted trips;</p> <ul style="list-style-type: none"> • 218 two way trips daily, by all modes, 15 in the AM peak and 13 in the PM Peak hours. • 26 two way trips are predicted for the busiest hourly period during the day (1400 – 1500) • Staff car mode share predicted to be 15% based on census journey to work records (9%) and TRICS survey information (10%), however this has been increased for robustness • A 10% turnover of patients is expected by day (7 arrivals/departures) with patient transport by ambulance • Visiting hours are to be 0900 – 1400 and 1800 – 1900, with 30% of patients having visitors per day. The TA assumes all patient visitors will drive to the care home. 	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <i>The well being centre mode share is predicted to be 25% by car, based on a mix of gym users (expected to not use cars on the whole) and a proportion of rehab visitors using cars due to their medical difficulties.</i> <p>Following review of the trip generation predictions, Transportation have queried a number of aspects of it, which have been discussed with the applicant, and revised trip generation assumptions have now been provided within the transport addendum. These are as follows;</p> <ul style="list-style-type: none"> Transportation consider that the 15% mode share proposed for staff is an underestimate, particularly with respect to staff that work shifts and travel in from outside of the Borough. The applicant has subsequently revisited this within the addendum taking into account journey to work census data from adjoining Boroughs and revised the mode share upwards to 41% for car journeys to work. Evidence relating to visitor trips was requested to underpin the trip generation assumptions. The gym was originally expected to be open for wider public use, however the applicant has now revised their proposals to no longer include 'walk in' use by the general public. <p><u>Car parking arrangements</u> At present, the site has 5 off street parking spaces accessed off North Hill.</p> <p>Basement car parking (17 spaces) is proposed at the site. 2 blue badge spaces are included along with two larger bays able to be converted to blue badge if required. An ambulance drop off bay is proposed at ground level accessed via the two crossovers off View Road. This bay can also be used for informal drop off and pick ups. 2 electric vehicle charging spaces are shown, there are no specific requirements in the London Plan or charging point provision for care homes.</p> <p>The ramp appears to start within the site several metres from the View Road crossover, and it is not expected that the proposed arrangement will create any highway or safety issues. The ramp appears to be able to accommodate two way vehicle movements and it is expected cyclists will access the basement long stay cycle parking via the ramp or alternatively use one of the lifts. There is Institution of Structural Engineers Guidance for the design and detailing of ramps and underground car parks and the applicant will need to adhere to this.</p> <p><u>Car trips predicted to and from the site</u></p>	

Stakeholder	Question/Comment	Response
	<p>Based on the revised 41% mode share for employees, the peak arrival numbers by staff driving is 13 vehicles during the period 0730 to 0800, and 12 vehicles during the period 1330 to 1430. The applicant considers these demands can be met by the parking available within the site.</p> <p>With respect to car trips made by visitors, the TA proposed similar to other surveyed sites, a rate of 30% visitors per day which would result in 22 car arrivals during visiting hours. The accumulation shows the peak numbers of cars attending in any hour to be 7 during the period between 12.00 and 14.00</p> <p>In addition to the above, there will also be car trips made by physiotherapy outpatients, during the period 0800 – 1830, and with 10 practitioners able to see 10 patients per hours/appointment, there will be additional car trips requiring parking during these periods.</p> <p>Taking the above components of car trips to and from the site into account, a revised vehicular trip generation has been derived within the transport addendum and this now predicts a peak car parking demand from the site for 39 vehicles during the 1300 – 1400 period, creating on street parking demands for 22 parking spaces.</p> <p><u>Local parking conditions and parking stress survey</u></p> <p>The TA includes a parking stress survey, carried out for different daytime periods to match the AM/PM Peaks and expected shift changeovers. Recorded local parking levels are quite variable with some streets during the daytime appearing to be relatively low, with stresses off 28% to 38% recorded on View Road, 38 spaces available out of 61 on the road at the busiest time. It is also noted that very high stresses are recorded on North Hill Avenue, Church Road and Toyne Way, with stresses recorded upwards of 80% and up to 97% on these roads (based on a 5m car length).</p> <p><u>Car Parking impacts and mitigation required</u></p> <p>With the revised trip generation applied and predicted numbers of cars that will attend either as employees, visitors or therapy/physio outpatients, there will be additional parking demands generated on street.</p> <p>There are very high parking stresses recorded on some streets within the stress survey and the predicted impacts arising from this proposal will need to be mitigated and managed. Therefore, it will be appropriate for the following conditions and S106 contribution to be required should this be granted consent;</p> <ul style="list-style-type: none"> • The Gym can only be used by residents of the proposed care home facility or patrons of day the treatment centre. 	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> • The outpatients facility should only be opened to patients between the hours of 08:00 to 18:30 hours, and should have no more than 7 treatment rooms and no more than 67 appointments per day. • The applicant will be required to contribute £20,000 towards parking management measures in the local area to deal with any potential overspill or parking outside the CPZ operational hours on Storey Road, North Hill, Church Road, Talbot Road and other roads within the local area. <p><u>Cycle parking</u> London Plan standards for care homes require 1 long stay space per 5 FTE staff and 1 visitor space per 20 bedrooms. The proposed provision numerically meets that. 8 long stay spaces are proposed for location in the basement, accessed via the ramp or alternatively from one of the available lifts to the basement.</p> <p>There is also the gym to be provided with this development, which will be able to be used by external individuals who book (no 'walk ups'). The London Plan requires 1 space per 8 staff, the staff numbers for the centre include gym staff so the long stay cycle parking for them is included. Short stay for the gym requires two spaces.</p> <p>Short stay spaces are to be provided at ground floor level and these appear to be located adjacent to the bin stores. 5 are referred to in the TA, however the waste arrangements drawing indicates ten spaces, it would seem that 4 are required for the care home and two for the gym, this does need to be clarified.</p> <p>The usage of cycle parking will be monitored under the travel plan and if demand requires Additional cycle parking will be able to be provided within the site.</p> <p>Full details of the proposed cycle parking arrangements will be required for review and approval prior to commencement of the development construction works and this can be covered by a pre commencement condition. Dimensioned drawings showing centres, spacing, manoeuvring space and the like are required along with details of the system intended for use. All cycle parking will need to be designed to meet the requirements of the London Cycles Design Standards as produced by TfL.</p> <p><u>Deliveries and servicing</u> 4 delivery and servicing trips are predicted per day. A delivery bay is included within the basement for visiting service vehicles, and the ground level drop off bay can also be used. Servicing activity takes place from both North Hill and View Road at present, however with this proposal is it intended to take place from View Road Only, accommodated off of the highway.</p>	

Stakeholder	Question/Comment	Response
	<p><u>Refuse and recycling storage and collections</u> A private contractor will be used to make refuse and recycling collections, using a smaller vehicle than those used by the Council, and collections will be made from within the site utilising the internal drop off bay accessed off View Road.</p> <p><u>Travel plan</u> A full Travel Plan is appropriate for this development proposal, to ensure that the development proposal encourages travel by sustainable modes of transport to and from the development and is in line with the Councils Local Plan Policies SP1, SP4 and SP7. Provision of a Travel Plan is referenced within the TA, including a mechanism to monitor cycle parking and provide more if demands require. This can be covered by the S106 and a Travel Plan monitoring fee will be required.</p> <p><u>Construction phase</u> A comprehensive Construction Logistics Plan will be required for this development, and a condition requiring a detailed draft for submission and approval 3 months prior to proposed commencement of the works will be required.</p> <p>The applicant will need to detail how impacts on the public highway and adjacent neighbours will be minimised and managed, and it is strongly recommended the applicant engages with Haringey's Network Management officers to discuss and agree any temporary measures, routing to and from the site, and especially with regards to Highgate Primary school which is close by to the site.</p> <p><u>Conclusion</u> This application is for redevelopment of the Mary Feilding Guild Care Home site in Highgate, to provide a larger care home with accompanying wellbeing centre. A basement car park with 17 spaces is also included in the proposal.</p> <p>From the transportation perspective, this will increase trips compared to the previous establishment, but not to any extent that will be problematical for the capacity or functioning of local highway and public transport networks. The onsite car parking should meet almost all of the potential demands from employees, however external parking demands will be generated by the combination of visitors and those attending the therapy and wellbeing services. These external demands will raise parking stresses in the locality of the site and will require mitigation as referenced earlier in this response, including restrictions on aspects of the services running at the site, and a financial contribution to investigate, design and implement parking management measures to manage these impacts.</p> <p>Long stay cycle parking is provided to meet London Plan standards, there is some ambiguity about the short stay provision however and this needs to be clarified. The details can be covered by a pre</p>	

Stakeholder	Question/Comment	Response
	<p>commencement cycle parking condition. All delivery and servicing, and refuse/recycling collections appear to be able to be accommodated off of the highway as well which is welcomed.</p> <p>Transportation has no objection to this application subject to the following;</p> <p><u>Conditions</u></p> <ol style="list-style-type: none"> 1. Cycle parking must be provided in line with the London Plan and the design and implementation must be in line with the London Cycle Design Standards as produced by TfL. <p>Reason – to ensure high quality long and short stay cycle parking for employees and visitors and contribute towards the uptake of active travel modes</p> <ol style="list-style-type: none"> 2. A Construction Logistics Plan will be required, to be submitted three months before commencement of the works on site. The Construction Logistics Plan shall include: <ul style="list-style-type: none"> • a survey of the existing conditions of adjacent public highways; • an assessment of the cumulative impacts of demolition and construction traffic; • details of the likely volume of demolition and construction trips and any mitigation measures; • site access and exit arrangements including wheel washing facilities and swept paths where required; • vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips; • proposed temporary access and parking suspensions and any temporary access and parking solutions required; • Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements; • methods for of protection of adjacent highway infrastructure; and, • an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site. <p>Works shall only be carried out in accordance with the approved Construction Logistics Plan. Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development.</p> 3. The Gym can only be used by residents of the proposed care home facility or patrons of day the treatment centre. Reason- To reduce the number of trips generated by the development and the resulting car parking demand on local roads. 	

Stakeholder	Question/Comment	Response
	<p>4. The outpatients facility should only be opened to patients between the hour of 08:00 to 18:30 hours, and should have no more than 7 treatment rooms and no more than 67 appointments per day. Reason - To reduce the number of trips generated by the development and the resulting car parking demand on local roads.</p> <p><u>S106 Obligations</u></p> <ol style="list-style-type: none"> 1. The applicant will be required to submit a travel plan no less than 3 months before the development is occupied and will be required to pay a travel plan contribution of £2k per year for a period of 5 years. 2. The applicant will be required to enter into a Section 278 Agreement with the Highway Authority Reinstatement of redundant crossover in North Hill at the former access, and meet all of the Council's costs. 3. The applicant will be required to contribute £20,000 towards parking management measures in the local area to deal with any potential overspill or parking outside the CPZ operational hours on Storey Road, North Hill, Church Road, Talbot Road and other roads within the local area. 4. The development will need to be formally designated as 'permit free' with respect to the issue of Business Permits for the CPZ, with the applicant meeting the Council's costs of £4,000 to administer. 	
Lead Pollution	<p>Having considered all the relevant supportive information on pollution especially the Air Quality Assessment Report with reference J10/13064/10/1/F2 prepared by Air Quality Consultants Ltd dated 26th November 2021 taken note of sections 4 (Assessment Approach), 5 (Baseline Conditions), 8 (Air Quality Neutral), 9 (Mitigation) and 10 (Conclusions), Energy Statement Report dated November 2021 with the proposed use of Air Source Heat Pumps and Gas Boilers as the main source of energy as well as considering the nature of the proposed development end use, landscapes and garden plan, please be advise that we have no objection to the proposed development in respect to air quality and land contamination but the following planning conditions and informative are recommend should planning permission be granted.</p> <p>1. <u>Land Contamination</u> Before development commences other than for investigative work:</p>	<p>Comments noted. Conditions/informative included</p>

Stakeholder	Question/Comment	Response
	<p>a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.</p> <p>b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</p> <p>d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p><u>Reason:</u> To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>2. <u>Unexpected Contamination</u></p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p><u>Reasons:</u> To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.</p>	

Stakeholder	Question/Comment	Response
	<p>3. <u>NRMM</u></p> <p>a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ</p> <p>4. <u>Demolition/Construction Environmental Management Plans</u></p> <p>a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst</p> <p>b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.</p> <p>The following applies to both Parts a and b above:</p> <p>a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).</p> <p>b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:</p> <p>i. A construction method statement which identifies the stages and details how works will be undertaken;</p> <p>ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;</p> <p>iii. Details of plant and machinery to be used during demolition/construction works;</p> <p>iv. Details of an Unexploded Ordnance Survey;</p> <p>v. Details of the waste management strategy;</p> <p>vi. Details of community engagement arrangements;</p>	

Stakeholder	Question/Comment	Response
	<p>vii. Details of any acoustic hoarding;</p> <p>viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</p> <p>ix. Details of external lighting; and,</p> <p>x. Details of any other standard environmental management and control measures to be implemented.</p> <p>c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:</p> <p>i. Monitoring and joint working arrangements, where appropriate;</p> <p>ii. Site access and car parking arrangements;</p> <p>iii. Delivery booking systems;</p> <p>iv. Agreed routes to/from the Plot;</p> <p>v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and</p> <p>vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and</p> <p>vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.</p> <p>d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:</p> <p>i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;</p> <p>ii. Details confirming the Plot has been registered at http://nrmm.london;</p> <p>iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;</p> <p>iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);</p> <p>v. A Dust Risk Assessment for the works; and</p> <p>vi. Lorry Parking, in joint arrangement where appropriate.</p> <p>The development shall be carried out in accordance with the approved details. Additionally, 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.</p> <p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality."</p> <p>5. <u>Combustion and Energy Plant</u></p>	

Stakeholder	Question/Comment	Response
	<p>Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14.</p> <p>6. Combined Heat and Power (CHP) Facility</p> <p>Prior to the commencement of the development, details of the Combined Heat and Power (CHP) facility of the energy centre or centralised energy facility or other centralised combustion process and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The details shall include:</p> <ul style="list-style-type: none"> a) location of the energy centre; b) specification of equipment; c) flue arrangement; d) operation/management strategy; and e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link) f) details of CHP engine efficiency <p>The Combined Heat and Power facility and infrastructure shall be constructed in accordance with the details approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system.</p> <p>Informative:</p> <ol style="list-style-type: none"> 1. Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. 	

Stakeholder	Question/Comment	Response									
	I hope the above clarify our position on the application? Otherwise, feel free to revert back to us should you have any further query in respect of the application quoting M3 reference number WK/521800.										
Carbon Team	<p>Carbon Management Response 10/02/2022</p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> • Energy Statement prepared by Hodkinson (dated November 2021) • Dynamic Overheating Report prepared by Hodkinson (dated November 2021) • Sustainability Statement prepared by Hodkinson (dated November 2021) • Circular Economy Statement prepared by Hodkinson (dated November 2021) • Whole Life Carbon Assessment prepared by Hodkinson (dated November 2021) • Relevant supporting documents. <p>1. Summary</p> <p>The development achieves a reduction of 62% carbon dioxide emissions on site, which is supported in principle after clarifications are provided. Clarifications must also be provided in regard to the Overheating Strategy and there are concerns over the resiliency of this development in more extreme weather events,</p> <p>Appropriate planning conditions will be recommended once this information has been provided.</p> <p>2. Energy – Overall</p> <p>Policy SP4 of the Local Plan Strategic Policies, requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The London Plan (2021) further confirms this in Policy SI2.</p> <p>The overall predicted reduction in CO₂ emissions for the development shows an improvement of approximately 62.2% in carbon emissions with SAP10 carbon factors, from the Baseline development model (which is Part L 2013 compliant). This represents an annual saving of approximately 233.5 tonnes of CO₂ from a baseline of 375.5 tCO₂/year.</p> <p>London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations. The calculated unregulated emissions are: 69 tCO₂.</p> <table border="1"> <thead> <tr> <th>(SAP10 emission factors)</th><th>tCO₂</th><th>%</th></tr> </thead> <tbody> <tr> <td>Baseline emissions</td><td>375.5</td><td></td></tr> <tr> <td>Be Lean savings</td><td>110.2</td><td>29.3%</td></tr> </tbody> </table>	(SAP10 emission factors)	tCO ₂	%	Baseline emissions	375.5		Be Lean savings	110.2	29.3%	<p>Comments noted. Conditions and legal agreement Clauses included</p>
(SAP10 emission factors)	tCO ₂	%									
Baseline emissions	375.5										
Be Lean savings	110.2	29.3%									

Stakeholder	Question/Comment			Response
	Be Clean savings	121	32.2%	
	Be Green savings	2.3	0.6%	
	Cumulative savings	233.5	62.2%	
	Carbon shortfall to offset (tCO ₂)	142		
	Carbon offset contribution	£95 x 30 years x 142 tCO ₂ /year = £404,700 + 10% management fee		
	Energy – Lean			
	The applicant has proposed a saving of 125.2 tCO ₂ in carbon emissions (28.5%) through improved energy efficiency standards in key elements of the build (unclear which carbon factors). This potentially goes beyond the minimum 15% reduction respectively set in London Plan Policy SI2.			
	The following u-values, g-values and air tightness are proposed:			
	Floor u-value	0.10 W/m²K (above car park 0.15 W/m²K)		
	External wall u-value	0.18 W/m²K (wall to car park 0.25 W/m²K)		
	Roof u-value	0.15 W/m²K		
	Door u-value	1.80 W/m²K		
	Window u-value	1.30 W/m²K		
	G-value	0.30		
	Air permeability rate	5 m³/hm² @ 50Pa		
	Ventilation strategy	Mechanical ventilation with heat recovery (MVHR >85% efficiency)		
	Low energy lighting	100 lum/Watt		
	Heating system (efficiency / emitter)	Gas boiler (96% efficiency)		
	Cooling strategy	For specialist rooms that require controlled indoor temperatures. Air source heat pump (EER 4.0 and SEER of 6.5) 12 MJ/m² and 69,936 MJ/year area-weighted cooling demand		
	Wastewater	Wastewater heat recovery system (54% efficiency, 8l/min flow rate)		
	<u>Actions:</u>			
	<ul style="list-style-type: none">- Please identify on a plan where the MVHR units will be located within the spaces. The units should be less than 2m away from external walls if possible.- How is lighting energy demand improved? Should consider daylight control and occupancy sensors for communal areas.			

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Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Provide the average space heating requirement in kWh/m²/year. - Specify the individual end use BER for specific end users in line with CIBSE Guide F. - Active cooling is not acceptable unless the dynamic thermal simulation has demonstrated that this is required, after all other mitigation measures have been exhausted. The overheating assessment currently states that active cooling is not required. <p>Overheating and the demand for cooling is dealt with in more detail below.</p> <p>Energy – Clean The site is not within reasonable distance of a proposed Decentralised Energy Network (DEN). A Combined Heat and Power (CHP) plant would not be appropriate for this site.</p> <p>Instead, the applicant has proposed a low-carbon heat network for this development, based on air source heat pumps (ASHPs):</p> <ul style="list-style-type: none"> - 70% primary source, baseload supply by 204 kW ASHPs (SCOP 3.15) - 30% backup supply of peak energy by 102 kW gas boilers (efficiency 96%) - Operating temperatures of 55/47°C - Thermal stores and other ancillary plants in 102 m² plant room. <p><u>Actions:</u></p> <ul style="list-style-type: none"> - How will the system be managed to prioritise the use of ASHPs over gas boilers? - Please see where the pipes will run. How will heat losses from the pipework be minimised? - How large will the thermal store be? <p>Energy – Green As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.</p> <p>The application has reviewed the installation of various renewable technologies. The report concludes that air source heat pumps (included under Be Clean) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 2.3 tCO₂ (0.6%) reduction of emissions are proposed under Be Green measures.</p> <p>The solar array peak output would be 14 kWp. The array of panels would be mounted the third-floor roof at a 15° angle, facing south-west/south-east.</p> <p>3. Carbon Offset Contribution</p>	

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Stakeholder	Question/Comment	Response														
	<p>A carbon shortfall of 142 tCO₂/year remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years: £404,700 + 10% management fee.</p> <p>4. Overheating</p> <p>London Plan Policy SI4 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the Cooling Hierarchy.</p> <p>In accordance with the Energy Assessment Guidance, the applicant has undertaken a dynamic thermal modelling assessment, and the cooling hierarchy has been followed in the design. The report has modelled:</p> <ul style="list-style-type: none">- 11 bedrooms under CIBSE TM59- 3 communal areas (ground floor central hub, 2nd floor dining room, 2nd floor lounge) under CIBSE TM52- Using the TM49 London Heathrow files, high emissions, 50% percentile scenario- Assessed against Category I criteria of the adaptive method (vulnerable occupants). <p>Results are listed in the table below.</p> <table><tr><th></th><th>Number of habitable rooms pass TM59 (bedrooms)</th><th>Number of spaces pass TM52 (communal areas)</th><th>Number of corridors pass</th></tr><tr><td>DSY1 2020s</td><td>11/11</td><td>3/3</td><td rowspan="3">Not modelled</td></tr><tr><td>DSY2 2020s</td><td>1/11</td><td>0/3</td></tr><tr><td>DSY3 2020s</td><td>0/11</td><td>0/3</td></tr></table> <p>All rooms pass the overheating requirements for 2020s DSY1. In order to pass this, the following measures will be built:</p> <ul style="list-style-type: none">- Natural ventilation- MVHR – stated in Energy Strategy- Glazing g-value of 0.30- External shading: balconies and some pergola structures (on internal courtyard only)- No active cooling <p>Proposed future mitigation measures include:</p> <ul style="list-style-type: none">- Replacement windows with higher thermal performance (such as triple glazing and/or panes with a lower g-value);- Installing solar reflective internal blinds		Number of habitable rooms pass TM59 (bedrooms)	Number of spaces pass TM52 (communal areas)	Number of corridors pass	DSY1 2020s	11/11	3/3	Not modelled	DSY2 2020s	1/11	0/3	DSY3 2020s	0/11	0/3	
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DSY3 2020s	0/11	0/3														

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Allow for installation of active cooling in ceiling voids - Planting additional trees and green areas <p><u>Overheating Actions:</u></p> <p>Modelling inputs</p> <ul style="list-style-type: none"> - The overheating report does not mention anything about mechanical ventilation with heat recovery, has this been included? Does it have a summer bypass? - What are the openable areas of the windows? - What heat losses have been assumed from the communal heating pipework? - What secure by design measures have been included in the design to prevent the risk of crime to ground floor dwellings? Will these windows be openable at night? <p>Additional modelling</p> <ul style="list-style-type: none"> - Please model the top floor corridor. - The applicant should also model the ground floor café (south and westerly aspects). - The DSY1 2050s weather file has not been modelled and this should help inform what mitigation measures may be appropriate to implement now, and in the future (see the point below about resiliency in more extreme weather events). <p>Modelling results/mitigation measures</p> <ul style="list-style-type: none"> - The Energy Strategy notes that cooling is required for specialised rooms without specifying what that means and which rooms this would concern. This has not been cross-referenced in this report. The overheating assessment should first model the baseline without active cooling, and after all mitigation measures following the Cooling Hierarchy have been exhausted, can active cooling be proposed. - Although the spaces pass the minimum requirement with 2020s DSY1 weather file, future modelling shows a lack of resiliency against more extreme and different types of heatwaves. The applicant is strongly advised to improve the resiliency of this development as it concerns vulnerable residents. - In addition, the future mitigation measures are helpful, but can the applicant please demonstrate how this will improve the overheating results in the future? - Please demonstrate that sufficient space been left within the ceiling voids to install any necessary additional ventilation/cooling equipment. - Identify communal spaces (indoor and outdoor) where residents can cool down if their flats are overheating. - Confirm who will own the overheating risk when the building is occupied (not the residents). 	

Stakeholder	Question/Comment	Response
	<p>5. Sustainability</p> <p>Policy DM21 of the Development Management Document requires developments to demonstrate sustainable design, layout and construction techniques. The Sustainability section in the report sets out the proposed measures to improve the sustainability of the scheme, including transport, health and wellbeing, materials and waste, water consumption, flood risk and drainage, biodiversity, climate resilience, energy and CO2 emissions and landscape design.</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> - Will bicycle users have the opportunity to safely park and charge e-bikes if they have one? Some users may prefer e-bikes due to the hilly nature of Highgate. - It is noted that more car parking will be provided than cycle parking, please include justification for this difference in approach. - Climate change mitigation should also be considered for the external spaces (shading, etc) and the impact of the increase in severity and frequency of weather events on the building structures. <p><i>Non-Domestic BREEAM Requirement</i></p> <p>Policy SP4 requires all new non-residential developments to achieve a BREEAM rating 'Very Good' (or equivalent), although developments should aim to achieve 'Excellent' where achievable.</p> <p>The applicant has also prepared a BREEAM Pre-Assessment Report for the care home. Based on this report, a score of 66.94% is expected to be achieved, equivalent to 'Very Good' rating.</p> <p><i>Living roofs</i></p> <p>All development sites must incorporate urban greening within their fundamental design, in line with London Plan Policy G5. The development is proposing living roofs in the development.</p> <p>All landscaping proposals and living roofs should stimulate a variety of planting species. Mat-based, sedum systems are discouraged as they retain less rainfall and deliver limited biodiversity advantages. The growing medium for extensive roofs must be 120-150mm deep, and at least 250mm deep for intensive roofs (these are often roof-level amenity spaces) to ensure most plant species can establish and thrive and can withstand periods of drought. Living walls should be rooted in the ground with sufficient substrate depth.</p> <p>Living roofs are supported in principle, subject to detailed design. Details for living roofs will need to be submitted as part of a planning condition.</p> <p><i>Biodiversity</i></p>	

Stakeholder	Question/Comment	Response									
	<p>The development achieves an Urban Greening Factor of 0.42, which complies with the interim minimum target of 0.4 for predominantly residential developments in London Plan Policy G5.</p> <p>Whole Life Carbon Policy SI2 requires developments referable to the Mayor of London to submit a Whole Life Carbon Assessment and demonstrate actions undertaken to reduce life-cycle emissions. This application is not required to submit a full statement, however a report was submitted nevertheless.</p> <p>The total calculated emissions based on the GIA (without grid decarbonisation) is estimated at:</p> <table border="1"> <thead> <tr> <th></th><th>Estimated carbon emissions</th><th>Meets benchmark?</th></tr> </thead> <tbody> <tr> <td>Modules A1-A5</td><td>445 kgCO₂e/m²</td><td>Meets GLA target (800 kgCO₂e/m²) and aspirational benchmark (450-500 kgCO₂e/m²) Meets LETI aspirational target (500 kgCO₂e/m²)</td></tr> <tr> <td>Modules B-C (excl. B6 and B7)</td><td>331 kgCO₂e/m²</td><td>Meets GLA target (400 kgCO₂e/m²) Misses LETI aspirational target (240 kgCO₂e/m²)</td></tr> </tbody> </table> <p>Potential savings could amount to savings of 172 or 181 kgCO₂/m²GIA (two figures cited):</p> <ul style="list-style-type: none"> - Reduced material use: concrete as finish, future dismantling, durable materials, maintenance and repair schedule - Recycled materials: innovative cement mixed, end-of-life concrete recycling, steel with high recycled content - Re-use of materials - Sustainable procurement <p>Circular Economy Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.</p> <p>This application is not required to submit a full statement. The principles used for this development are:</p> <ul style="list-style-type: none"> - Material efficiency and lean design principles - Design adaptability and flexibility - Structural and fabric robustness and resilience - Material circularity, material procurement via leasing frameworks and enabling ease for 		Estimated carbon emissions	Meets benchmark?	Modules A1-A5	445 kgCO ₂ e/m ²	Meets GLA target (800 kgCO ₂ e/m ²) and aspirational benchmark (450-500 kgCO ₂ e/m ²) Meets LETI aspirational target (500 kgCO ₂ e/m ²)	Modules B-C (excl. B6 and B7)	331 kgCO ₂ e/m ²	Meets GLA target (400 kgCO ₂ e/m ²) Misses LETI aspirational target (240 kgCO ₂ e/m ²)	
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Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - disassembly and maintenance - Whole Life Cycle Carbon Assessments - Tenant and community engagement <p>The report sets out the Key Commitments and the draft Bill of materials (Table 4-2).</p> <p>Planning Conditions To be secured (with detailed wording TBC):</p> <ul style="list-style-type: none"> - Energy strategy - Overheating - BREEAM Certificate - Living roofs - Biodiversity <p>Planning Obligations Heads of Terms</p> <ul style="list-style-type: none"> - Be Seen commitment to uploading energy data - Energy Plan and Sustainability Review - Estimated carbon offset contribution (and associated obligations) of £404,700 (indicative), plus a 10% management fee (based on £2,850 per tonne of carbon emissions) <p>Carbon Management Response 15/03/2022</p> <p>In preparing this consultation response, we have reviewed:</p> <ul style="list-style-type: none"> • Comments on the CM response issued 10th February (dated 18 February 2022) • Relevant supporting documents. <p>Energy Strategy</p> <p>Be Lean The applicant has clarified the following:</p> <ul style="list-style-type: none"> - MVHR to serve office areas consult, gym, studios, barbers, hair and beauty, reception, shop, admin, café, manager, restaurant, servery, treatment/medical room, lounge, staff room and juice bar - Space heating demand at 8.87 kWh/m²/year seems low, how has this been calculated? - Cooling is only proposed for a few specialist rooms (not defined where), and not for bedrooms, transitory spaces or generally unoccupied spaces. 	

Stakeholder	Question/Comment	Response
	<p>Be Clean The applicant has clarified the following:</p> <ul style="list-style-type: none"> - The ASHP will provide 100% of space heating requirement and 70% of the hot water provision. Gas boilers will supply the remaining demand at peak times (weekday mornings and evenings). <p>Overheating The applicant has clarified the following:</p> <ul style="list-style-type: none"> - MVHR and MEV has been included in the model. - Windows are assumed to be fully openable to a minimum 60 degrees. Secure by Design principles have been followed according to the applicant. Ground floor openable windows will be restricted to 100mm to ensure resident safety. - Heat loss calculations have not yet been undertaken. This will be conditioned. - Sufficient space is included in the ceiling voids for necessary ventilation/cooling equipment. It assumes an internal floor-to-ceiling height of 2.6m (basement and ground floor) or 2.4m (upper floors) with voids of c. 688mm and 588mm respectively. However, the London Design Guide advocates for minimum internal floor-to-ceiling heights of 2.5m, so the space would not be sufficient on upper floors. <p>The applicant states that modelling of the top floor corridor is not required, which goes against requirements in the GLA Energy Assessment Guidance and CIBSE TM59. Only one of the corridors is required for testing, this will be conditioned.</p> <p>The applicant has not modelled DSY1 2050s weather file, which was requested at pre-application stage. The proposed mitigation measures for the future have also not been modelled. This will be conditioned.</p> <p>Conditions <u>Energy Strategy</u> <i>The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Hodkinson (dated November 2021) delivering a minimum 62% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) for 100% space heating and minimum 70% hot water demand, and a minimum 14 kWp solar photovoltaic (PV) array.</i></p> <p><i>(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:</i></p>	

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy; - Confirmation of the necessary fabric efficiencies to achieve a minimum 29% reduction in carbon emissions, including details to reduce thermal bridging; - Confirmation of the modelled heat losses from the heating pipework in corridors and bedrooms; - Location, specification and efficiency of the proposed ASHPs (Seasonal Coefficient of Performance, Seasonal Performance Factor, Seasonal Energy Efficiency Rating), with plans showing the ASHP pipework and mitigation measures (noise, exhaust, visual); - Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the units; - Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); - A metering strategy. <p><i>The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.</i></p> <p><i>(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has/have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.</i></p> <p><i>(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</i></p> <p><i>Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.</i></p> <p><u>Gas boiler(s)</u> <i>All gas boilers that are to be installed throughout the development shall achieve a minimum seasonal space heating energy efficiency rating of 92% as defined under the Energy-related Performance Directive (ErP), without relying on additional technologies to control the operation of the boiler. The applicant shall demonstrate compliance by supplying installation specification within three months</i></p>	

Stakeholder	Question/Comment	Response
	<p><i>post-completion of the development. Once installed these boilers shall be operated and maintained as such thereafter.</i></p> <p><i>The use of the gas boilers shall be restricted to 30% of hot water demand only during the operation of the development, if and when the capacity cannot solely be met by the air source heat pump system.</i></p> <p><i>Reason: In the interest of reducing the impacts of climate change, in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.</i></p> <p><u>Overheating</u></p> <p><i>(a) Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and propose a retrofit plan. This assessment shall be based on the Dynamic Overheating Report prepared by Hodkinson (dated November 2021).</i></p> <p><i>This report shall include:</i></p> <ul style="list-style-type: none"> - <i>Further modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for: DSY1 2050s, high emissions, 50% percentile;</i> - <i>Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;</i> - <i>Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy.</i> <p><i>(b) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:</i></p> <ul style="list-style-type: none"> - <i>Natural ventilation</i> - <i>MVHR with summer bypass</i> - <i>Glazing g-value of 0.30</i> - <i>External shading including pergola structures on internal courtyard</i> - <i>No active cooling (except for specialist dayrooms, foyer and restaurant).</i> <p><i>REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.</i></p> <p><u>Living roofs</u></p>	

Stakeholder	Question/Comment	Response
	<p><i>(a) Prior to the commencement of development, details of the living roof(s) must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:</i></p> <ul style="list-style-type: none"> <i>i) A roof plan identifying where the living roof(s) will be located;</i> <i>ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);</i> <i>ii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate</i> <i>iii) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;</i> <i>iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);</i> <i>v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and</i> <i>vi) Management and maintenance plan, including frequency of watering arrangements.</i> <p><i>(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof(s) have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.</i></p> <p><i>Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.</i></p> <p><u><i>BREEAM Certification</i></u></p> <p><i>(a) Prior to commencement of development, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent". The development shall then be constructed in strict</i></p>	

Stakeholder	Question/Comment	Response
	<p><i>accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.</i></p> <p><i>(b) Within three months prior to occupation of development, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.</i></p> <p><i>In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.</i></p> <p><i>Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.</i></p>	
Flood and Water Management	<p>Thank you for re-consulting us on the above planning application following a receipt of revised submission from the applicant.</p> <p>Having reviewed the submitted information via applicant's letter dated 11th February 2022, we are content with the information and we have no further comments to make on the above planning application.</p>	Comments noted
Nature Conservation	<p>Documents</p> <p>A Preliminary Ecological Appraisal for the Proposed Development (Tyler Grange Ecological Impact Assessment Report No. 13786_R01a_AP_CW), comprising a desk study search for baseline information on designated sites, habitats and protected species, and a Preliminary Bat Roost Assessment (PBRA) within the Site has been prepared to current good practice guidance covering relevant legislation and policy.</p> <p>Conclusion</p> <p>The development seeks to enhance ecological features and the proposed mitigation and enhancement measures can be secured by appropriately worded planning conditions;</p> <ul style="list-style-type: none"> Approximately half the total area of scattered trees within the site will be retained and protected from works. Trees outside the boundaries of the site will be protected from development works. Those habitats of up to local ecological importance that are proposed to be subject to habitat loss (namely, scattered trees) will be more than mitigated through the proposed habitat creation. These 	Comments noted. Conditions included

Stakeholder	Question/Comment	Response
	<p>enhancements will achieve a biodiversity net gain of +5.71% and are likely to offer nesting, foraging and commuting opportunities for species such as bats, birds, reptiles, amphibians and west European hedgehogs</p> <ul style="list-style-type: none"> • The bat roost present within building B1 should be protected from disturbance and development activities until it can be carefully removed under a licence (such as a BLICL). An alternative roost location determined by the licenced ecologist should be provided as close to the previous roost location as possible, ideally integrated within building design. • Any vegetation removal should be undertaken outside of the core nesting bird season (March-August, inclusive), otherwise, a pre-works check by an Ecological Clerk of Works (ECoW) should be undertaken to determine whether active birds' nests are present. If nest(s) are present, no nests, eggs or young should be destroyed and an appropriate buffer must be instated until the chicks have been confirmed as fledged by an ECoW. • The mitigation and enhancement recommendations, such as the provision of bird and bat boxes, sensitive construction methods, a sensitive lighting strategy in relation to bats and a long-term management plan to secure the ecological enhancements that are proposed as part of the development should be controlled by appropriately worded planning conditions. <ul style="list-style-type: none"> a) produced within the Construction Ecological Management Plan. Incorporating the mitigation and enhancements options from Bat survey report. b) To ensure the safeguarding of the proposed net gain. Include the creation of a Landscape Ecological Management and Maintenance Plan. 	
Trees	<p>I hold no objection to the proposal providing the following conditions below are applied. The case has been supplied with arboricultural reports. The latest Arboricultural Impact Assessment is dated 22 March 2022 and has been carried out by Tyler Grange. The survey has been carried out to British Standard 5837 Trees in relation to design, demolition and construction- Recommendations. I concur with findings within the report, including section 3 sub section 3.4, the conclusions, and most of the tree quality classifications.</p> <p>The following conditions should be implemented and adhered to:</p> <ul style="list-style-type: none"> • Plan 2 the Tree Protection Plan • Arboricultural Method Statements will be required for any works within the root protection areas • A Landscape Plan and aftercare programme 	Comments noted. Conditions included
Waste Management	<p>This is for a 70 bedroom residential care home with supporting facilities and infrastructure. The waste generated from this location will be considered commercial and as such the collection and disposal of waste here would not fall to the council to deliver. This is acknowledged within the D&A statement (attached) on pg. 70 <i>'Waste collection will be undertaken by a private company who will serve the site using small vehicles, rather than lorries'</i>. Collections will be made via View Road with space within the</p>	Comments noted.

Stakeholder	Question/Comment	Response
	<p>curtilage of the development for collection vehicles to wait off road. From a traffic management perspective this is positive.</p> <p>Sizing of the bin store and the number of bins needed will very much depend on the businesses/services that occupy the space in operation, the waste/recycling they generate and the contract that is put in place for the collection of this. Commercial waste collection companies can provide up to twice daily collections 7 days per week. The drawings contained within the D&A statement show bin store size to be 18m². This is likely to be adequate however we would however advise against sizing the bins store based on minimum size and maximum collections. The store should be sufficient to store waste for one week.</p> <p>Comments dated 06/05/2022</p> <p>Looking at this one and the reason for the resubmission/consultation I do not believe that the amendments have any impact on the waste management requirements for this development and therefore my comments previously provided (see mail attached) remain valid.</p>	
Building Control	<p>I have now been able to review the BiA for this scheme and can advise that it meets your policy requirements subject to the following points that could be pre commencement conditions:</p> <ol style="list-style-type: none"> 1. Further details regarding the movement monitoring that will be undertaken at the adjacent properties. This should also include conditions of them before any works commence; 2. Construction Management Plan to be provided; <p>Full structural design will be provided at the Building Control stage.</p>	Comments noted. Conditions included
Building Control	<p>Further to the response to my initial comments, I agree that a more detailed fire strategy/fire engineered design will be required in order to satisfy Part B of the Building Regulations – Fire Safety. As noted in my previous response, this will be subject to a more detailed check by Building Control and the Fire Authority will be consulted.</p>	Comments noted. Condition included
Public Health	<p>Comments and applicants response dated 25/01/2022</p> <ol style="list-style-type: none"> 1. Do the room sizes take into account personal belongings space? Yes. Circa 10 years ago, the minimum bedroom size to be registered by CQC was 12m². The proposed rooms are generally 20m² + so are generously sized. 2. Which units are accommodated for long stays and outpatient? Long stay beds will be on the first floor which will provide residential care, and second floor, which will provide dementia care. Of the 70 beds proposed, circa 24 beds will provide short stay and circa 46 will provide long stay. 	Comments noted. Applicant has provided a response

Stakeholder	Question/Comment	Response
	<p>3. If second floor residents need to access bathroom, how easy is it for residents to travel to other floors for access? The second floor has a designated spa bathroom. It should be noted that all en-suites are sized to fit a bath or walk-in shower. It is likely that a mix will be provided. We note generally that lifts and circulation stairs are sited either end of the building and one centrally, to aid circulation.</p> <p>4. Further possible improvements – garden planting space, raise bed where residents can take part in planting for foods and flowers. This provision was intended and can, therefore, be incorporated in the proposals.</p> <p>5. We would like to see where the windows are on the floor plan. These are shown at all levels.</p> <p>6. The Entrance door to the hydro pool is missing in the plans. This is shown on the floor plans.</p> <p>7. Recommend a staff room in one of the upper floors This is shown at the first floor level. See the North Hill end of the building.</p> <p>8. Residents living in care homes are at greater risk of oral health problems due to many reasons such as long-term conditions causing mobility issues and medication may affect oral health. Dental Health access for residents in care homes remains a challenge. We recommend a flexible space (i.e. possibly private room within hairdressers) which can be provided for health promotion work with clinicians i.e. oral health. More information: Oral health for adults in care homes NICE guideline 5 no. consultant rooms are provided at basement level and were intended to be used flexibly. Therefore, the consultant rooms can be used for this purpose or the treatment/medical spaces on the first floor, North Hill end. https://www.nice.org.uk/guidance/ng48/chapter/recommendations#general-dental-practices-and-community-dental-services</p> <p>Comments dated 02/02/2022</p> <p>Many thanks for your email. This is fine</p>	

Stakeholder	Question/Comment	Response
Supported Accommodation	<ol style="list-style-type: none"> 1. There is an extensive basement on this site and whilst there are some areas that may benefit from lightwells there are other areas that do not benefit from natural light. Whilst most of the areas in the basement are used for short visits such as to have a haircut or to watch a film there is also the main kitchen facility which means that kitchen staff will spend most of their day below ground with no access to natural light. This is a model used in many new build facilities and with modern lighting, regular breaks and being out and about servicing the homes will not be any issue. This is also not a building regulations requirement. 2. 3. Circulation (corridors) <ol style="list-style-type: none"> a. It is not clear what width the corridors are across the provision but for Good accessibility 1.8m min seems to be a guide to use. It would be useful to consider if it is possible to easily accommodate an ambulance trolley into each of the rooms to ensure that leaving the building can be done with ease should the resident become clinically unwell, this would include the size of lifts. We provide a minimum 2m wide corridors which will therefore be easily accessible for emergency services. b. In terms of circulation the long length of corridors across the provision with no resting points would not promote people with limited mobility to be independent increasing the likelihood of dependence on wheelchairs. In our experience, Building Control / Fire Officers are usually not keen on destination seating so this will require their approval in due course, prior to illustrating. c. Many of the corridors across the building come have dead ends which from a dementia friendly design As mentioned earlier, only the second floor is to provide dementia care perspective are not preferable suggestion for consideration of the ends of corridors being made into destination spaces. As per above. Windows are provided in anticipation of this. Equally personal rooms at the ends of corridors may encourage someone with cognitive impairment to enter these rooms. 3. Communal spaces <ol style="list-style-type: none"> a. The lounge and dining spaces across the home seem to accommodate large numbers of residents which is not in line with dementia friendly design Only the second floor provides dementia care principles (smaller more intimate dining rooms are easier to manage and allow staff to monitor residents more effectively. Second floor provides 20 no. dementia beds where the units are split into 2 no. 10 bed units. It has not yet been determined whether the lounges will become combined dining spaces. If this is the operational preference, this can be accommodated. b. There is a lack of activity spaces throughout the home for residents to undertake a variety of social, physical and cognitively stimulating activities such as Art, Writing, Games etc the lounge spaces only have arm chair/sofa seating no tables etc for these activities to take place. The definition of 'cognitively stimulating activities' can be conducted anywhere including the resident's own bedrooms. 'Activities' start from the moment a resident wakes 	Comments and applicants response noted

Stakeholder	Question/Comment	Response
	<p>and is, therefore, is conducted where that person wants to be, not necessarily grouping residents in a dedicated room. For this reason, the first floor will provide elderly care and includes large lounge, dining room and quiet lounge spaces. The quiet lounge will be a multi-function space that could be used for activity. The second floor provides dementia care and also has a quiet lounge which will also be a multi-function space. Ground floor provides short stay care so is a different purpose group.</p> <p>c. Residents on the third floor have no direct access to communal spaces, a communal terrace is included in the centre of the plan which will be staffed 24 hours per day there are also no staff spaces on that floor therefore would be interested on how these beds would be monitored and staffed to ensure that the residents are safeguarded. A dedicated nurse station is included centrally. The home will provide state of the art monitoring linked to nurse call systems. It is not the role of staff to put everyone into day rooms. It maybe that some residents enjoy being in their own room and staff would spend time with them in there accordingly.</p> <p>4. Garden Space</p> <p>5. The garden space appears to have been carefully thought out However, there is very limited direct access to the garden spaces for the residents. For a resident population that is likely to be frail/potentially with limited mobility this Garden space is key to ensuring that residents have access to the outdoors. I do not feel that the current design allows for easy access to the essential outdoor space. Any home with more than one floor can have the same issues but with obtaining a good assessment for each resident staff will be able to meet their needs and help them get to the most relevant area to meet their needs. There will be some residents who are fully able to access the gardens from floors 2 and 3 independently and will be encouraged to do so. At ground floor, main garden access is provided by the foyer, restaurant and corridor. All GF beds will have access to outdoor space. The first floor includes a number of balconies and guests will be encouraged down stair 1 and stair 2 to the nearest garden access point. Similar comment re garden access at second floor - we also note that this floor benefits from a dedicated terrace for use by dementia residents only.</p> <p>5. General Dementia Friendly Design Principles</p> <p>As this is a provision that is being specifically designed for older people it is advisable that the building is designed in line with Dementia Design Principles, although this provision isn't being specifically designed for dementia care there is a high probability that there will be residents living/staying within the home that will either have dementia or a cognitive impairment. I have picked up a few comments earlier around key requirements that immediately spring to mind but I would recommend that the provider consider undertaking the dementia design audit which is published by Stirling University https://dementia.stir.ac.uk/design/training-dementia-design-and-riba-cpd as they are leaders in dementia friendly design. We are very aware of Stirling dementia principles and have incorporated what we can at this stage into the design. Example</p>	

Stakeholder	Question/Comment	Response
	unit sizes, destination points, bedroom doors not directly opposite, window proportions etc. The majority of design principles are linked to fit out and interior design yet to be appointed.	
EXTERNAL		
London Fire Brigade	<p>The Commissioner is satisfied with the proposal</p> <p>The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposal relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to business and housing providers and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems to save money, save property and protect the lives of occupiers. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of these recommendations were. These quarterly reports to our Members are public documents which are available on our website.</p>	Comments noted. Informative included
Environment Agency	<p>We do not have any detail comments to make on this planning application apart from the FRSA comments below.</p> <p>The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding.</p> <p>We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.</p> <p>These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice</p> <p>We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.</p>	Comments noted.
The Greater London Archaeological	<p>Recommend No Archaeological Requirement</p> <p>Thank you for your consultation dated 31 January 2022.</p>	Comments noted.

Stakeholder	Question/Comment	Response
Advisory Service (GLAAS)	<p>The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.</p> <p>NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.</p> <p>Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p> <p>The site lies outside the new tier 3 Archaeological Priority Area for the mediaeval Bishop's Park. However key features of the park such as the park pale are unlikely to occupy this site. A watching brief next door at 101 North Hill in 2001 found no remains earlier than Victorian cellars. Although it is a bigger site than 57 North Hill, where this office advised no archaeological requirement in 2019, I do not advise that there is a significant enough archaeological issue at this site to merit a planning condition.</p> <p>No further assessment or conditions are therefore necessary.</p> <p>This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.</p>	
Historic England	<p>Thank you for your letter of 31 January 2022 regarding the above application for planning permission. We refer you to the following published advice which you may find helpful in determining the application.</p> <p>In our view, the recent amendments to the elevational design of the proposed building has done much to reduce the visual impact on the significance and setting of the neighbouring Grade II listed Georgian terrace and the surrounding Highgate Conservation Area.</p> <p>We also suggest that you seek the views of your specialist conservation advisors, as relevant.</p> <p>This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.</p> <p>The full GLAAS consultation criteria are on our webpage at the following link:</p> <p>https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-</p>	Comments noted.

Stakeholder	Question/Comment	Response
	<p>advisory-service/our-advice/</p> <p>It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. If you would like detailed advice from us, please contact us to explain your request.</p>	
Designing Out Crime Officer	<p>Section 1 - Introduction:</p> <p>Thank you for allowing us to comment on the above planning proposal.</p> <p>With reference to the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have not met with the project Architects to discuss Crime Prevention and Secured by Design (SBD) for the overall site.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily mitigated early if the Architects and or Developers maintain an ongoing dialogue to discuss this project prior to completion, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p> <p>Section 2 - Secured by Design Conditions and Informative:</p> <p>In light of the information provided, we request the following Conditions and Informative:</p> <p>Conditions:</p> <p>(1) Prior to the commencement of above ground works to each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design'</p>	<p>Comments noted. Conditions/Informative included</p>

Stakeholder	Question/Comment	Response
	<p>Accreditation. The development shall only be carried out in accordance with the approved details.</p> <p>(2) Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.</p> <p>Informative: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p>Section 3 - Conclusion: We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.</p> <p>Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.</p>	
Thames Water	<p>Waste Comments Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes.</p> <p>The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you</p>	Comments noted. Informative included

Stakeholder	Question/Comment	Response
	<p>need to follow if you're considering working above or near our pipes or other structures.https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB</p> <p>This site is affected by wayleaves and easements within the boundary of or close to your site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should contact Thames Water Property Searches for information relating to the wayleave or easement if they have not already done this -https://www.thameswater-propertysearches.co.uk/ To discuss the proposed development in more detail, the applicant should contact Developer Services - https://www.thameswater.co.uk/developers</p> <p>Water Comments</p> <p>There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-ourpipes</p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	

Stakeholder	Question/Comment	Response
NEIGHBOURING PROPERTIES	<p>Land use and housing</p> <ul style="list-style-type: none"> - The new care home should not be used for any commercial interest - Concerns with the financial viability of the development - Concerns some of the proposed facilities will be for public use - Loss of care home facility - Concerns the proposed facility is more like a sports injury treatment and rehabilitation facility rather than a care home - Some of the uses are inconsistent with the existing use class - The internal and external environment is more like a hospital and inappropriate as a care home for residents - The proposed facilities are unlikely to be used by residents, however the rents would be very high - The applicant has failed to show the need for the various services 	<p><u>Land use and housing</u></p> <p>The proposed development would replace the existing care home (Use Class C2) with a new long term traditional care home with a smaller component operating as a well-being and physiotherapy centre;</p> <p>The other uses proposed are ancillary to the predominate use of the building as a care facility.</p> <p>The provision of traditional long term senior care and well-being and physiotherapy centre is considered to meet an established local need and would provide adequate replacement accommodation</p>
	<p>Impact on Heritage assets</p> <ul style="list-style-type: none"> - The height is not in keeping with the Conservation Area - The scale is a concern given its close proximity to the listed building - The preservation of the character of the conservation area needs to be properly assessed, the development would fail to preserve or enhance the character and appearance of the Conservation Area - The development will harm the settings of the listed buildings - The heritage assessment is incorrect - Substantial harm to the Conservation Area 	<p><u>Impact on Heritage assets</u></p> <p>The officers assessment on Heritage issues have been comprehensively explained in the main body of the report and addresses the objections raised by residents. Officers consider the</p>

Stakeholder	Question/Comment	Response
	<p data-bbox="499 932 785 959">Size, Scale and Design</p> <ul data-bbox="548 997 1541 1360" style="list-style-type: none"> - The design is not in keeping with surrounding properties - Overbearing in relation to neighbouring buildings - Excessive height, bulk, massing and scale - The development is significantly larger in scale than the existing buildings on site - Overdevelopment of site - Poor quality design - The development should be significantly reduced in scale - The scheme should be redesigned - Excessive footprint - The development is contrary to local plan policies and the NPPF - The Quality Review Panel comments have not been adequately addressed - The Councils pre-application advice has not been adequately addressed 	<p data-bbox="1730 233 2047 412">heights and massing of the proposed care home building fronting North Hill would fully respect the setting of the listed terrace in its urban context.</p> <p data-bbox="1730 477 2047 867">Officers consider the proposed scheme is acceptable from a conservation perspective, as it will lead to a very low, less than substantial harm to the significance of the conservation area and its assets while optimising the use of the site and its garden and while enhancing the townscape along North Hill</p> <p data-bbox="1730 899 2018 927"><u>Size, Scale and Design</u></p> <p data-bbox="1730 964 2039 1414">The conservation and design officers have assessed and considered these aspects of the proposed development comprehensively and which are covered in the main body of the report. Officers consider the proposal to be of a compatible and appropriate scale to the context, elegantly proportioned, finished in attractive, appropriate</p>

Stakeholder	Question/Comment	Response
	<p data-bbox="499 688 919 716">Parking, Transport and Highways</p> <ul style="list-style-type: none"> <li data-bbox="548 753 831 781">- Pressure on parking <li data-bbox="548 786 1703 841">- The wellbeing and physiotherapy centre will be open to none residents with implications for traffic and parking <li data-bbox="548 846 909 873">- Increased traffic generated <li data-bbox="548 1305 558 1317">- <li data-bbox="548 1360 1419 1388">- Concerns the access road would not be sufficient for this development <li data-bbox="548 1393 1146 1421">- The slip-road is designed for residential access 	<p data-bbox="1730 233 1997 321">materials and detailing and set in lush, high quality landscaping.</p> <p data-bbox="1730 386 2032 597">Officers consider all the specific concerns raised by officers and the QRP have been satisfactorily addressed and are contained within the main body of the report.</p> <p data-bbox="1730 688 2064 748"><u>Parking, Transport and Highways</u></p> <p data-bbox="1730 781 2049 1263">The Transportation Officer has assessed these points and which have been covered in the main body of the report; Officers raise no objections to the proposals subject to conditions being imposed in respect of gym restrictions and the outpatients facility to reduce the number of trips generated by the development and the resulting car parking demand on local roads.</p> <p data-bbox="1730 1333 2018 1388">The Council's Transportation team are</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - The North Hill entrance will not be suitable for daily outpatients - The main entrance for outpatients should be on View Road <ul style="list-style-type: none"> - Road safety concerns - This narrow section of North Hill is the main route for children of Highgate Primary School <ul style="list-style-type: none"> - It is unlikely outpatients will use sustainable forms of transport to the site - Cycle racks will not be an appropriate solution <p>Residential Amenity</p> <ul style="list-style-type: none"> - Loss of privacy/overlooking - The setback plan showing the distance between buildings is incorrect <ul style="list-style-type: none"> - Unacceptable overshadowing - Loss of daylight and sunlight 	<p>satisfied with access and parking</p> <p>The transportation team has considered highway and pedestrian safety during demolition, excavation and construction phase</p> <p>The Council's Transportation team are satisfied with cycle parking and further details can be clarified by way of a condition</p> <p><u>Residential Amenity</u></p> <p>Nearby residential properties would not be materially affected by the proposal in terms of loss of privacy/overlooking</p> <p>The set back plan was updated so to address the distance inaccuracy.</p> <p>There are no daylight/sunlight and overshadowing concerns to neighbouring properties. The neighbouring gardens that are affected i.e. the rear</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - The daylight/sunlight assessment has not been carried out properly 	<p>gardens of Yeatman Road are already overshadowed by an existing tree along the rear boundary. The neighbouring property at 109 North Hill which is in closest proximity to the site is already overshadowed due to its close proximity to the existing care facility building and trees in the garden.</p> <p>The daylight/sunlight assessment was prepared in accordance with council policy following the methods explained in the Building Research Establishment's (BRE) publication 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (2nd Edition, Littlefair, 2011).</p>
	<ul style="list-style-type: none"> - Impact on amenity 	<p>The proposal is not considered to result in an unacceptable impact on local amenity – covered in the report.</p>
	<ul style="list-style-type: none"> - - Impact on visual amenity 	<p>The proposed development is not considered to result in an</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Noise and disturbance - Concerns the proposed mechanical plan will impact the amenity of neighbouring occupiers <p>Environment and Public Health</p> <ul style="list-style-type: none"> - Significant increase in pollution - Increased emissions - Impact on human health - Impact on the quality of life of local residents 	<p>unacceptable impact on local visual amenity in this respect. Covered in the report</p> <p>The increase in noise from occupants of the proposed care home facility would not be materially different to existing residents given the current extending use will be retained and the current urbanised nature of the surroundings</p> <p>The roof plant has been relocated from the flat roof to a secluded area within the pitched roof volume. Noise levels will be controlled by condition.</p> <p>The Environmental Health Officer has assessed these potential impacts and has not raised any objections to the proposed development in respect to air quality and land contamination - subject to the imposition of conditions and informative's that highlights other legislation that addresses other issues of pollution etc.</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Noise pollution - Major disruption to the local community 	<p>Any dust and noise relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Nevertheless, the demolition and construction methodology for the development would be controlled by the imposition of a condition.</p>
	<ul style="list-style-type: none"> - Impact on trees - Damage to existing trees - Loss of trees 	<p>The Council's tree officer is satisfied with the proposal subject to the relevant conditions being imposed in respect of the tree protection plan, Arboricultural Method Statement and Landscape Plan and aftercare programme</p> <p>The Council's Tree Officer considers that the 7 trees to be removed are of low quality and value. The proposed new landscape plan includes the planting of 8 new trees – thus no net loss of trees.</p> <p>Officers are satisfied the submitted Ecological Assessment Report and Preliminary Bat Roost</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Impact upon local flora/fauna - The bat survey should be redone 	<p>Assessment (PBRA) is acceptable in principle subject to the relevant condition in respect of proposed mitigation and enhancement measures.</p>
	<ul style="list-style-type: none"> - Potential security issues 	<p>In terms of security, secure entrance points will be provided to the entrances on View Road and North Hill. These entrance points will be managed by reception staff in order to prevent any unauthorised access. The Secure by Design Officer does not object to the proposed development subject to standard conditions requiring details of and compliance with the principles and practices of the Secured by Design Award Scheme</p>
	<ul style="list-style-type: none"> - Loss of garden space 	<p>Whilst there will be a reduction in garden space the proposal would include a rationalisation of the substantially sized garden area which has been designed to suit the requirements of future users of the care facility together with comprehensive landscaping around the</p>

Stakeholder	Question/Comment	Response
	<p data-bbox="548 721 999 748">- There is no mention of green roofs</p> <p data-bbox="548 1027 1161 1055">- More details of the permeable paving is required</p> <p data-bbox="499 1271 798 1299">Basement development</p> <ul data-bbox="548 1333 1619 1421" style="list-style-type: none"> - The potential impact of the basement development has not been adequately addressed - Risk of ground movement - Impact of basement development on the listed terrace 	<p data-bbox="1730 233 2028 321">development including to the frontages along View Road and North Hill</p> <p data-bbox="1730 358 2039 537">The urban greening factor which is a fundamental element of site and building design would also be an improvement to the existing</p> <p data-bbox="1730 573 2028 808">A green roof is proposed on the flat roof to replace the roof plant that has been relocated. Further details of the living roof will be required prior to commencement of the development</p> <p data-bbox="1730 846 2028 1052">Details of the permeable paving proposed will be secured by way of a condition prior to the commencement of the development above slab level</p> <p data-bbox="1730 1117 2028 1144"><u>Basement development</u></p> <p data-bbox="1730 1182 2039 1421">Officers consider that the submitted Basement Impact Assessment meets the local plan policy requirement. The councils Building Control Officer has advised that it will be the responsibility of the</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> - Impact on ground and underground water courses - The basement is excessive in scale - Concerns of flooding - Impact on local drainage services - Subsidence - Where will attenuation tanks be located - Impact on hydrology - Proper monitoring arrangements should take place by the Council - Further data is required for phase 2 of the site investigation - The ground and groundwater conditions should be fully at adequately addressed at the planning stage - Incomplete basement assessment - Building Control have not taken into account Alan Baxter's submission - The Councils basement policy is poor <p>Archaeology</p> <ul style="list-style-type: none"> - An archaeology impact assessment is required as the site is located within the Highgate Archaeological Priority Area 	<p>structural engineer and the applicant to ensure that the basement construction is sound.</p> <p>The basement development is considered acceptable subject to a detailed construction management plan condition to ensure there would be no increased flood risk resulting from the development and no impact and a detailed movement monitoring condition that will need to be undertaken of the adjacent properties prior to the commencement of works on site</p> <p>The Greater London Archaeological Advisory Service (GLAAS) is satisfied that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest</p>

Stakeholder	Question/Comment	Response
	<p>Sustainability</p> <ul style="list-style-type: none"> - The air source heat pump and other handling plant should be dealt with in detail as part of this application - Concerns with the potential impact of the plant - The plant will be highly visible from the public realm - Details of gas boiler flues, basement parking ventilation, kitchen extract and other plant are missing <ul style="list-style-type: none"> - A zero carbon building should be achieved <p>Other</p> <p>-The proposed part M Building Regulations which provides information on access to and use of buildings needs to be stated</p>	<p>The roof plant has been relocated from the flat roof to a secluded area within the pitched roof volume. Further details of the air source heat pump and other handling plant will be secured by way of a condition prior to above ground construction. The plant will not be highly visible from the public areas.</p> <p>The Council's Carbon Management Team supports the scheme based on its carbon reductions. The shortfall of the care home will need to be offset to achieve a zero-carbon target, in line with Policy. This figure would be secured by legal agreement.</p> <p>Paragraph 5.2.11 of the report provides information on access. A formal detailed assessment will be undertaken at the building control stage.</p>

Stakeholder	Question/Comment	Response
	<p data-bbox="499 233 1619 261"><u>Issues raised that are not material planning considerations including Officers comments</u></p> <ul style="list-style-type: none"> <li data-bbox="548 297 1661 354">- No site notice placed outside the development (Officer comments: A site notice was placed outside the development); <li data-bbox="548 358 1604 415">- Consultation period was not long enough (Officer Comments: Consultation period was extended at least twice and further notification carried out on the amended plans); <li data-bbox="548 420 1640 477">- Developer's drawings are misleading (Officer comments: Drawings have been updated to address specific points); <li data-bbox="548 482 1688 539">- The consultation was not wide enough (Officers comments: The consultation was undertaken in accordance with The Council's Statement of Community Involvement); <li data-bbox="548 544 1703 719">- Consultation process not adequate (Officers comments: The consultation process was adequate consisting of a DM Forum where residents were invited and which was well attended before submission of the planning application; the scheme was presented to members in a public forum at pre-application stage. Once the application was submitted, the Council consulted residents twice by letter, extended the consultation period at least twice. The application was able to be viewed on the councils website); <li data-bbox="548 724 1703 873">- Feedback from Statement of Community engagement is not correct (Officers comments: The Statement of Community involvement (SCI) is the applicant's reporting of the feedback as they understand it to be. Officers have assessed the SCI alongside the comments from objectors and then made a balanced assessment of how the feedback has been summarised in the document) <li data-bbox="548 878 1654 935">- Inaccurate and misleading CGIs and graphic (Officers comments: CGIs and graphics have been updated so to remove any inaccuracies or misunderstanding of the plans) <li data-bbox="548 940 1451 967">- The comparative drawings are misleading (Officers comments: as above) <li data-bbox="548 972 1682 1029">- Inaccurate, missing and conflicting submission (Officers comments: As above. The Applicant submitted a number of further drawings when requested following consultation feedback) <li data-bbox="548 1034 1661 1081">- Existing plans should be submitted (Officers comments: existing plans and elevations have been submitted) 	<p data-bbox="1732 233 1997 321">ALL RESPONSES IN BRACKETS NEXT TO THE OBJECTION.</p>

Appendix 2 Plans and Images

Site location plan



Site photographs – existing building



Existing pedestrian access, View Road.



Original building, Kekewich House as seen from front garden.



Unsympathetic extension to Kekewich House.



Unsympathetic extension to Kekewich House.



View across existing garden towards 3 View Road.



Existing front garden, View Road.



Rear of Kekewich House and linked extension building.



Rear of Kekewich House.



View across rear garden towards 3 View Road.



Contemporary extension building at rear garden.



Unsympathetic extension to Kekewich House.



Existing ramped access to extension building.



Ramped access approaching Truscott House.



Truscott House Facing North Hill.



Existing main entrance at Truscott House.



Existing main entrance at Truscott House.

Proposed basement plan



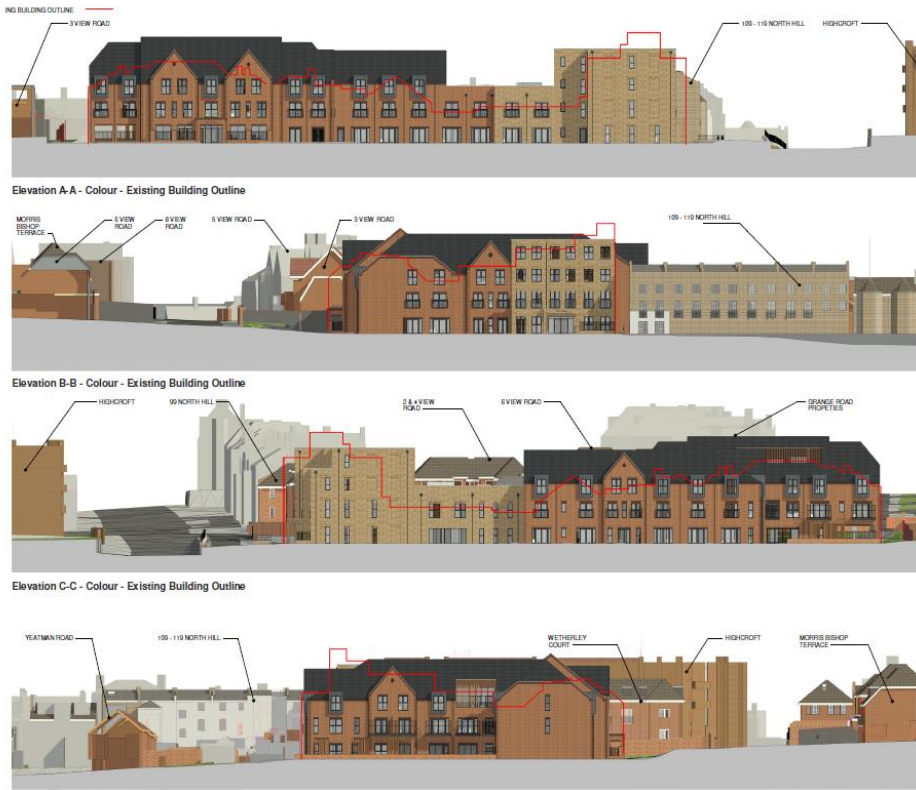
Proposed ground floor plan



Proposed second floor plan



Proposed elevations with existing building outline



Proposed North Hill Frontage



Proposed View Road frontage



Appendix 3 Quality Review Panel (QRP) Reports

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Haringey Quality Review Panel

Report of Formal Review Meeting: Former Mary Feilding Guild Care Home

Tuesday 18 May 2021

Video conference

Panel

David Ubaka (chair)

Louise Goodison

Tim Pitman

Andy Puncher

Ann Sawyer

Attendees

John McRory

London Borough of Haringey

Neil McClellan

London Borough of Haringey

Elisabetta Tonazzi

London Borough of Haringey

Richard Truscott

London Borough of Haringey

Sarah Carmona

Frame Projects

Kiki Ageridou

Frame Projects

Apologies / report copied to

Rob Krzyszowski

London Borough of Haringey

Dean Hermitage

London Borough of Haringey

Robbie McNaugher

London Borough of Haringey

Deborah Denner

Frame Projects

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1. Project name and site address

Mary Feilding Guild Care Home, 103-107 North Hill, Highgate, London N6 4DP

2. Presenting team.

Nick Johnson	DWA Architects
Lauren Di Pietro	DWA Architects
Jordan Alcock	DWA Architects
Mitesh Dhanak	Highgate Care Limited
Neeraj Dixit	ND Planning Limited
Nick Collins	KM Heritage

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The site was formerly owned (and operated as a care home) by the Mary Feilding Guild. It was recently acquired by Highgate Care Limited. The site sits within the Highgate Conservation Area and does not contain any listed buildings or structures. On its North Hill frontage, the site is flanked on one side by a Grade II Listed Georgian terrace while on its View Road frontage it is adjoined by a Locally Listed villa at 3 View Road. The current care home complex includes a red brick building on the site's View Road frontage, the core of which is an Edwardian House with some Arts and Crafts features. This has been linked through a series of extensions and newer buildings to a four storey 1960 / 1970s block on the North Hill frontage. The original Edwardian building is considered a positive contributor to the Conservation Area.

The proposal is for the complete demolition of the existing 42-bed care home (Use Classes Order C2) and the redevelopment of the site to provide a new 72-bed care home with ancillary communal facilities, services and amenities. Officers strongly support the retention of a care home facility on the site, which would confer some public benefit. The National Planning Policy Framework highlights that local planning authorities should refuse consent for development, unless it can be demonstrated that the substantial harm to - or total loss of - a designated heritage asset is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.



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Officers would welcome the panel's views on the design quality of the scheme, including the scale and massing of the proposed building and the impact this may have on the character and appearance of the conservation area, the setting of adjoining listed buildings and on the residential amenities of neighbouring occupiers.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to consider the proposals for the former Mary Feilding Guild Care Home as they continue to evolve. The panel is pleased that the applicant's intention is to retain the use of this important site for residential care accommodation. However, it is not convinced by the current proposals and feels that further work is required at both a strategic and a detailed level. At a strategic level, further site analysis and a greater understanding of the nature and qualities of the local context is required. This should feed into the process of re-visiting the brief for development to create something joyful, prioritising high quality, liveable residential care accommodation that complements and enhances the local context and conservation area.

Consideration of embodied energy, alongside a 'fabric first' approach to sustainable design should inform early, strategic decisions about the nature, overall configuration, and detail of the scheme. The relationship of the building to the landscape will also be very important, as will the scale, quality and design of external landscaped amenity spaces. Further work to reduce the scale, massing and building footprint is required; while scope also remains to refine the scheme layout, and architectural expression of the proposals. As design work continues, it will be important for scheme drawings and images to show the proposals within contextual sections and elevations. Further technical work is also required, to include daylight / sunlight analysis, transport input, and arrangements for servicing, waste management, deliveries, parking / accessible parking, and cycle storage.

The panel understands that there has been a lot of publicity about the sale and potential redevelopment of the site. As the proposals continue to evolve, it will be very important to undertake a consultation / engagement process with local residents and conservation societies, to inform the design process. Further details on the panel's views are provided below.

Massing and development density

- The material presented at review did not show the scheme set within the context of neighbouring buildings, and some of the cross-sections were very difficult to read; in this regard, it is very difficult for the panel to assess the scale and proportion of the proposals.
- From the information shown, the panel's initial response is that the scale and massing of the current proposals (on both View Road and North Hill) is too



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large and out of proportion. This is particularly the case with the block on North Hill, which will appear considerably higher than shown in the drawings, due to the relative levels of public realm and carriageways adjacent. Using abstract constructs such as the Fibonacci sequence to justify an increase in height in this location is not acceptable.

- The proposed footprint of the building is particularly problematic, and requires revisiting. It has expanded from that of the original care home, bringing the building envelope closer to neighbouring dwellings, resulting in a reduction of usable external amenity space, and compromising access to daylight in residents' rooms, due to trees along the adjacent boundaries.
- The panel thinks that the proposals are being driven primarily by quantum of units within the proposed care home, which is resulting in a compromised quality of accommodation and external amenity, alongside a problematic relationship with the local context. While the existing building accommodates 42 beds in 2367m²; the proposals accommodate 72 beds plus a wellness centre in 6700m². It notes that the core responsibility of the panel is to evaluate the design quality of the proposals; the panel highlights that viability should not be an acceptable justification for a lack of design quality in a scheme such as this.

Relationship to local context

- The panel would encourage the design team to revisit the analysis of the site and context. It feels that a deeper rigour is required for such a complex redevelopment within this location; to inform strategic decisions, refine the brief and ensure that it is realistic and achievable.
- While the character of the two roads (View Road and North Hill) was described very well in the presentation, the panel feels that this is not yet reflected in the proposals, which seem suggestive of a 'greenfield' site, lacking in contextual elevations and sections. The panel would encourage a more responsive and sensitive approach to the project.
- The panel would like to see a greater understanding of the visual themes within the architecture of neighbouring buildings and the conservation area rather than a 'pick and mix' appropriation of selected architectural details. Thematic analysis will tease out issues of symmetry/asymmetry, calmness/dynamism, composition, and the visual role of different elements.
- A key characteristic of the conservation area is the relationship between the buildings and the gardens; the dwellings typically sit within very verdant garden landscapes. The buildings themselves also have a distinct style.



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Landscape design

- The footprint of the building has increased considerably, such that the existing central garden space which is northwest facing, has significantly reduced in size and been pushed to the edge of the site. The other external spaces are also limited in size, located at the edges, and largely dominated by hard landscaping. In this regard, the panel feels that the proposed amenity space for the increased number of residents is inadequate.
- The panel is also unconvinced by the quality of these amenity spaces. For example, it questions whether a north-facing terrace, located at basement level, would be a pleasant place to sit.
- It would encourage the project team to explore research (University of Stirling and Liverpool John Moores University), concerning design for dementia. It notes that a key finding of dementia research is that landscape offers huge benefits, including significantly improved quality of life, enjoyment, and health outcomes.
- The panel highlights the importance of providing high quality landscaped spaces, including a large, open and sunny garden where all of the residents can gather for events and socialising.
- A greater understanding of the site, its landscape features and topography, should inform the redevelopment proposals. The panel notes that existing trees are missing from the drawings, and distances from buildings to boundaries and habitable windows are not clear. It thinks that the belt of existing trees along the site boundary will have a significant impact upon the levels of daylight within proposed accommodation.

Scheme layout and quality of accommodation

- While the site offers huge potential to accommodate a fantastic elderly care home, the panel is not convinced that the current proposals represent high quality, liveable care accommodation that responds to the site, the local context and the need for energy efficient, sustainable design.
- The panel would encourage the project team to revisit the brief for development to ensure that an integral part of the design approach is a deeper understanding of the requirements of the people that will live there.
- Dementia research suggests that the design of accommodation should feel homely and residential, which tends towards smaller clusters of units rather than a more linear – and institutional – configuration of rooms. Corridors should be generous and daylit, to support wayfinding and enhance quality of life. The panel considers that stepped, enclosed corridors that have blank ends are not appropriate in this type of setting.



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- The proposals include many north-facing single aspect rooms and the panel feels that this is unacceptable, especially given the proximity of trees and boundary fences which could significantly restrict daylight penetration into rooms.
- The panel would like to know more about how the existing building is configured, how it sits within the site, how it relates to the external spaces, and how the individual rooms and circulation areas are organised. An understanding of this could help to inform strategic decisions about how the main body of accommodation should be configured within the site.
- Exploration of options for the site that would maximise opportunities for the residents' rooms to enjoy good views, daylight and sunlight would be welcomed. This may include exploration of a garden courtyard-led approach, or a cloistered building, with units off a daylight corridor.
- Cross-sections taken through the building and showing the relationship to outdoor amenity spaces should be provided.
- The panel would encourage further consideration of the ground floor layout, both internally and externally. This should include the integration of functional infrastructure, such as bin stores, cycle storage and deliveries, at an early stage.
- Clarity on the role and purpose of the North Hill building would also be welcomed. The panel notes that significant space in prominent locations is allocated as changing areas, which seems unnecessary.

Architectural expression

- The panel would encourage the design team to develop a calmer, more coherent approach to the architectural expression of the proposals that avoids cluttering the elevations with 'stuck-on' appropriated local details.
- Analysis of the overarching architectural themes in the locality – including lines, head heights, window lines, roof forms, corners, symmetry/asymmetry and three-dimensional relationships to external space – will help to inform an approach that inherently reflects the context and enables a softer architectural expression instead of the heavier, more bombastic elevational treatment proposed.
- At a detailed level, the panel highlights that the external architectural expression can also be used to reflect what is happening internally within the building; for example, expressing a staircase externally through the location and design of fenestration can help the building be more readable.



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- It would encourage further work on the design and approach sequence of the main entrance on View Road. The primary focus of the current frontage appears to be the sweeping driveway leading to the entrance to the vehicle lift. The panel would like to see the visual focus of this elevation shift to that of the pedestrian approach to the main entrance.

Local community engagement

- The sale and potential redevelopment of the site has had a lot of publicity, both nationally and locally; there is significant interest in what the outcome will be.
- The footprint of the current proposals sits very close to the site boundaries and may impact upon the amenity of neighbouring dwellings, which could lead to significant numbers of objections from neighbours and local conservation societies at application stage.
- The panel understands that there has been no consultation process; it considers that a comprehensive local engagement process is critical to the success of the scheme. It will be important to get the involvement of local residents and conservation societies at an early stage in the process, which could help to inform design development as the scheme continues to evolve. Taking on board comments from such a consultation process is likely to result in a very different scheme coming forward, to that currently proposed.

Low carbon design and environmental sustainability

- The panel would like to know more about the strategic and detailed approach to low carbon design and environmental sustainability within the scheme. Following its Climate Emergency Declaration in 2019, Haringey Council adopted the Climate Change Action Plan in March 2021, which identifies a route map to enable the borough to become Net Zero Carbon by 2041. All new development coming forward should have regard for these requirements to avoid the need for retrofitting later. Proposals should demonstrate how they comply with these requirements.
- Consideration of the embodied energy within the existing buildings is an important starting point in sustainability terms. The panel would like to see detailed analysis of a development approach that seeks to retain all or part of the existing buildings, to identify opportunities. This should include exploration of the existing floor plan layout, and options to retain, adapt, extend, and build up.
- Consideration of operational energy requirements should start with a 'fabric first' approach – optimising the performance and design of the building envelope, components, and materials to achieve sustainable and energy-



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efficient design. Utilising renewable energy sources, natural light, cross ventilation, and nature will also form part of this work.

- A low / zero carbon approach to design should inform the earliest strategic design decisions and should be part of the ongoing narrative as the scheme continues to evolve.
- At a detailed level, the locations of plant provision should be established very early stage. Careful integration through design can mitigate the impact on the roofscape.

Next steps

- The panel would welcome a further opportunity to review the proposed important scheme as they continue to evolve.
- The panel also offers a focused chair's review on the approach to low design and environmental sustainability if required.
- Community engagement at an early stage to enable the local community to inform the design process would be supported.

Haringey Quality Review Panel

Report of Chair's Review Meeting: Former Mary Feilding Guild Care Home

Wednesday 25 August 2021

Video conference

Panel

David Ubaka (chair)

Louise Goodison

Attendees

John McRory	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Katerina Koukouthaki	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Laurence Ackrill	London Borough of Haringey
Sarah Carmona	Frame Projects
Zainab Malik	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Deborah Denner	Frame Projects

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1. Project name and site address

Mary Feilding Guild Care Home, 103-107 North Hill, Highgate, London N6 4DP

2. Presenting team.

Nick Johnson	DWA Architects Limited
Jordan Alcock	DWA Architects Limited
Mitesh Dhanak	Highgate Care Limited
Neeraj Dixit	ND Planning Limited
Nick Collins	KM Heritage
Rebecca Morgan	Guarda Landscape
Nimco Ali	Hodkinson Consultancy Limited

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The site was formerly owned (and operated as a care home) by the Mary Feilding Guild. It was recently acquired by Highgate Care Limited. The site sits within the Highgate Conservation Area and does not contain any listed buildings or structures. On its North Hill frontage, the site is flanked on one side by a Grade II Listed Georgian terrace while on its View Road frontage it is adjoined by a Locally Listed villa at 3 View Road. The current care home complex includes a red brick building on the site's View Road frontage, the core of which is an Edwardian House with some Arts and Crafts features. This has been linked through a series of extensions and newer buildings to a four storey 1960s / 1970s block on the North Hill frontage. The original Edwardian building is considered a positive contributor to the Conservation Area.

The proposal is for the complete demolition of the existing 42-bed care home (Use Classes Order C2) and the redevelopment of the site to provide a new 70-bed care home with support facilities, a well-being and physiotherapy centre and associated works. Officers strongly support the retention of a care home facility on the site, which would confer some public benefit. Officers would welcome the panel's views on the design quality of the scheme, including the scale and massing of the proposed building and the impact this may have on the character and appearance of the conservation area, the setting of adjoining listed buildings and on the residential amenities of neighbouring occupiers.



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5. Quality Review Panel's views*Summary*

The Quality Review Panel welcomes the opportunity to consider the proposals for the former Mary Feilding Guild Care Home as they continue to evolve. The panel is pleased that the applicant's intention is to retain the use of this important site for residential care accommodation. It thanks the project team for the helpful presentation, and feels that the work done in response to the previous review has been very positive. It commends the tenacity of the project team, working with planning officers and consulting with the community.

The panel supports many of the strategic moves made during design development; however it feels that the massing and detail of the roofscape could be further improved, along with the architectural expression of the scheme. It would also encourage further consideration of the scheme layout, to improve the quality of the communal accommodation and circulation areas, while enhancing the relationship between key shared spaces and adjacent garden areas. As design work continues, sections taken through the building and the surrounding context will be important to ensure high quality accommodation.

The retention and re-purposing of the North Hill block should be considered, alongside a wider strategy for the re-use on site of any appropriate demolition material. Full consideration of embodied energy, alongside a 'fabric first' approach to sustainable design, should inform the continuing evolution of the proposals at a detailed level. Further details on the panel's views are provided below.

Massing and roofscape

- The panel accepts the massing and development density of the proposals, but would encourage the project team to refine the massing of the roofscape to further reduce the visual bulk of the building.
- For example, the roof line of the two wings either side of the central block, fronting onto View Road, could be lowered by reducing the roof pitch, or by using a flat roof or mansard roof. This would make the side wings visually subordinated and would start to break up the bulk of this important façade, while also reflecting the approach to massing within existing adjacent buildings on View Road. Introducing a different tone of brickwork in these side wings could also help to distinguish them from the central block.
- In addition, the ridge-line of the pitched roofs across the scheme could potentially be lowered. Sections through the building would help to identify where higher pitches are needed to accommodate adequate head-room. A careful balance will be required to ensure that - within external views - the roofscape appears generous enough, while also reducing the visual bulk of the top of the building.



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- The depth of the roof also presents some challenges with regard to the nature of the hip elements, which seem oversized. The panel would encourage a simpler approach to the pitched roofs within the scheme, using strong gable ends rather than large hips. For example, an opportunity exists to bring the ridge line of the linking building from the North Hill block and terminate it at the garden with a gable end facing west into the garden.
- The panel welcomes the adjustments to the building footprint, which has been pulled away from adjacent buildings to allow for a more generous gap than currently exists.
- The panel notes that the demolition and redevelopment of the North Hill building only achieves the same mass and footprint as the existing building. It would strongly encourage the project team to fully explore retaining, refurbishing / re-cladding and re-purposing the existing building, which the panel considers to be architecturally elegant and which does not seek to compete with the adjacent Georgian terrace.

Landscape design

- While the panel regrets the reduction of the garden space, it feels this is acceptable as the building footprint has also been pulled away from the boundary in some locations, providing a more generous distance to adjacent buildings.
- The panel welcomes the concept of the healing garden, with its aspiration to nurture the physical and mental well-being of residents. Careful consideration of the path, the orientation of the garden and the ramp access will be required to ensure that a strong visual and physical relationship is created between the internal accommodation and the garden.

Scheme layout and quality of accommodation

- The panel would like to see further refinements to the scheme layout, to create a better relationship (both visually and physically) between internal communal areas and the garden spaces externally. The terrace areas in the 'elbow' of the scheme also need further work.
- The panel is concerned by the intention to locate the restaurant in the basement. Instead, it would like to see it at ground floor level, ideally in the west-facing section of building overlooking the garden (where there are currently a number of individual rooms shown). The kitchen could remain at basement level.
- Some of the other uses currently located within the basement would also be much better suited to being located at ground level, including staff rooms and communal facilities like the shop, library, barbers and hair and beauty salon.



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These uses could potentially help to activate the frontage of the North Hill block.

- The panel feels that the proportion of circulation space within the North Hill block is unbalanced and would like to see improvements to the efficiency of the floor plans.
- It would also support further refinement of the design of the circulation spaces and communal areas, to include increasing the generosity of - and daylight access to - corridors, circulation cores and stairwells.
- Sections taken through the accommodation will be critically important to understanding how the sloping roofs and dormers will affect the quality of accommodation within the roof spaces.
- Greater clarity would be welcomed on the arrangements for refuse storage and how this will work in practice for the different parts of the development.

Architectural expression

- The panel would support further refinements to the View Road elevations, including simplified recesses and a greater distinction in the side wings of the main building through use of different brickwork, as mentioned above.
- It would also encourage further consideration of the northern (flank) façade of the scheme. It thinks that a green wall would not be appropriate in this location, and notes that flank walls can be used to express things; examples can be seen within the arts and crafts buildings nearby.
- The panel feels in particular that it would be beneficial to get daylight into the stairwell that is bounded by the flank wall, and would encourage exploration of options, including fritted glass.
- Opportunities exist to introduce visual references or motifs within the architectural expression that relate to Mary Feilding, to give a sense of narrative and historical perspective to the scheme.
- While the panel feels that retention of the North Hill block should be explored as a first response to this part of the site, it would encourage a calmer and simpler approach to the architectural expression of the proposed North Hill block; it thinks that the stepping of the proposed building line is too complicated, and does not relate to the adjacent Georgian terrace. The panel also notes that the exterior looks like an office building, rather than reflecting the uses that are accommodated within.



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Low carbon design and environmental sustainability

- As at the previous review, the panel would like to know more about the strategic and detailed approach to low carbon design and environmental sustainability within the scheme.
- It highlights that following its Climate Emergency Declaration in 2019, Haringey Council adopted the Climate Change Action Plan in March 2021, which identifies a route map to enable the borough to become Net Zero Carbon by 2041. All new development coming forward should have regard for these requirements to avoid the need for retrofitting later. Proposals should demonstrate how they comply with these requirements.
- The panel notes that consideration of the embodied energy within existing buildings is an important starting point in sustainability terms. It would like to see detailed analysis of a development approach that seeks to retain – as a minimum – the North Hill block, plus other parts of the existing building where appropriate. This should include exploration of the existing floor plan layout, along with options to retain, adapt and extend it. Options for re-using demolition materials should also be fully explored.
- Consideration of operational energy requirements should start with a ‘fabric first’ approach – optimising the performance and design of the building envelope, components, and materials to achieve sustainable and energy-efficient design; renewable energy sources, natural light, and cross ventilation will also form part of this work. Further details on the approach to u-values would be welcomed.
- A low / zero carbon approach to design should inform the earliest strategic design decisions and should be part of the ongoing narrative as the scheme continues to evolve.
- As design work continues at a greater level of detail, the panel would encourage officers to challenge and interrogate the scheme further regarding the agenda for the climate emergency.

Next steps

- The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers. It would be happy to review the proposals at a further chair’s review if required.
- The panel also offers a focused chair’s review on the approach to low carbon design and environmental sustainability.



Appendix 4 Planning Committee Pre-Application Briefing Notes

PRE/2020/0138 - MARY FEILDING GUILD CARE HOME, 103-107 NORTH HILL, N6

Proposal: Demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a well-being and physiotherapy centre and associated works.

Minutes:

The Committee considered the pre-application briefing for the demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a wellbeing and physiotherapy centre and associated works.

The applicant team and officers responded to questions from the Committee:

- In response to a question about the distance between buildings, the applicant team drew attention to the site location plan which showed the footprints of the existing and proposed buildings. It was explained that there had been an attempt to move the boundaries away from neighbouring properties and sensitive areas and some other areas where the footprint had been extended.
- It was noted that the site previously accommodated a 42 bed residential care home and that the proposal would be a different business model for short term stays after hospital treatment. The Committee enquired how this would meet Policy DM15, which preserved specialist housing. The Head of Development Management noted that the previous and proposed uses concerned two different types of specialist housing and that this would need to be assessed and weighed to determine whether the proposal was acceptable.
- Attention was drawn to the comments of the Quality Review Panel (QRP). It was noted that the site was located near a row of Georgian town houses and it was queried whether the current utilitarian design had the right architectural quality for the area. Further design work? The applicant team noted that they had rigorously assessed the site and its context in

planning, architectural, and heritage terms over the last year. It was added that views had been collected from residents and local amenity groups and the applicant team considered that the current proposal had an appropriate design context for the area. It was also noted that officers and the QRP also considered the design to be appropriate but that the applicant would continue to engage on the progression of the design.

- Some concerns were expressed that the North Hill frontage was not visually attractive or complementary to the Georgian terrace. It was also enquired how demolition was justified. The Head of Development Management explained that the applicant would need to show that they could meet the requirements for specialist housing and that the replacement building would be equal to or better than the existing building in terms of enhancing the conservation area. The applicant team added that they had considered retaining and repurposing the building but that it was not practical or financially viable.
- It was noted that the QRP had criticised the location of the restaurant in the basement. The applicant team explained that the restaurant would now be located on the ground floor and would be overlooking the rear garden.
- It was confirmed that 10 rooms would be north facing which constituted a small number of the total rooms.
- The Committee noted that this application was quite different to a standard planning application and requested that the final report contained additional information about the specific considerations for this type of decision, including information about affordable provision and Community Infrastructure Levy (CIL) contributions.
- It was noted that there were a number of landmarks near to the site, including Grade II Listed and locally listed buildings. The Committee requested that the images for the final application included these details so that they could be seen in context to the proposals.
- It was noted that the QRP had referred to the climate emergency. It was commented that this was a large site which could have a significant benefit or detriment and it was requested that as much detail as possible was provided in the application. The applicant team explained that they had appointed a sustainability and renewable energy consultant who had

already been in contact with the council's climate officer and agreed a scope of works and information requirements to support the application.

- In response to a question about the description of the development as 'special needs housing', the applicant team stated that this would be Class C2 residential use. It was explained that Policy DM15 was supportive of special needs accommodation and that the proposal would meet a special need for residential accommodation. It was added that, as part of the council's policy, there were sub-criteria which indicated the type of facilities that would be relevant and which would be applicable in this case; this included the level of supervision, management, and care/support.
- Cllr Peacock noted that the applicant team should use the phrase 'older person' rather than 'elderly'.
- It was clarified that each floor of the building would have a communal area. It was noted that all rooms would have en suite facilities. It was added that the previous rooms were approximately 10sqm and that the new rooms would all be in excess of 20sqm.
- It was enquired whether the windowless room shown on the plan would be for staff and whether they would be sleeping in this room. The applicant team noted that this was planned to be a state of the art facility and that the area mentioned would possibly be a rest area for staff; it was added that the internal configuration might still change and that the rest area might move upstairs.
- The applicant team noted that the estimated cost of staying at the facility would be £300 per night.

The Chair thanked the applicant team for attending.

Appendix 5 DM Forum Summary

- Query about the landscaping strategy
- Concerns with the financing of the scheme
- Query on future and current demand of care facilities in the area
- Mary Feilding Guild was a good facility
- Concerns the new facility is short term and unaffordable
- The development does not fit into the area
- Concerns with the loss of the care home
- Increased traffic, congestion and parking concerns
- Has bat friendly lighting been explored
- Query on trees/landscaping
- Concerns with the North Hill frontage
- Concerns this is not a care home facility
- Will the operator be London Living Wage accredited
- Section drawings and rear elevations should be provided
- To what extent will the View Road part of the building be independent of North Hill facilities
- Query on whether the proposal will be zero carbon and whether there will be PV's and where will they be located. Query also made on air source heat pumps
- Concerns on the location of roof plants
- Concerns with the design of the scheme. Further work is needed
- Query on PTAL rating
- What percentage increase is the footprint on the building
- Query on what benefit the development brings
- Concerns the development would be a convalescence centre and not a care home

Pre-Application Briefing to Committee - 6 June 2022

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2021/0018

Ward: Hermitage & Gardens

Address: St Anns General Hospital St Anns Road N15 3TH

Proposal: Hybrid planning application for the re-development of part of the St Ann's Hospital site to provide a new residential neighbourhood of circa 995 new homes including 60% affordable housing in buildings up to nine storeys in height, 2,400sqm of non-residential uses (including refurbishment of existing buildings), landscaping and public realm improvements, 167 parking spaces and cycle parking.

Applicant: Catalyst Housing Limited

Agent: Lambert Smith Hampton

Ownership: Greater London Authority

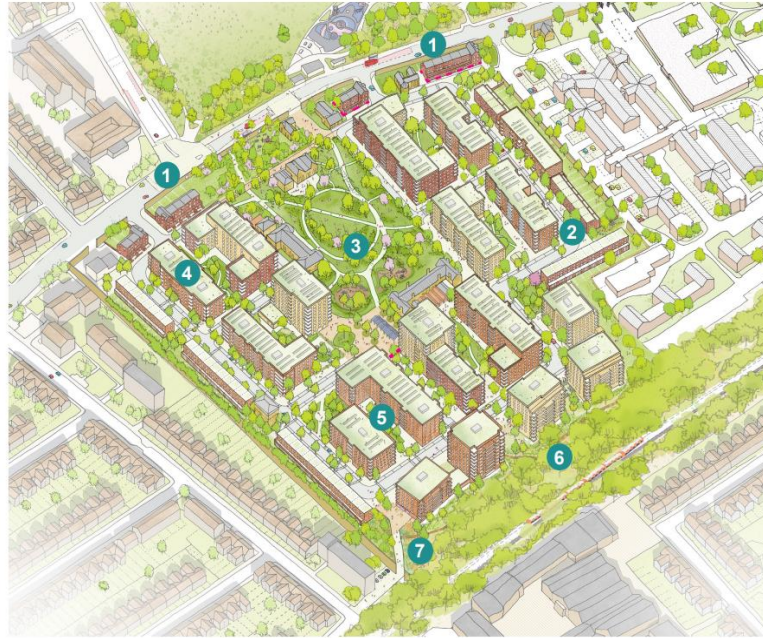
Case Officer Contact: Christopher Smith

2. BACKGROUND

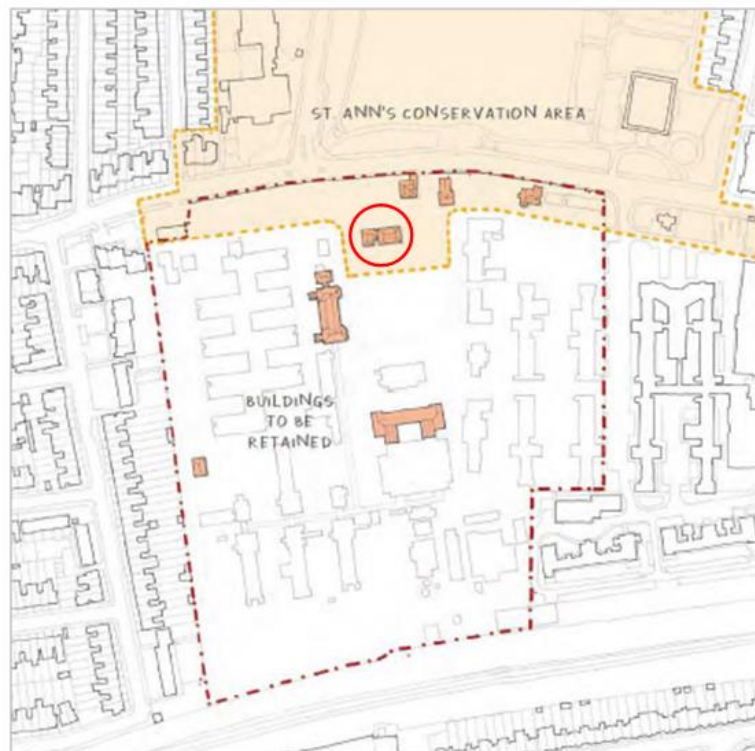
- 2.1. The proposed development is being reported to the Planning Sub-Committee to enable members to view it ahead of the submission of a hybrid planning application. Any comments made now are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee in September 2022. The applicant has engaged in pre-application discussions with Council Planning Officers and the Greater London Authority planning service over recent months.

3. SITE AND SURROUNDINGS

- 3.1. St Ann's Hospital is a Victorian-era former fever hospital which is bordered by St Ann's Road to the north, Hermitage Road to the east, residential properties on Warwick Gardens to the west and a railway line to the south. The application site covers approximately two-thirds of the hospital land. Medical facilities would be retained and consolidated on the remaining third of the hospital site to the east.



- 3.2. The northern part of the site is located within the St Ann's Conservation Area. The site does not contain any listed buildings. The Mayfield House building (circled below) is locally listed and there are other non-designated buildings of historic interest on the site (those shaded in the image below would be retained). There are other heritage assets within a short walk of the site including the Grade II* Listed St Ann's Church to the north-east.



- 3.3. The existing hospital land is designated as Site Allocation SA28 which identifies the site for residential development, consolidated medical activities and town centre uses.
- 3.4. The site is designated as an Area of Change and a Critical Drainage Area. The southern end of the site is a Site of Importance for Nature Conservation (SINC), and an Ecological Corridor, and is also covered by a Woodland Tree Protection Order.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal is for the demolition of most buildings on site and provision of circa 995 new dwellings in buildings of between three and nine storeys in height. A minimum of 60% of the residential units will be affordable (by habitable room and by unit) and 60% of all affordable housing units would be provided at London Affordable Rent levels. 16% of all homes would have three or more bedrooms.
- 4.2. The hybrid application would be for a four-phase development. Phase 1A (detailed proposals) is formed of Plots A-D and would include terraced housing, 38 'sheltered accommodation' units for older adults, the expansion of the Peace Garden and all works to retained historic buildings. Phases 1B to 3 would be submitted for outline permission only at this stage.



- 4.3. The locally listed Mayfield House and other historic buildings on the site, including the existing water tower, would be retained, refurbished and reused for non-residential purposes. New non-residential space would also be provided creating approximately 1,900sqm of affordable workspace and 500sqm of other commercial space across the site including medical, retail and café facilities.
- 4.4. The development would expand the existing Peace Garden to provide a comprehensive green space in the centre of the site. A connection through the site providing a link from St Ann's Road through to Warwick Gardens would also be facilitated as required by the site allocation.
- 4.5. The scheme would also include 160 car parking spaces, cycle parking compliant with the London Plan, widespread landscaping and public realm improvements on St Ann's Road.

5. PLANNING HISTORY

- 5.1. The site has an extensive planning history relating to its historic use as a hospital. In 2015 a hybrid planning application (reference HGY/2014/1691) covering the whole of the former hospital site for the development of circa 456 residential units and commercial facilities was granted planning permission. That permission was not implemented and has now expired.

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. The applicant has undertaken its own public consultations during the pre-application process. Comments received during these consultations will be summarised as part of the planning application and taken into account in the final design of the development proposal.

6.3. Quality Review Panel

- 6.4. Earlier versions of the proposal have been assessed by the Quality Review Panel (QRP) on 7th July 2021, 13th October 2021, 8th December 2021 and on 6th April 2022. The report from the latest QRP Chair's Review is attached as **Appendix 1**.
- 6.5. The Panel strongly supports the overall high-quality of the development proposal. The detailed design of Phase 1A in particular is strongly supported in terms of its architectural quality and articulation. The scale and detailed design of the low-rise housing fronting onto St Ann's Road is also supported. The Panel states that the high-quality design of Phase 1A sets a high standard for the design of future phases of the development.

- 6.6. Earlier QRP reviews also supported the development proposal's high level of affordable housing, generous open and courtyard spaces and extensive amount of tree protection. The layout and heights of buildings is supported and the retention of the historic buildings on the site would add to the distinctiveness of the development. The Panel also noted that the uses proposed within the existing buildings should be carefully considered. A detailed analysis of the non-residential strategy is expected to be provided to the Council in due course.
- 6.7. The submission of a full planning application is expected at the end of May 2022.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. The Planning team's initial views on the development proposals are outlined below.
- 7.2. *Principle of Land Uses*
- 7.3. Site Allocation SA28 of the Site Allocations DPD identifies the site for residential development, town centre uses and consolidated medical facilities. The proposed development would meet these requirements by providing a mixed-use development including town centre uses. Medical facilities would be retained and consolidated on the eastern part of the site allocation, which is not part of proposed application site.
- 7.4. The quantum of residential units proposed would make a substantial contribution (circa 995 homes) to the Council's housing target which is 1,592 dwellings per annum and is supported by policy.
- 7.5. *Masterplanning and Phasing*
- 7.6. The masterplan and phasing proposals for the application site are well-expressed and logical. The siting of a large amenity area at the centre of the site, framed by the retained historic buildings and new residential development is supported. Further information will be needed on submission of a full application that demonstrates how the remainder of the site allocation, i.e. the retained hospital uses, and adjacent allocated sites, i.e. SA30 (Arena Design Centre) to the south) could be redeveloped in the future in a manner that does not prejudice any site allocation objectives or requirements.
- 7.7. The sheltered accommodation, the expanded Peace Garden and the restoration and activation of the retained buildings would be provided within the first Phase 1A. In the south-western corner of the site a connection through to Warwick Gardens would be provided, also within Phase 1A. It is expected that work would commence on the final phase before the end of 2026. The parameters of the development within Phases 1B to 3 would be set by the outline part of the hybrid

planning application. The design quality of the latter phases would be secured through a design code.

7.8. *Taller Buildings*

- 7.9. The Development Management DPD defines tall buildings as those of ten storeys or greater and this development would not include any buildings greater than nine storeys in height. Policy DM6 of the Development Management DPD states that proposals for taller buildings must be justified in urban design terms, should be of a high standard of architectural quality supported by high quality public realm, should preserve important local views and should conserve and enhance local heritage assets and their setting.
- 7.10. The London Plan takes a different approach and defines tall buildings as over 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. The proposals therefore need to comply with D9 which requires detailed analysis of the visual, functional, environmental impacts.
- 7.11. The proposed buildings would be between three and nine storeys in height. The site allocation's development guidelines state that building heights closest to properties on Warwick Gardens should be reduced to respect the amenity of neighbouring properties. The lower height buildings would be positioned towards the eastern, western and northern site boundaries with the tallest nine storey blocks to the centre and south of the site. The taller buildings are set around a large amenity area, are well-spaced from each other and are positioned adjacent to landscaped civic spaces. They would be located away from existing residential properties and the St Ann's Conservation Area to minimise their impact on these areas.
- 7.12. The development would be located within the designated Locally Significant View corridors nos. 1 (Alexandra Palace to Central London), 26 (Quernmore Road to Seven Sisters/Hale Village) and 36 (St Ann's Church to St Ann's Road). The applicant has undertaken a detailed analysis of these views and it is expected that the development would not have a significant impact on the composition of these views.
- 7.13. As such, the provision of taller buildings on this site is supported in principle, subject to their final detailed design being of a high-quality and subject to further detailed analysis of their impact on residential amenity.
- 7.14. *Character, Appearance and Heritage Impact*
- 7.15. The buildings would be of an appropriate scale and massing and a high-quality contemporary design. They would be finished with a robust palette of yellow, light red and dark red brick materials that would provide a distinctive new mixed-use neighbourhood in this area.

- 7.16. The northern part of the application site is located within the St Ann's Conservation Area. Mayfield House is a locally listed building. There are no other locally listed or listed buildings on or immediately adjacent to the application site though the Grade II* Listed St Ann's Church is a short walk away to the east.
- 7.17. Non-designated heritage buildings on the site would be retained and refurbished which would retain part of the historic character of the original hospital. The existing hospital boundary wall on the northern side of the site would be adapted to include new pedestrian and vehicle access points and window-like openings to increase the visual permeability of this long boundary wall.



- 7.18. The design of the alterations and extensions to the existing buildings and the design of the new buildings would preserve and enhance local heritage assets.
- 7.19. *Affordable Housing and Housing Mix*
- 7.20. The development would provide a minimum of 60% affordable housing. 60% of the affordable housing (36% of the total number of homes) would be for London Affordable Rent (LAR). The Council has an option to purchase 50% of the LAR properties (18% of the total number of homes).

- 7.21. The remaining affordable housing would be provided as London Living Rent (20%) and Shared Ownership (20%). 38 of the units within the first phase of development would provide 'sheltered accommodation' for Haringey residents. 56 dwellings will be made available for purchase by a community land trust. The NHS Trust will have nomination rights over 22 of the London Living Rent homes. The development would take a tenure-blind approach to providing the new housing.
- 7.22. 16% of the total number of proposed dwellings would have three or four bedrooms.
- 7.23. *Landscaping and Public Realm*
- 7.24. The site allocation requires new open space to be provided on the site which complements the nearby Chestnuts Park. The new neighbourhood created by this development would be set in a high-quality landscaped setting. The existing Peace Garden would be substantially expanded. The development layout has been designed to enable the retention of as many trees as possible and many new trees and plants would be planted to enhance public spaces, key routes and internal courtyard areas.
- 7.25. The site allocation requires the designated Site of Importance for Nature Conservation (SINC) towards the southern side of the site to be enhanced through any redevelopment. This ecological zone would be protected, extended and enhanced by the proposed development. The development is expected to have an urban greening factor in excess of the required 0.4 threshold as well as a significant net gain in biodiversity.
- 7.26. The development would connect to existing streets through the creation of new entrances onto St Ann's Road and the provision of a pedestrian and cycle route through the site to connect with Warwick Gardens. This improved connectivity towards Green Lanes is a requirement of Site Allocation SA28 which also states the new connection should not adversely impact the occupants of the residential block at the southern end of Warwick Gardens.
- 7.27. Public realm improvements are proposed on St Ann's Road which would connect this new landscaped neighbourhood to Chestnuts Park and improve the pedestrian and highway environment to the north of the site.
- 7.28. *Amenity of Nearby Residents*
- 7.29. The site allocation's development guidelines state that heights adjoining properties on Warwick Gardens should be reduced to respect the amenity of neighbouring properties. The development layout includes terraced houses on the western side of the site which would minimise the impact of the new development on existing residents on Warwick Gardens. Taller buildings would

be sited far enough away from those existing residential properties so that any overlooking or impacts on day/sunlight levels would be minimised. As such, no adverse impact on the amenity of neighbouring residents is anticipated.



7.30. *Sustainability*

7.31. Site Allocation SA28 states that this site has the potential to connect to a decentralised energy network, and also states that proposals should reference the Council's latest decentralised energy masterplan and the site's potential role in delivering a network within the local area. Policy DM22 of the Development Management DPD states that all development proposals should prioritise connection to planning future district energy networks.

7.32. The applicant has undertaken an energy strategy options appraisal and determined that the development's energy needs, and a carbon reduction of greater than 80%, can be secured through the provision of air source heat pumps. Whilst this level of carbon reduction is welcomed in principle, the St Ann's Hospital site is in a key location with respect to connecting to the Council's proposed District Energy Network (DEN) and to those of adjacent boroughs to the south.

7.33. As such, the Council expects that the scheme is designed to accommodate a connection to the DEN in the first instance unless it is clearly demonstrated that the strategic benefits of connecting to the DEN are outweighed by other benefits. Discussions on this matter are ongoing.

7.34. *Transportation and Parking*

- 7.35. The site currently has good public transport connections (PTAL of 2/3) including to the local bus network and Harringay Green Lanes station and this connectivity would improve once the new walking and cycling access point is provided in the south-west corner of the site. Policy DM32 of the Development Management DPD supports development with limited car parking in areas where the future public transport connectivity is of PTAL 4 or greater.
- 7.36. 167 car parking spaces are proposed to be provided within the new streets throughout the site. This is a ratio of 0.17 car parking spaces per dwelling. This level of parking is supported in principle by Transport for London. 3% disabled parking spaces will be provided initially with 10% potentially available for use in the future if needed. All residential car parking spaces should have active or passive electric vehicle charging in accordance with the requirements of the London Plan.
- 7.37. Cycle parking provision will be compliant with the requirements of the London Plan.
- 7.38. *Community Infrastructure Levy (CIL)/Section 106*
- 7.39. The development will be liable to pay CIL based on the amount of floorspace provided (noting that affordable housing is likely to be eligible for Social Housing Relief).
- 7.40. The Council is in the early stages of discussions with the applicant on the Section 106 planning obligations required from this development. This is likely to secure the proposed affordable housing, public realm improvements and sustainable transport measures, as well as other obligations required by the Council's Section 106 SPD and any other mitigation requirements of this development. Discussions are ongoing.

PLANS AND IMAGES

Existing Site Plan



Proposed Landscaping Plan



Proposed Layout Plan (Detailed Element of Proposal Within Dotted Red Line)



View of Plot D from Adjacent Public Courtyard



View of Block C from North of Extended Peace Garden



View of New Houses (Plot A) and Block C from St Ann's Road



APPENDIX 1



Haringey Quality Review Panel

Report of Chair's Review: St Ann's Hospital

Wednesday 6 April 2022

Karakusevic Carson Architects, 37 Cremer St, London E2 8HD

Panel

Peter Studdert (chair)

Andy Puncher

Attendees

Richard Truscott	London Borough of Haringey
Chris Smith	London Borough of Haringey
Kate Trant	Frame Projects
Joe Brennan	Frame Projects

Apologies / copied to

Philip Elliot	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
John McRory	London Borough of Haringey
Elizabetta Tonazzi	London Borough of Haringey
Deborah Denner	Frame Projects

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1. Project name and site address

St Ann's Hospital, St Ann's Road, London N15 3TH

2. Presenting team

Maurizio Biadene	Karakusevic Carson Architects
Rachel Parker	Karakusevic Carson Architects
Graeme Sutherland	Adams and Sutherland Landscape Architects
Rob Reeds	Lambert Smith Hampton
Jess Watts	Catalyst

3. Planning authority briefing

St Ann's Hospital is a Victorian-era former fever hospital located on the southern side of St Ann's Road and bordered on its remaining sides by Hermitage Road (east), the residential properties of Warwick Gardens (west) and the Gospel Oak to Barking London Overground train line (south). To the north of the site across St Ann's Road is Chestnuts Park.

The hospital land is designated as Site Allocation SA28 which identifies the site for residential development, consolidated medical activities and town centre uses. The site currently has a maximum public transport accessibility level of two.

The northern part of the site is located within the St Ann's conservation area. The Mayfield House building within the conservation area is locally listed. Other heritage assets are located within a short walk of the site including the grade II* listed St Ann's Church.

The hospital site is designated as an area of change and a critical drainage area. The south of the site includes a Site of Importance for Nature Conservation and an ecological corridor and is also covered by a woodland tree preservation order.

The scheme presented at this meeting covers approximately two-thirds of the hospital site with the remaining land to the east being retained for medical purposes. The hospital site received hybrid planning permission in 2015 (ref. HGY/2014/1691) for approximately 450 residential units and commercial uses. This permission has not been implemented and has now expired.

The emerging proposals are for a highly landscaped development of 995 residential dwellings in buildings of between three and nine storeys in height, commercial and community uses, retention of existing historic buildings, new public realm and green space, new routes into and through the site, and car and cycle parking. The development would be delivered in multiple phases through a hybrid planning application and subsequent reserved matters applications and would be supported by a site-wide masterplan.

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4. Quality Review Panel's views

Summary

The panel warmly welcomes the response to its comments at the previous reviews and supports the improvements made to the scheme, commenting that the treatment of the retained wall is particularly successful.

The panel is pleased to see the quality of the proposals, which will act as the baseline for the development of the rest of the site. It stresses the importance of ensuring that the use of high-quality materials as presented is secured through the planning process in order that any subsequent value engineering does not impact negatively on the scheme.

The revisions made to block D3 are contributing positively to the building's architectural quality. The articulation of the corners is working well, and the visual relationship between D3 and D2 has been well-developed. The panel also supports the scale and detailed design of the low-rise housing on the St Ann's Road frontage.

The panel offers some comments on the detailing of the three types of entrance through the retained wall—the pedestrian and vehicular entrances, and the window openings.

These comments are expanded below.

Architecture

- Phase 1A will be the first element of the scheme for the St Ann's Hospital site to be delivered. It is therefore important that it sets the standard for the whole development, with high quality detailing and materials.
- Since the previous review, the design team has tested the design of the tallest building (D3). The panel is reassured by this work and feels that the building will have a successful relationship with the courtyard and the Peace Garden.
- The panel supports the development of the verticality of this block, with the creation of a slenderer appearance, by opening up the corner balconies, and removing the roofs of the balconies at the upper-most floors.
- The lighter, more sculptural approach to the top of the building is successful in reducing its heaviness.
- The attention paid to brickwork detailing is also welcomed, for example, where D3's elevation has a clear base, middle and top, referencing the tones of existing brickwork on the site.
- Equally, the panel enjoys the relationship between the east-facing elevations of C3 and D3 over the Peace Garden, which has been achieved through visual reinforcement of the link through the brick tones, the tops of the buildings and the architectural treatment of the top, middle and base of the elevations of both buildings.

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Low-rise housing

- The panel feels that the scale and detailed design of the low-rise housing on the St Ann's Road frontage relates well to the retained wall and the conservation area.

The retained wall

- The panel admires the further development of the retained wall, which it feels is a very successful part of the proposal, accommodating pedestrian and vehicular entrances, and window openings.
- The panel stresses the importance of the construction detailing where new openings are created in the retained wall. Submission of detailed drawings to describe these would be valuable as part of the planning application.
- The panel questions whether the pedestrian entrances may appear weak when compared to the robustness of the existing buttresses, pointing to the success of the concrete capping of the piers at the vehicle entrances, and suggests further exploration of this aspect.
- The panel has concerns about how the red precast concrete porticos that project above the pedestrian entrances will fare over time. These may not age as gracefully as brick, and the panel suggests consideration of alternative materials.

Landscape

- The panel comments that the Spotted Thorn sits well in the space between the newly orientated D3 building, the courtyard and the Peace Garden.
- It will be essential that the Spotted Thorn is well protected during the construction phase.
- Long-term management and maintenance of the courtyard areas will be essential to their success. Details of how this will be achieved should be included in the planning submission.

Next steps

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.

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Report for:	Planning Sub Committee Date: 06 June 2022	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Robbie McNaugher		
Lead Officer:	John McRory		
Ward(s) affected: All		Report for Key/Non Key Decisions:	

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage. A list of current appeals is also included.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2019 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
19 Bernard Road HGY/2021/2160	Demolition of the existing buildings and construction of a mixed use development providing 9 residential units, 3,488 sqm of commercial space and a gallery/café together with associated landscaping, refuse storage and cycle parking. Negotiations on legal agreement ongoing.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing.	Chris Smith	John McRory
Units 1-6 Unicorn works, 21-25 Garman Road N17 HGY/2020/3186	Reconstruction of the industrial unit (to replace the previously destroyed unit by fire).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing.	Tania Skelli	John McRory
Banqueting Suite 819-821 High Rd (Printworks)	New development on Banqueting Suite site. Part of High Road West Masterplan Area.	Members resolved to grant planning permission on 10th January subject to the signing of a section 106 legal agreement. Negotiations on legal agreement are ongoing and nearing completion.	Phil Elliott	John McRory
Remington Road, N15 6SR	Council development of open land and garages for 46 residential units and associated landscaping, public realm improvements, play space, cycling and refuse stores.	Members resolved to grant planning permission subject to the signing of legal agreement.	Tania Skelli	John McRory

		Discussions on the 'shadow S106' agreement are ongoing.		
109 Fortis Green HGY/2021/2151	Full planning application for the demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.	Members resolved to grant planning permission subject to the signing of legal agreement. Negotiations on legal agreement are ongoing.	Valerie Okeiyi	John McRory
Land at Watts Close HGY/2022/0035	Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2no. three-storey blocks including 2no. wheelchair user dwellings. The proposals includes 2no. on-site wheelchair parking bays, amenity and play space, landscaping, cycle and refuse/recycling storage.	Members resolved to grant planning permission subject to the signing of legal agreement. Discussions on 'shadow 106' are ongoing	Tania Skelli	Kevin Tohill
APPLICATIONS SUBMITTED TO BE DECIDED				
Cranwood House, 100 Woodside Ave, N10 HGY/2021/2727	Demolition of existing care home to provide 41 new homes for council rent and market sale in a mixture of apartments, maisonettes, and houses in buildings of three, four, and six storeys.	Application submitted and under assessment – to be presented to Members at 6 th June Planning Committee	Chris Smith	John McRory

Mary Fielding Guild Care Home, 103-107 North Hill HGY/2021/3481	Demolition of the existing Mary Feilding Guild Care Home (Use Classes Order C2) and the redevelopment of the site to provide a new 72 bed care home with ancillary communal facilities, services and amenities.	Application submitted and under assessment – to be presented to Members at 6 th June Planning Committee	Valerie Okeiyi	John McRory
27-31 Garman Road HGY/2021/2248	Erection of two replacement B1/B2/B8 units following fire damage and demolition of the original units (Amended drawings).	Application submitted and under assessment.	Sarah Madondo	Kevin Tohill
29-33 The Hale HGY/2021/2304	Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures	Application submitted and under assessment.	Phil Elliott	John McRory
High Road West N17 HGY/2021/3175	Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and	Under assessment – expected to be presented to members at Planning Committee in July. Consultation on ES addendum, crowd flow info and other changes running until 27 th June.	Phil Elliott	John McRory

	<p>access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works (EIA development - ES viewable on Council website).</p> <p>1) Outline:</p> <ul style="list-style-type: none"> * Demolition of most buildings (with retention of some listed & locally listed heritage assets); * New buildings at a range of heights including tall buildings; * Up to 2,869 new homes in addition to Plot A (including affordable housing); * At least 7,225sqm of commercial, office, retail, & community uses (incl. new library & learning centre); * New public park (min 5,300sqm) & New public square (min 3,500sqm); & * Other landscaped public realm and pedestrian & cycle routes. <p>2) Detailed:</p>			
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	* Plot A - Demolition of 100 Whitehall Street & Whitehall & Tenterden Community Centre and erection of new buildings of 5-6 storeys containing 60 new affordable homes & open space.			
44 Hampstead Lane HGY/2021/2703	Use Class C2 high quality specialist dementia care with 82 en-suite bedrooms and communal facilities. EoT agreed for 16/03/2022.	Application submitted and under assessment.	Samuel Uff	John McRory
Cross House, 7 Cross Lane N8 HGY/2021/1909	Demolition of existing building; redevelopment to provide business (Class E(g)(iii)) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 7 car parking spaces and refuse storage.	Application submitted and under assessment.	Valerie Okeiyi	John McRory
15-19 Garman Road HGY/2022/0081	Demolition of the existing industrial buildings and redevelopment to provide a new building for manufacturing, warehouse or distribution with ancillary offices on ground, first and second floor frontage together with 10No. self-contained design studio offices on the third floor. (Full Planning Application).	Application submitted and under assessment.	Kwaku Bossman-Gyamera	Kevin Tohill
Adj to Florentia Clothing Village Site Vale Road	Light industrial floorspace	Application submitted and under assessment.	Tobias Finlayson	John McRory

573-575 Lordship Lane HGY/2022/0011	Demolition of existing buildings and redevelopment of site to provide 17 affordable residential units (Use Class C3) with landscaping and other associated works.	Application submitted and under assessment.	Chris Smith	John McRory
550 White Hart Lane HGY/2022/0709	Application for Variation / removal of condition 8 (Deliveries in respect of unit deliveries in respect of units 3, 4 and 5a as well as 1, 5b and 6) condition 22 (No loading/unloading outside units 3,4,& 5) and condition 23 (No loading/unloading of deliveries) attached to planning permission reference HGY/2014/0055	Application submitted and under assessment.	Valerie Okeiyi	John McRory
550 White Hart Lane HGY/2022/0708	Application for Variation / removal of condition 1 (in accordance with the plans) condition 4 (Restriction of Use Class) and condition 6 (Deliveries) attached to planning permission reference HGY/2020/0100	Application submitted and under assessment.	Valerie Okeiyi	John McRory
Ashley Road Depot Council Housing led project HGY/2022/0752	Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.	Application submitted and under assessment.	Chris Smith	John McRory
Broadwater Farm	Demolition of the existing buildings and structures and erection of new mixed-use	Application submitted and under assessment.	Chris Smith	John McRory

HGY/2022/0823	buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.			
313-315 Roundway and 8-12 Church Lane HGY/2022/0967	Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.	Application submitted and under assessment.	Chris Smith	Kevin Tohill
The Goods Yard and The Depot 36 & 44-52 White Hart Lane (and land to the rear), and 867-879 High Road HGY/2022/0563	Full planning application for (i) the demolition of existing buildings and structures, site clearance and the redevelopment of the site for a residential-led, mixed-use development comprising residential units (C3); flexible commercial, business, community, retail and service uses (Class E); hard and soft landscaping; associated parking; and associated works. (ii) Change of use of No. 52 White Hart Lane from residential (C3) to a flexible retail (Class E) (iii) Change of use of No. 867-869 High Road to residential (C3) use.	Application under assessment. Revised version of scheme refused in November 2021 – which is currently at appeal (Inquiry opening on 12 th July)	Philip Eliot	John McRory

Barbara Hucklesby Close London N22 6PQ HGY/2022/0859	Demolition of existing eight bungalows and the construction of a part one, two and three-storey building to provide supported living accommodation (Use Class C2) comprising 14 one-bedroom homes, a support office and communal garden. Provision of two wheelchair accessible parking bays, refuse/recycling and cycle stores and landscaping.	Application submitted and under assessment.	Gareth Prosser	Kevin Tohill
IN PRE-APPLICATION DISCUSSIONS				
Sir Frederick Messer Estate Council Housing led project	Two new blocks of up to 16 storeys including 99 units and new landscaping. Mix of social rent and market.	Initial pre-app meetings held. QRP held. Discussions ongoing.	Chris Smith	John McRory
Kerswell Close Council Housing led project	c.26 flats in two buildings of four and five storeys for 100% social rent.	Initial pre-app meetings held. 2 QRPs held. Discussions ongoing.	Chris Smith	John McRory
Wat Tyler House, Boyton Road, N8 Council Housing led project	Council development of car park for block of 14 residential units and associated landscaping, play space, cycling and refuse stores.	Pre-application discussions ongoing discussions	TBC	John McRory
Reynardson Court Council Housing led project	Refurbishment and /or redevelopment of site for residential led scheme – 10 units.	Pre-application discussions taking place	TBC	John McRory

Arundel Court and Baldewyne Court Council Housing led project	Redevelopment of land to the front of Arundel Court and Baldewyne Court, along Lansdowne Road including an existing car parking and pram shed area and the erection of 3, 3 storey buildings, (3 at Arundel Court and 2 at Baldewyne Court) to provide 30 new residential units with associated improvements to the surrounding area.	Pre-application discussions taking place	Kwaku Bossman-Gyamera	Kevin Tohill
Woodridings Court - Crescent Road/Dagmar Road, N22 Council Housing led project	Developing a disused underground car park to the rear of an existing 4 storey block of Council flats adjacent the railway line.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
Brunel Walk and Turner Avenue Council Housing led project	Council development - Preliminary meeting to discuss matters of principle in relation to the siting, scale, massing of the proposed new development on Brunel Walk (c. 45 units) and the associated and comprehensive improvement/reconfiguration of the public realm/landscaping treatment on the Turner Avenue Estate.	Pre-application discussions ongoing.	Valerie Okeiyi	Kevin Tohill
Gourley Triangle	Masterplan for site allocation SS4 for up to 350 units and approx. 12,000sqm of commercial space.	Pre-app meetings held. QRP review held. GLA meeting held. Discussions ongoing.	Chris Smith	John McRory
St Ann's Hospital	Circa 995 residential dwellings, commercial and community uses, retention of existing historic	Pre-app meetings held including with GLA. 4 QRP reviews held.	Chris Smith	John McRory

	buildings, new public realm and green space, new routes into and through the site, and car and cycle parking.	Pre-app committee scheduled for 6 th June 2022. Submission expected in late May/June 2022.		
Hornsey Police Station, 94-98 Tottenham Lane, N8	Retention and change of use of main historic police station building, demolition of extensions and ancillary buildings and erection of new buildings to provide 25 new residential units.	Pre-application discussions ongoing	Valerie Okeiyi	John McRory
Highgate School	1. Dyne House & Island Site 2. Richards Music Centre (RMC) 3. Mallinson Sport Centre (MSC) 4. Science Block 5. Decant Facility	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
Jessica Buttons Factory Site, land at 9-36 Clarendon Road	The proposed scheme for the Jessica Button site is a part two, part six, part eight and part eleven storey scheme with basement comprising 51 residential units and 643.1 sqm of commercial floorspace.	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
Selby Centre	Replacement community centre, housing including council housing with improved sports facilities and connectivity.	Talks ongoing with Officers and Enfield Council. EIA screening opinion submitted.	Phil Elliott	John McRory
Warehouse living proposals:	Warehouse Living and other proposals across 2 sites.	Draft framework presented for Overbury/Eade Road Sites.	Chris Smith	John McRory

Overbury/Eade Road, Arena Design Centre, Haringey Warehouse District		Discussions continuing.		
Warehouse living proposal - Omega Works Haringey Warehouse District	Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide a mix of commercial spaces, warehouse living and C3 residential.	Pre-application discussions ongoing.	Tobias Finlayson	John McRory
Station Road	Demolition of existing buildings on the site and erection of buildings containing 28 one-bedroom modular homes, office, and the re-provision of existing café. Associated hard and soft landscaping works.	Pre-application discussions ongoing – to be presented to members at 7 th March committee	Conor Guilfoyle	John McRory
Osborne Grove Nursing Home/ Stroud Green Clinic 14-16 Upper Tollington Park N4 3EL	Demolition of a 32 bed respite home and clinic building. Erection of a new 70 bed care home and 10 studio rooms for semi-independent living, managed by the care home. Separate independent residential component comprising a mix of twenty self-contained 1 and 2 bedroom flats for older adults, planned on Happi principles. Day Centre for use of residents and the wider community as part of a facility to promote ageing wellness.	Pre-app advice issued Discussions ongoing	Tania Skelli	John McRory
Drapers Almshouses Edmansons Close Bruce Grove London N17 6XD	Redevelopment consisting of the amalgamation, extension and adaptation of the existing almshouses to provide 22 three bedroom family dwellings; and creation of additional units on site to provide one further three bedroom dwelling; seven two bedroom dwellings and 12 one bedroom dwellings	Pre-app discussions ongoing.	Tobias Finlayson	John McRory

	(specifically provided for housing for older people).			
Braemar Avenue Baptist Church, Braemar Avenue.	Demolition of dilapidated church hall, to allow construction of part 3, part 4 storey building (over basement) comprising new church hall extensions (204m2) and 15 flats. Internal and minor external alterations to adjacent listed church, together with landscaping improvements.	Pre-application discussions ongoing.	Valerie Okeiyi	John McRory
Pure Gym, Hillfield Park	Demolition of existing building and redevelopment with gym and residential units on upper floors	Pre-app advice note to be issued.	Valerie Okeiyi	John McRory
(Part Site Allocation SA49) Lynton Road London, N8 8SL	Demolition/Part Demolition of existing commercial buildings and mixed use redevelopment to provide 75 apartments and retained office space.	Pre-app discussions ongoing.	Tobias Finlayson	John McRory
1 Farrer Mews London N8 8NE	Proposed development to Farrer Mews to replace existing residential, garages & Car workshop into (9 houses & 6 flats).	Second pre-application meeting arranged following revised scheme	Tania Skelli	John McRory
Far Field Sports Ground, Courtenay Avenue.	Various re-surfacing works to field and associated infrastructure.	Pre-app advice issued.	Chris Smith	John McRory
356-358 St. Ann's Road - 40 Brampton Road	Demolition of two buildings on corner of St. Ann's Rd and of coach house and end of terrace home on Brampton Rd and replacement with increased commercial and 9 self-contained homes.	Pre-application meeting held 30/07. No discussions since	Phil Elliott	John McRory

157-159 Hornsey Park Road, Wood Green	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
35-37 Queens Avenue	Reconfiguration of the existing internal layout and rear extension to create 16 self-contained flats and redevelopment of existing garages in rear garden to provide 4 additional flats.	Pre-app advice issued.	Valerie Okeiyi	John McRory
Clarendon Gasworks	Reserved Matters Phase 4 (H blocks).	Reserved matter discussions to take place	Valerie Okeiyi	John McRory
Parma House Clarendon Road Off Coburg Road	14 units to the rear of block B that was granted under the Chocolate Factory development (HGY/2017/3020).	Pre-app advice issued.	Valerie Okeiyi	John McRory
Ashley House (Levenes)	Demolition and rebuild as 20 storey tower for 90 units, with office space.	Pre-app meetings held and advice note issued.	Samuel Uff	John McRory
36-38 Turnpike Lane London N8 0PS	Erection of 9 residential flats and commercial space at ground floor. (Major as over 1000 square metres). (The Demolition of the existing structure and the erection of four-storey building with part commercial/residential on the ground floor and self-contained flats on the upper floors.)	Pre-application report issued.	Tania Skelli	John McRory
Wood Green Corner Masterplan	Masterplan for Wood Green Corner, as defined in draft Wood Green AAP as WG SA2 (Green Ridings House), SA3 (Wood Green Bus Garage) and SA4 (Station Road Offices).	Pre-app advice issued. Discussions to continue.	Samuel Uff	John McRory

Mecca Bingo	250-300 residential units, replacement bingo hall and other commercial uses.	Pre-app advice note issued.	Chris Smith	John McRory
679 Green Lanes	Redevelopment of the site to provide up to 121 new homes, new office and retail space.	Preapp note issued	Samuel Uff	John McRory
13 Bedford Road	Demolition of existing building and the erection of a part five part six storey building to provide 257 sq. m retail space on the ground floor with 18 flats with associated amenity space on the upper floors together with cycle and refuse storage at ground floor level.	Pre-app advice note to be issued.	Valerie Okeiyi	John McRory
25-27 Clarendon Road Off Hornsey Park Road	Residential-led redevelopment of site, including demolition of existing buildings.	Pre-app advice note to be issued.	Valerie Okeiyi	John McRory
Major Application Appeals				
Goods Yard White Hart Lane	Proposal to amend previous proposals for Goods Yard and 867- 879 High Road Part of High Road West Masterplan Area.	Application refused, appeal submitted. PINs start date letter received		Robbie McNaugher & John McRory

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/02/2022 AND 20/05/2022

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility.
Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 5504,
9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward:

Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLUP Applications Decided: 4**

Application No:	HGY/2022/0266	Officer:	Anestis Skoupras
Decision:	PERM DEV	Decision Date:	10/03/2022
Location:	154 Alexandra Park Road N22 7UJ		
Proposal:	Certificate of lawfulness for the proposed conversion of the garage into a habitable room and the erection of a hip to gable and rear dormer roof extension associated with the installation of three roof lights to the front roof slope.		
Application No:	HGY/2022/0924	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	27/04/2022
Location:	68 Crescent Road N22 7RZ		
Proposal:	Single storey rear extension to replace existing boiler shed (certificate of lawfulness: proposed use)		
Application No:	HGY/2022/1025	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	18/05/2022
Location:	5 Crescent Rise N22 7AW		
Proposal:	Single storey rear extension (Certificate of Lawfulness: proposed use)		
Application No:	HGY/2022/1058	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	16/05/2022
Location:	65 Outram Road N22 7AB		
Proposal:	Certificate of lawfulness for proposed outbuilding.		

FUL Applications Decided: 17

Application No:	HGY/2021/2513	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	01/03/2022
Location:	70 Muswell Avenue N10 2EL		
Proposal:	Single storey rear extension, and loft conversion involving a hip-to-gable enlargement and rear dormer window.		
Application No:	HGY/2021/2743	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/03/2022
Location:	117 Dukes Avenue N10 2QD		
Proposal:	Formation of a mansard roof extension on the rear outrigger and installation of front roof lights.		
Application No:	HGY/2022/0067	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	29/03/2022
Location:	Flat 4 2 Crescent Road N22 7RS		
Proposal:	Front to rear mansard roof extension.		

Application No:	HGY/2022/0071	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/03/2022
Location:	102 Dukes Avenue N10 2QA		
Proposal:	Erection of outbuilding at end of rear garden		
Application No:	HGY/2022/0092	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	18/03/2022
Location:	28 Harcourt Road N22 7XW		
Proposal:	Erection of single storey side infill extension		
Application No:	HGY/2022/0419	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	01/04/2022
Location:	71 Grove Avenue N10 2AL		
Proposal:	Replacment windows to the property. Changing existing white aluminium windows at the front of the property with a new white aluminium energy efficient window system Changing existing rear bedroom windows with a new anthracite aluminium energy efficient widow system		
Application No:	HGY/2022/0420	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	19/04/2022
Location:	Flat 4 60 Coniston Road N10 2BN		
Proposal:	Rear roof extension to create part pitched rear roof, in association with 4 x front rooflights and 2 x rear rooflights and in height of existing rear roof projection		
Application No:	HGY/2022/0450	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/04/2022
Location:	9 Vallance Road N22 7UD		
Proposal:	Side dormer and rear gable roof extension with associated balcony and associated screening.		
Application No:	HGY/2022/0538	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	08/04/2022
Location:	57 Palace Gates Road N22 7BW		
Proposal:	Installation of PV cells on the upper most flat roof of the property		
Application No:	HGY/2022/0584	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/05/2022
Location:	Ground Floor Flat 4 Methuen Park N10 2JS		
Proposal:	Retention of single storey rear extension and ground floor side windows.		
Application No:	HGY/2022/0600	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	16/05/2022
Location:	31 Grasmere Road N10 2DH		
Proposal:	Construction of rear and outrigger dormer extensions to facilitate loft conversion with associated rooflights		
Application No:	HGY/2022/0743	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/04/2022
Location:	23 Coniston Road N10 2BL		
Proposal:	Erection of single storey rear extension and outbuilding in rear garden		

Application No:	HGY/2022/0768	Officer:	Mark Chan
Decision:	GTD	Decision Date:	25/04/2022
Location:	105 Alexandra Park Road N10 2DP		
Proposal:	Loft extension including hip to Dutch gable and rear roof dormer extensions.		
Application No:	HGY/2022/0784	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	14/04/2022
Location:	Nought Outram Road N22 7AF		
Proposal:	Extensions to the three existing roofs (front, side and roof top level) of the building. (Repeat of approved planning permission HGY/2018/3153).		
Application No:	HGY/2022/0854	Officer:	Mark Chan
Decision:	GTD	Decision Date:	06/05/2022
Location:	99 Alexandra Park Road N10 2DP		
Proposal:	Demolition of ground floor rear extension and erection of a new ground and first floor rear extension. Loft extension including hip to Dutch gable and rear roof dormer extensions. Replacement of render to the front elevation. Installation of front rooflights.		
Application No:	HGY/2022/0906	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/05/2022
Location:	16 Clyde Road N22 7AE		
Proposal:	Retention of basement extension and rear infill extension.		
Application No:	HGY/2022/0975	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	11/05/2022
Location:	64 Grasmere Road N10 2DJ		
Proposal:	Rear dormer roof extension to main and outrigger roofs, plus 3 x front rooflights		
NON Applications Decided: 4			
Application No:	HGY/2022/0480	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	12 Vallance Road N22 7UB		
Proposal:	Non-material amendment following the grant of planning permission reference HGY/2021/0831 to amend the drawings and details approved under Condition 2 (Approved Plans), to replace the pebble dash to the first-floor of the property with a breathable non-hydraulic lime render to alleviate damp issues. Visual impact will be kept to a minimum by finishing lime render in same colour as existing.		
Application No:	HGY/2022/0692	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	22/03/2022
Location:	171 Alexandra Park Road N22 7UL		
Proposal:	Non-Material Amendment application to amend the cladding on the garden room, (Front Elevation) Changed from Tanalised vertical Redwood to Composite Oak Cladding and (Right, Rear & Left Elevation) Changed from Tanalised vertical Redwood to Vertical Honey Redwood Cladding		
Application No:	HGY/2022/0794	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	29/03/2022
Location:	374 Alexandra Park Road N22 7BD		
Proposal:	Non material amendment to planning permission HGY/2021/2713 to relocate ground floor window at east elevation.		

Application No: **HGY/2022/1072** Officer: Samuel Uff
 Decision: GTD Decision Date: 03/05/2022
 Location: 64 Victoria Road N22 7XF
 Proposal: Non-Material Amendment Following a Grant of Planning Permission HGY/2021/2191 for "single storey infill to rear extension; basement excavation and front lightwell; and raised rear decking and boundary treatment".

PNE Applications Decided: 1

Application No: **HGY/2022/0500** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 06/04/2022
 Location: 16 Winton Avenue N11 2AT
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2021/2611** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 18/05/2022
 Location: 20 Crescent Road N22 7RS
 Proposal: Details pursuant to condition 3 (materials), 4 (detailed drawings of front elevation) of planning permission HGY/2018/3155 for the erection of three-storey mixed-use development comprising of a ground floor commercial unit with a 2-bed, 3-person self-contained residential unit on the two floors above.

TEL Applications Decided: 1

Application No: **HGY/2022/0588** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 21/03/2022
 Location: Pavement opposite 69 Dagmar Road N22 7RT
 Proposal: Formal notification in writing of 28 days' notice in advance, of the intention to install electronic communication in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003
 Proposed installation comprises: Removal and replacement of 1no equipment cabinet with associated ancillary works thereto including the installation of 1no GPS node.

Total Applications Decided for Ward: 28WARD: **Bounds Green****CLDE Applications Decided: 2**

Application No: **HGY/2021/3430** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 03/03/2022
 Location: Flats 3-5 Adams Mews, Truro Road N22 8EX
 Proposal: Certificate of lawfulness for the existing use of 3 self-contained flats (AKA Rear of 353 High Road N22 4JA)

Application No: **HGY/2021/3519** Officer: Fatema Begum
 Decision: GTD Decision Date: 07/03/2022
 Location: 112 Whittington Road N22 8YH
 Proposal: Certificate of lawfulness: existing use 6 flats

CLUP Applications Decided: 3

Application No: **HGY/2022/0837** Officer: Oskar Gregersen
 Decision: PERM REQ Decision Date: 14/04/2022
 Location: 4 Herbert Road N11 2QN
 Proposal: Certificate of lawfulness for the erection of dormer on the main roof and dormer on the outrigger.

Application No: **HGY/2022/0909** Officer: Anestis Skoupras
 Decision: PERM DEV Decision Date: 26/04/2022
 Location: 124 Woodfield Way N11 2NU
 Proposal: Certificate of Lawfulness for the proposed erection of a single storey ground floor side extension.

Application No: **HGY/2022/1193** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 18/05/2022
 Location: 4 Herbert Road N11 2QN
 Proposal: Certificate of lawfulness: Formation of a new 'L' shaped dormer within 40m³ and set back from the eaves by 220mm

FUL Applications Decided: 14

Application No: **HGY/2021/2434** Officer: Matthew Gunning
 Decision: GTD Decision Date: 01/03/2022
 Location: 30 Queens Road N11 2QU
 Proposal: Roof terrace to the rear roof addition together with obscured glaze balustrade around the terrace.

Application No: **HGY/2021/3346** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 09/05/2022
 Location: 21 Cheshire Road N22 8JJ
 Proposal: Replacement of uPVC windows with double glazed uPVC windows and doors.

Application No: **HGY/2021/3564** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 16/03/2022
 Location: 55 Whittington Road N22 8YS
 Proposal: Single Storey Rear extension and demolition of existing adjoining external store

Application No: **HGY/2022/0068** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/03/2022
 Location: 36 Palmerston Road N22 8RG
 Proposal: Sub-division of existing 2 x 2 bedroom flats to create ground floor 1 bed flat and 2 x studio flats in conjunction with creation of ground floor infill to rear extension; rear dormer roof extension; insertion of 3 x front rooflights, 3 x rooflights to rear outrigger; installation of first floor side window; and provision of bike storage in front garden.

Application No: **HGY/2022/0249** Officer: Fatema Begum
 Decision: GTD Decision Date: 30/03/2022
 Location: 11 Thorold Road N22 8YE
 Proposal: Erection of a garden outbuilding.

Application No:	HGY/2022/0333	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/03/2022
Location:	4 Herbert Road N11 2QN		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2022/0603	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	13/04/2022
Location:	27 Finsbury Road N22 8PA		
Proposal:	Installation of external wall insulation to front, rear and side elevations at ground and first floor level, rendered to match existing.		
Application No:	HGY/2022/0621	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/04/2022
Location:	2 Winslow Place 95 Imperial Road N22 8QQ		
Proposal:	Replacement defective green roof covering to Alwitra single ply membrane Evalon V Slate Grey, inclusive of retrospective approval for the positioning of the rooflights and PV panel array		
Application No:	HGY/2022/0687	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	10/05/2022
Location:	13 Thorold Road N22 8YE		
Proposal:	Retrospective application for retention of existing roof to existing extension		
Application No:	HGY/2022/0733	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	25/04/2022
Location:	Flat A 13 Lascotts Road N22 8JG		
Proposal:	Erection of a single-storey infill extension. Replacement of rear window with bi-fold doors.		
Application No:	HGY/2022/0738	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	03/05/2022
Location:	12 Palmerston Road N22 8RG		
Proposal:	Erection of a rear dormer and roof extension including the insertion of 2x front, 1x rear rooflights and 1x side elevation obscured glazed window		
Application No:	HGY/2022/0759	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/04/2022
Location:	Shop 78 Myddleton Road N22 8NQ		
Proposal:	Single Storey Rear extension ancillary to existing retail unit.		
Application No:	HGY/2022/0808	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	04/05/2022
Location:	15 Braemar Avenue N22 7BY		
Proposal:	Demolition of existing extension, erection of new single storey rear extension and internal alteration.		
Application No:	HGY/2022/0809	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	28/04/2022
Location:	11 Richmond Road N11 2QR		
Proposal:	Erection of single storey flat roof rear extension.		

NON Applications Decided: 2

Application No:	HGY/2022/0465	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/03/2022
Location:	Land rear of 40 Durnsford Road N11 2EH		
Proposal:	Non-material amendment following a grant of planning permission reference HGY/2019/1019) to amend the drawings and details approved under Condition 1 (Approved Plans), Condition 4 (Landscaping) and Condition 7 (Means of enclosure). Minor amendments are summarised as: relocation of vehicular access opening to the east, and replacement of gravel chippings, stone sets porcelain paving and planting with concrete blocks.		
Application No:	HGY/2022/0476	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	39 Cheshire Road N22 8JJ		
Proposal:	Non-material amendment following a grant of planning permission reference HGY/2021/2433 to amend the drawings and details approved under Condition 2 (Approved Plans) so as to replace the existing timber framed windows to the front and rear elevations with uPVC frame double glazed windows.		

PNC Applications Decided: 2

Application No:	HGY/2022/0258	Officer:	Conor Guilfoyle
Decision:	PN REFUSED	Decision Date:	14/04/2022
Location:	Palm Court Palmerston Road N22 8QL		
Proposal:	Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A		
Application No:	HGY/2022/0564	Officer:	Tania Skelli
Decision:	PN REFUSED	Decision Date:	29/04/2022
Location:	Lionel House Palmerston Road N22 8QN		
Proposal:	Application for prior approval of a proposed: 5 New dwellinghouses on detached blocks of flats: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A		

PNE Applications Decided: 2

Application No:	HGY/2022/0421	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	23/03/2022
Location:	16 Eastern Road N22 7DD		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2022/0422	Officer:	Oskar Gregersen
Decision:	PN NOT REQ	Decision Date:	28/03/2022
Location:	37 Durnsford Road N11 2EP		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m		

RES Applications Decided: 7

Application No:	HGY/2022/0586	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2022
Location:	11 Myddleton Road N22 8LP		
Proposal:	Approval of details pursuant to condition 4 (Secure and covered cycle parking facilities) and condition 5 (Provision of refuse and waste storage and recycling facilities) attached to planning permission ref: HGY/2021/3434.		

Application No:	HGY/2022/0626	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	28/04/2022
Location:	26-28 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 13 (updated Sustainable Urban Drainage System) attached to planning permission HGY/2020/1615		
Application No:	HGY/2022/0627	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	08/04/2022
Location:	26-28 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 9 (NRMM) attached to planning permission HGY/2020/1615		
Application No:	HGY/2022/0629	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	12/04/2022
Location:	26-28 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 12 (materials) attached to planning permission HGY/2020/1615		
Application No:	HGY/2022/0699	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	04/05/2022
Location:	Land opposite 16 Park Road Edith Road N11		
Proposal:	Approval of details pursuant to conditions 8 (c and d) (Land Contamination) attached to planning permission ref: HGY/2020/0589 dated 3/7/2020 for the erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)		
Application No:	HGY/2022/0765	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/04/2022
Location:	26-28 Brownlow Road N11 2DE		
Proposal:	Approval of details pursuant to condition 10 (piling/intrusive groundworks) attached to planning permission HGY/2020/1615		
Application No:	HGY/2022/0918	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	10/05/2022
Location:	Land at the junction of Partridge Way and Trinity Road N22 8DW		
Proposal:	Approval of details pursuant to condition 11 (part A - only) - Demolition Environmental Management Plan (DEMP) - attached to planning permission HGY/2021/2075		

TPO Applications Decided: 1

Application No:	HGY/2021/3138	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/03/2022
Location:	5 Blake Road N11 2AD		
Proposal:	Works to tree protected by a TPO. T1: Oak (20m): Crown reduce by 2-3m and remove major dead wood to keep tree at a size suitable for its location, due to its close proximity to the neighbouring property and as part of regular maintenance (Works to T2: Sycamore do not require permission)		

Total Applications Decided for Ward: 33**WARD: Bruce Grove****CLDE Applications Decided: 3**

Application No: **HGY/2022/0194** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/03/2022
 Location: 188 The Avenue N17 6JN
 Proposal: Certificate of lawfulness for the existing use of 5 self-contained flats and 2 non-self contained units.

Application No: **HGY/2022/0206** Officer: Oskar Gregersen
 Decision: REF Decision Date: 22/03/2022
 Location: 69 Mount Pleasant Road N17 6TW
 Proposal: Certificate of lawfulness: existing use: Continued use of ground floor as two self-contained flats.

Application No: **HGY/2022/0526** Officer: Laina Levassor
 Decision: REF Decision Date: 08/04/2022
 Location: 60 Ranelagh Road N17 6XU
 Proposal: Certificate of Lawfulness for the existing use as a C4 HMO for 6 occupants

CLUP Applications Decided: 8

Application No: **HGY/2022/0045** Officer: Fatema Begum
 Decision: GTD Decision Date: 10/03/2022
 Location: 33 Elmhurst Road N17 6RQ
 Proposal: Certificate of lawfulness: proposed use - ground floor rear extension.

Application No: **HGY/2022/0131** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 17/03/2022
 Location: 12 Lordsmead Road N17 6EY
 Proposal: Certificate of lawfulness: rear dormer, outrigger dormer and x 3 rooflights on front roof slope.

Application No: **HGY/2022/0316** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 01/04/2022
 Location: 92 The Avenue N17 6TD
 Proposal: Erection of an outbuilding to provide a gym and home office/store for use incidental to enjoyment of dwellinghouse (certificate of lawfulness: proposed use)

Application No: **HGY/2022/0372** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 25/02/2022
 Location: 38 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.

Application No: **HGY/2022/0427** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 31/03/2022
 Location: 45 Broadwater Road N17 6EP
 Proposal: Erection of outbuilding in rear garden (Certificate of lawfulness: proposed use)

Application No: **HGY/2022/0470** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 30/03/2022
 Location: 29 Dunloe Avenue N17 6LB
 Proposal: L shaped dormer with rooflights on front slope (certificate of lawfulness: proposed use)

Application No: **HGY/2022/0857** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 04/05/2022
 Location: 213 Mount Pleasant Road N17 6JH
 Proposal: Certificate of lawfulness erection of rear dormer above the main rear roofslope including front and rear rooflights.

Application No: **HGY/2022/1095** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 19/05/2022
 Location: 22 Mount Pleasant Road N17 6TN
 Proposal: Certificate of lawfulness proposed for the erection of rear dormer on the main and a dormer on the outrigger including insertion of 3 x rooflight to the front elevation.

FUL Applications Decided: 13

Application No: **HGY/2021/0229** Officer: Gareth Prosser
 Decision: REF Decision Date: 24/03/2022
 Location: 66 Mount Pleasant Road N17 6TN
 Proposal: Conversion to two flats - 1no. three bedroom and 1no two bedroom flats

Application No: **HGY/2022/0058** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/03/2022
 Location: 24 Lismore Road N17 6LE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2022/0061** Officer: Mercy Oruwari
 Decision: REF Decision Date: 25/02/2022
 Location: 23 Woodside Gardens N17 6UY
 Proposal: Erection of a rear dormer and roof extension to the first floor flat including the insertion of 2x front and 1x rear rooflights.

Application No: **HGY/2022/0321** Officer: Emily Whittredge
 Decision: GTD Decision Date: 16/03/2022
 Location: 4 Hamilton Place 29A Woodside Gardens N17 6UN
 Proposal: Replacement of 2 single glazed sash windows with 2 double glazed sash windows, on the ground floor front elevation

Application No: **HGY/2022/0349** Officer: Mercy Oruwari
 Decision: REF Decision Date: 30/03/2022
 Location: 20 Linley Road N17 6RP
 Proposal: Conversion of existing house (class C3) into a small 5-person HMO (class C4)

Application No:	HGY/2022/0531	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	04/04/2022
Location:	First Floor Flat B 38 Chandos Road N17 6HN		
Proposal:	Dormer to rear roof slope and two velux windows to front roof slope.		
Application No:	HGY/2022/0573	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	31/03/2022
Location:	147 Lordship Lane N17 6XE		
Proposal:	Conversion of existing property into 1no. two-bedroom flat and 1no. three bedroom flat, loft conversion, internal changes and associated amenities.		
Application No:	HGY/2022/0574	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	26/04/2022
Location:	479-481 High Road N17 6QA		
Proposal:	Installation of mechanical ventilation and external plant		
Application No:	HGY/2022/0596	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	20/04/2022
Location:	53 Arnold Road N15 4JF		
Proposal:	Conversion of property into a mixed-use comprising of 4 x self-contained studio flats and 2 roomed HMO including erection of rear dormer.		
Application No:	HGY/2022/0602	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	12/04/2022
Location:	6 Higham Road N17 6NF		
Proposal:	Erection of single storey side infill extension		
Application No:	HGY/2022/0691	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	14/04/2022
Location:	First Floor Flat 85 Gloucester Road N17 6DA		
Proposal:	L-shaped dormer loft conversion with 3 Velux skylights in the front elevation		
Application No:	HGY/2022/0853	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/05/2022
Location:	22 Mount Pleasant Road N17 6TN		
Proposal:	Erection of a single storey side infill extension.		
Application No:	HGY/2022/1184	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	19/05/2022
Location:	142 Philip Lane N15 4JN		
Proposal:	Erection of ground floor extensions in association with conversion of single-family dwelling into 3 self-contained flats (1xthree-bedroom flat and 2x Studio Flats), including cycle parking, refuse and recycling storage		

Application No: **HGY/2022/0296** Officer: Emily Whittredge
 Decision: GTD Decision Date: 06/04/2022
 Location: Old School Court Drapers Road N17 6LY
 Proposal: Details of windows pursuant to condition 4 of listed building consent ref: HGY/2019/1331 to undertake internal and external redecorations, window repairs and replacement, landscaping works, structural works to rotten flitch beam and damp remedial works.

Total Applications Decided for Ward: 25

WARD: Crouch End

ADV Applications Decided: 1

Application No: **HGY/2022/0773** Officer: Samuel Uff
 Decision: REF Decision Date: 03/05/2022
 Location: 3 The Broadway N8 8DS
 Proposal: Display of new fascia and window signage

CLUP Applications Decided: 1

Application No: **HGY/2022/0910** Officer: Anestis Skoupras
 Decision: PERM DEV Decision Date: 06/04/2022
 Location: 36 Claremont Road N6 5BY
 Proposal: Certificate of Lawfulness for proposed alterations to the single storey ground floor extension.

FUL Applications Decided: 18

Application No: **HGY/2021/1020** Officer: Toby Williams
 Decision: GTD Decision Date: 11/03/2022
 Location: Shop 55 The Broadway N8 8DT
 Proposal: Proposed installation of air conditioning unit on the roof of existing single storey rear extension.

Application No: **HGY/2021/3356** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 16/03/2022
 Location: 25 Priory Gardens N6 5QY
 Proposal: Proposed single storey side/rear extension to include 2 no. flat roof roof-lights.

Application No: **HGY/2022/0141** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/03/2022
 Location: 11 Elder Avenue N8 9TE
 Proposal: Proposed single storey rear extension

Application No: **HGY/2022/0188** Officer: Samuel Uff
 Decision: GTD Decision Date: 17/05/2022
 Location: 35-39 The Broadway N8 8DU
 Proposal: Construction of 3 residential apartments on the roof of 35-39 The Broadway, with amenity spaces (similar to approval HGY/2014/1619).

Application No:	HGY/2022/0518	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	06/04/2022
Location:	83 Shepherds Hill N6 5RG		
Proposal:	Replacement of existing rear garden outbuilding/pool house with outbuilding for home office use, incidental to main dwelling.		
Application No:	HGY/2022/0545	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	04/04/2022
Location:	Flat 1 133 Crouch Hill N8 9QH		
Proposal:	Erection of single storey rear flat roof extension incorporating 2x roof windows.		
Application No:	HGY/2022/0551	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	11/04/2022
Location:	12 Sandringham Gardens N8 9HU		
Proposal:	Loft conversion comprising a hip-to-gable roof extension, erection of two rear dormer roof extensions, and insertion of front roof lights.		
Application No:	HGY/2022/0552	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/04/2022
Location:	12 Claremont Road N6 5BY		
Proposal:	Erection of bicycle store in front garden		
Application No:	HGY/2022/0558	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	16/05/2022
Location:	Flat 2 8 Crouch Hall Road N8 8HU		
Proposal:	Creation of private roof terrace to first floor flat.		
Application No:	HGY/2022/0562	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	05/04/2022
Location:	Second Floor Flat 96 Cecile Park N8 9AU		
Proposal:	Proposed skylights to front and rear elevation. New openings on the front elevation.		
Application No:	HGY/2022/0706	Officer:	Mark Chan
Decision:	GTD	Decision Date:	22/04/2022
Location:	Garden Flat 1 Wolseley Road N8 8RR		
Proposal:	Proposed outbuilding/garden office including soft landscaping improvements to existing area of soft landscaping and minor increase to fence height on the boundary with No 3 Wolseley Road.		
Application No:	HGY/2022/0764	Officer:	Mark Chan
Decision:	GTD	Decision Date:	17/05/2022
Location:	33 Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Installation of extraction system with duct flue at the rear of property.		
Application No:	HGY/2022/0781	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/05/2022
Location:	3 Shepherds Hill N6 5QJ		

Proposal:	Change of Use of 3 No. studio units with shared facilities (sui geris use class) to 2 No. self-contained 1Bed, 1Person flats (C3 Residential use class); Associated partial 'valley' style roof infill extension; Insertion of additional window on top floor western side elevation; Insertion of roof lights approved in extant planning permission HGY/2019/2330.		
Application No:	HGY/2022/0822	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	28/04/2022
Location:	23 Landrock Road N8 9HR		
Proposal:	Rear dormer roof extension and 3 x front rooflights		
Application No:	HGY/2022/0860	Officer:	Mark Chan
Decision:	GTD	Decision Date:	04/05/2022
Location:	20 Berkeley Road N8 8RU		
Proposal:	Alterations to existing first floor rear extension, including addition of a rooflight and new roof and windows.		
Application No:	HGY/2022/0919	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/05/2022
Location:	Flat 1 42 Crouch Hall Road N8 8HJ		
Proposal:	Single storey rear extension (following demolition of existing) and erection of bins and bicycle stores in front garden		
Application No:	HGY/2022/0941	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/05/2022
Location:	14 Shanklin Road N8 8TJ		
Proposal:	Formation of dormer to the rear of the existing main roof of a terrace house.		
Application No:	HGY/2022/0966	Officer:	Mark Chan
Decision:	GTD	Decision Date:	20/05/2022
Location:	First Floor Flat 8 Womersley Road N8 9AE		
Proposal:	Erection of a single storey first floor rear extension.		
NON Applications Decided: 4			
Application No:	HGY/2022/0413	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	09/03/2022
Location:	3 Shepherds Hill N6 5QJ		
Proposal:	Non material amendment to planning permission ref: HGY/2019/2330 to increase the height of one side of the proposed rear extension by 350mm as indicated on the drawings.		
Application No:	HGY/2022/0700	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/03/2022
Location:	Flat 1 23 Shepherds Hill N6 5QJ		
Proposal:	Non Material Amenmdnt to planning permission HGY/2015/2062 for "Installation of walk on rooflights to either side of bay window, to facilitate the extension to existing basement area" to alter the rooflights proposed		
Application No:	HGY/2022/0864	Officer:	Toby Williams
Decision:	GTD	Decision Date:	08/04/2022
Location:	Land to the rear of 45 Wolseley Road N8 8RS		
Proposal:	Non-material amendment sought to planning permission HGY/2021/3194. Adjustment to northern external wall position to align with legal boundary		

Application No: **HGY/2022/1004** Officer: Tania Skelli
 Decision: GTD Decision Date: 04/05/2022
 Location: Flat 3 111 Crouch Hill N8 9RD
 Proposal: Non-Material Amendment following a grant of planning permission ref. HGY/2020/2726 on 9/12/2020 for the alterations to existing flat to include new and replacement windows and modification of the rear dormer to form a balcony; namely to replace folding balcony doors with sliding doors

RES Applications Decided: 7

Application No: **HGY/2021/2231** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 13/04/2022
 Location: 163 Tottenham Lane N8 9BT
 Proposal: Approval of details pursuant to condition 23 (Parking Management Plan) attached to planning permission HGY/2018/1874

Application No: **HGY/2021/3351** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 05/04/2022
 Location: Morriss House 23 Coolhurst Road N8 8EP
 Proposal: Approval of details pursuant to conditions 3 (Materials), 9 (Means of enclosure) and 15 (Energy Statement) attached to planning permission HGY/2021/0116.

Application No: **HGY/2022/0099** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/03/2022
 Location: 159 Tottenham Lane N8 9BZ
 Proposal: Approval of details pursuant to condition 6 (commercial servicing and delivery plan) attached to planning permission HGY/2018/2529

Application No: **HGY/2022/0289** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 07/04/2022
 Location: Hornsey Town Hall The Broadway N8 9BQ
 Proposal: Approval of details pursuant to condition 16 (Electric Vehicle Charging Points) attached to HGY/2017/2220

Application No: **HGY/2022/0292** Officer: Samuel Uff
 Decision: GTD Decision Date: 06/04/2022
 Location: 57 Weston Park N8 9SY
 Proposal: Approval of details reserved by condition 8 (CMP) of HGY/2021/2865 for excavation of basement and associated works.

Application No: **HGY/2022/0298** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/03/2022
 Location: 33 Hurst Avenue N6 5TX
 Proposal: Approval of details reserved by a condition 3 (Samples of materials) attached to planning reference HGY/2021/1527.

Application No: **HGY/2022/0711** Officer: Tania Skelli
 Decision: GTD Decision Date: 04/05/2022
 Location: Highgate Lodge 9 Waverley Road N8 9QS
 Proposal: Approval of details pursuant to condition 7 (Method of Construction Statement) attached to planning permission HGY/2021/1757

TPO Applications Decided: 5

Application No:	HGY/2021/2486	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/03/2022
Location:	Altior Court 74-76 Shepherds Hill N6 5RJ		
Proposal:	Works to tree protected by a TPO: Lime T4 (20M high, 600mm dia.) - Reduce the crown of the tree back to the most recent points of reduction.		
	(Works to T3 Hornbeam will be considered separately under a Section 211 Notice)		
Application No:	HGY/2022/0261	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/03/2022
Location:	Flat A 9 Crouch Hall Road N8 8HT		
Proposal:	Works to trees protected by a TPO: X2 Lime trees (T1 & T2) - Crown reduce to most recent pruning points (2m). Reason for work - cyclical maintenance		
Application No:	HGY/2022/0271	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	01/03/2022
Location:	6 Haslemere Road N8 9QX		
Proposal:	Horse chestnut (T1) - Reduce the height of the tree to 5m to create a monolith. The tree leans at 25 degrees off vertical, over the road and pavement, towards a busy primary school. There is significant decay at the base of the tree, from an old wound from a previously removed stem. Reducing the tree to 5m will allow the tree to be retained, with a lower probability of failure.		
Application No:	HGY/2022/0713	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/05/2022
Location:	145 Hornsey Lane N6 5NH		
Proposal:	Works to trees protected by a TPO: T1) Lime tree on boundary with Hornsey Lane: Reduce overall crown by up to 2.5 metres. T2) Lime tree on boundary with Hornsey Lane: Reduce overall crown by up to 2.5 metres. T3) Horse Chestnut at front of property: Reduce overall crown by up to 2.5 metres. T4) Large Oak tree at side of property: Reduce overall crown by up to 2.5 metres. All of these trees have been previously reduced to this specification. All pruning cuts will be made strictly to BS3998 and within existing reduction framework.		
Application No:	HGY/2022/0722	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	12/05/2022
Location:	Melisa Court 21 Avenue Road N6 5DH		
Proposal:	Fell Oak tree (T2).		

Total Applications Decided for Ward: 36

WARD: Fortis Green

ADV Applications Decided: 1

Application No:	HGY/2022/0770	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/04/2022
Location:	290 Muswell Hill Broadway N10 2QR		
Proposal:	Advertisement Consent for 2 sets of illuminated fascia text and 1 internally illuminated projection sign		

CLUP Applications Decided: 5

Application No:	HGY/2022/0209	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	23/02/2022
Location:	79 Fordington Road N6 4TH		
Proposal:	Erection of new garden outbuilding, alterations to form new enlarged dormer to rear roof slope & installation of solar panels to front pitched roof (certificate of lawfulness: proposed use)		
Application No:	HGY/2022/0263	Officer:	Anestis Skoupras
Decision:	PERM DEV	Decision Date:	07/03/2022
Location:	62 Greenham Road N10 1LP		
Proposal:	Certificate of lawfulness for the proposed erection of a rear dormer to the main roof, a dormer above the outrigger and the installation of three rooflights at the front roofslope.		
Application No:	HGY/2022/0716	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	11/04/2022
Location:	53 Twyford Avenue N2 9NR		
Proposal:	Erection of rear extension (Certificate of Lawfulness: proposed use)		
Application No:	HGY/2022/0912	Officer:	Anestis Skoupras
Decision:	PERM DEV	Decision Date:	05/05/2022
Location:	46 Steeds Road N10 1JD		
Proposal:	Certificate of lawfulness for a propose erection of a single storey ground floor rear extension, the erection of a roof dormer associated with installation of rooflights and the erection of an outbuilding at the rear garden.		
Application No:	HGY/2022/1055	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	06/05/2022
Location:	4 The Drive N6 4TD		
Proposal:	Certificate of Lawfulness for rear dormer and insertion of new side window (proposed)		

FUL Applications Decided: 18

Application No:	HGY/2021/2362	Officer:	Mark Chan
Decision:	GTD	Decision Date:	13/05/2022
Location:	24 Coppetts Road N10 1JY		
Proposal:	Subdivision of two large dwellings into three self-contained units. Formation of roof extension for loft conversion including side dormer and rear dormer and roof lights to front elevation.		
Application No:	HGY/2022/0001	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/03/2022
Location:	51 Woodberry Crescent N10 1PJ		
Proposal:	Erection of a single story rear extension and extension of basement		
Application No:	HGY/2022/0002	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/03/2022
Location:	51 Woodberry Crescent N10 1PJ		
Proposal:	Loft conversion including side and rear dormers and creation of rear mansard.		

Application No:	HGY/2022/0105	Officer:	Laina Levassor
Decision:	REF	Decision Date:	06/04/2022
Location:	First Floor Flat 20 Woodberry Crescent N10 1PH		
Proposal:	Construction of rear and side dormers to facilitate loft conversion.		
Application No:	HGY/2022/0129	Officer:	Tania Skelli
Decision:	REF	Decision Date:	16/03/2022
Location:	434 Muswell Hill Broadway N10 1BS		
Proposal:	Formation of mansard roof extension over existing flat roof to facilitate creation of 1 x self-contained flat		
Application No:	HGY/2022/0196	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	17/03/2022
Location:	19 Leaside Avenue N10 3BT		
Proposal:	Erection of a rear dormer including the insertion of 2x front conservation rooflights. Widening of rear glazed doors and side windows on rear ground floor extension.		
Application No:	HGY/2022/0231	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	23/03/2022
Location:	41 Woodside Avenue N10 3HY		
Proposal:	Erection of single story rear extension & roof extension with new windows		
Application No:	HGY/2022/0256	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	30/03/2022
Location:	46 Great North Road N6 4LT		
Proposal:	Replacement of the existing windows and doors with PVCu double glazed units.		
Application No:	HGY/2022/0466	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/03/2022
Location:	79 Fordington Road N6 4TH		
Proposal:	Single storey rear extension, alterations to existing side extension including new rooflights and erection of new bike store to side alley.		
Application No:	HGY/2022/0475	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/04/2022
Location:	11 Eastern Road N2 9LD		
Proposal:	Rear single story extension at lower ground level to create an open plan Kitchen/Dining/ Living space. New patio at rear with associated garden landscaping and new timber pergola. Lower ground side elevation to be re-rendered to match existing. New side access gates.		
Application No:	HGY/2022/0479	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	07/04/2022
Location:	Ground Floor Flat 9 Fortis Green Avenue N2 9LY		
Proposal:	Erection of a single-storey ground floor rear extension, following demolition of existing conservatory		
Application No:	HGY/2022/0744	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	03/05/2022
Location:	6 Southern Road N2 9LE		
Proposal:	Ground floor rear extension		

Application No:	HGY/2022/0790	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	22/04/2022
Location:	16 Coppetts Road N10 1JY		
Proposal:	The proposal is for a replacement ground floor extension, a hip to gable roof extension with rear dormer and alterations to the front elevation. Planning permission was granted for alterations to the front elevation, a hip to gable roof extension and rear dormer on 22nd December - ref HGY/2021/3382. The 4.75m deep ground floor extension also approved under the same application. Prior approval was also granted under a separate application on 1st December 2021, ref HGY/2021/3057 for a 6m deep ground floor extension. This application combines the 6m extension with the overall scheme to provide additional depth at the ground floor and a better configuration of spaces.		
Application No:	HGY/2022/0885	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	09/05/2022
Location:	80 Greenham Road N10 1LP		
Proposal:	Erection of rear dormer, roof extension including the raising of the ridge by 300mm, insertion of 3x front rooflights/ 2x rooflights over the front bay window and creation of rear roof terrace.		
Application No:	HGY/2022/0888	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/05/2022
Location:	4 The Drive N6 4TD		
Proposal:	Front Dormer Extension.		
Application No:	HGY/2022/0896	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	10/05/2022
Location:	59 Lanchester Road N6 4SX		
Proposal:	Erection of single storey side to rear extension; rear dormer roof extension; removal of chimney; replacement of front and rear windows; installation of side door; and rear patio.		
Application No:	HGY/2022/0943	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	16/05/2022
Location:	10 Burlington Road N10 1NJ		
Proposal:	Demolition of part of the existing outrigger and construction of a replacement rear extension.		
Application No:	HGY/2022/1018	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/05/2022
Location:	35 Coldfall Avenue N10 1HS		
Proposal:	New loft extension, roof lights, installation of new and widened rear doors and fenestration upgrade on the ground floor.		

NON Applications Decided: 3

Application No:	HGY/2022/0478	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	74 Twyford Avenue N2 9NN		
Proposal:	Omission of (wider) front-facing conservation rooflight, addition of two (narrower) side-facing conservation rooflights.		
Application No:	HGY/2022/0686	Officer:	Mark Chan
Decision:	GTD	Decision Date:	11/04/2022
Location:	17 Western Road N2 9JB		
Proposal:	Non-material amendment following a grant of planning permission HGY/2021/3083: an amendment to the drawings for which the rear window in the kitchen is to be replaced with glazed french doors.		

Application No: **HGY/2022/0845** Officer: Samuel Uff
 Decision: GTD Decision Date: 03/05/2022
 Location: 14-37 Aylmer Parade N2 0PE
 Proposal: Non Material Amendment following a grant of planning permission HGY/2020/2291 for alterations to condition 2 (approved drawings) to amend rooflights, windows, additional storage and solar panels

RES Applications Decided: 9

Application No: **HGY/2022/0165** Officer: Mark Chan
 Decision: GTD Decision Date: 10/05/2022
 Location: 37 Lanchester Road N6 4SX
 Proposal: Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2021/0814.

Application No: **HGY/2022/0382** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/04/2022
 Location: 14-37 Aylmer Parade N2 0PE
 Proposal: Approval of details reserved by condition 10 (refuse details) of HGY/2020/2291 for erection of 4 townhouses

Application No: **HGY/2022/0383** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/04/2022
 Location: 14-37 Aylmer Parade N2 0PE
 Proposal: Approval of details reserved by condition 9 (cycle storage) of HGY/2020/2291 for erection of 4 townhouses

Application No: **HGY/2022/0384** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/04/2022
 Location: 14-37 Aylmer Parade N2 0PE
 Proposal: Part approval of details reserved by condition 5(a) & (b) (contaminated land) of HGY/2020/2291 for erection of 4 townhouses

Application No: **HGY/2022/0578** Officer: Toby Williams
 Decision: GTD Decision Date: 04/04/2022
 Location: 326 Dukes Mews N10 2QN
 Proposal: Approval of details pursuant to condition 8 (car club scheme) to planning permission HGY/2020/0943

Application No: **HGY/2022/0762** Officer: Samuel Uff
 Decision: GTD Decision Date: 28/04/2022
 Location: 14-37 Aylmer Parade N2 0PE
 Proposal: Approval of details reserved by conditions 5c, 5d and 5e (contaminated land) of HGY/2020/2291

Application No: **HGY/2022/0873** Officer: Mark Chan
 Decision: GTD Decision Date: 13/04/2022
 Location: 37 Lanchester Road N6 4SX
 Proposal: Approval of details pursuant to condition 12 (Energy) attached to planning permission ref: HGY/2021/0814.

Application No: **HGY/2022/0892** Officer: Toby Williams
 Decision: REF Decision Date: 05/05/2022
 Location: 1 Muswell Mews N10 2BF
 Proposal: Approval of details pursuant to condition 4 (construction method statement) attached to planning permission HGY/2021/1537

Application No: **HGY/2022/0893** Officer: Toby Williams
 Decision: GTD Decision Date: 05/05/2022
 Location: 1 Muswell Mews N10 2BF
 Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2021/1537

TPO Applications Decided: 4

Application No: **HGY/2021/3333** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/03/2022
 Location: 5 Colney Hatch Lane N10 1PN
 Proposal: Works to trees protected by an Area TPO, as detailed on application form (excluding the felling of T9 Eucalyptus).

Application No: **HGY/2022/0423** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/03/2022
 Location: Chester House 30 Pages Lane N10 1PR
 Proposal: Works to trees protected by an Area TPO: T1: Thuja (16m): Die back in upper crown: Fell due to dieback T2: Horse Chestnut: Snapped limb: Remove branch as it is dangerous T3: Mulberry (5m tall, 6m wide): 1m crown reduction to reduce end weight on over-extending limbs.

Application No: **HGY/2022/0461** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/03/2022
 Location: Inglewood 65 Lanchester Road N6 4SX
 Proposal: Works to tree protected by a TPO: Hornbeam, front garden, overall crown reduction to most previous points, approx 1m

Application No: **HGY/2022/0489** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/04/2022
 Location: Cedar Court Colney Hatch Lane N10 1EE
 Proposal: Works to trees protected by a TPO: T15 Common Yew: Raise low canopy - To 2.5m. T17 Sycamore: Remove - Major dead wood. Ivy - Sever ivy at base. T43 Common Horse Chestnut: Ivy - Sever & remove ivy

Total Applications Decided for Ward: 40WARD: **Harringay****CLDE Applications Decided: 2**

Application No: **HGY/2022/0040** Officer: Fatema Begum
 Decision: GTD Decision Date: 10/03/2022
 Location: Basement Flat 21 Pemberton Road N4 1AX
 Proposal: Certificate of lawfulness: lower ground floor as a self-contained 2 bedroom flat.

Application No: **HGY/2022/0085** Officer: Fatema Begum
 Decision: GTD Decision Date: 14/03/2022
 Location: 21 Pemberton Road N4 1AX
 Proposal: Certificate of lawfulness: existing use as C4 HMO (House in Multiple Occupation) for a maximum of 6 people.

CLUP Applications Decided: 5

Application No: **HGY/2022/0039** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 10/03/2022
 Location: 63 Effingham Road N8 0AA
 Proposal: Certificate of lawfulness:Erection of rear dormer, outrigger dormer and x 3 rooflights to front roofslope.

Application No: **HGY/2022/0267** Officer: Anestis Skoupras
 Decision: PERM DEV Decision Date: 05/05/2022
 Location: 112 Mattison Road N4 1BE
 Proposal: Certificate of lawfulness for the proposed conversion of the roofspace to habitable accommodation with rear dormer and 4 front roof lights.

Application No: **HGY/2022/0469** Officer: Christopher Smith
 Decision: PERM DEV Decision Date: 24/03/2022
 Location: 91 Hampden Road N8 0HU
 Proposal: New 2nd floor outrigger extension (certificate of lawfulness: proposed use)

Application No: **HGY/2022/0680** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 13/04/2022
 Location: 57 Pemberton Road N4 1AX
 Proposal: Construction of rear and side extension, internal refurbishment works and enlarged roof extension (Certificate of Lawfulness: proposed use)

Application No: **HGY/2022/1137** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 18/05/2022
 Location: 33 Fairfax Road N8 0NH
 Proposal: Certificate of Lawfulness for rear dormers and insertion of front rooflight (proposed)

FUL Applications Decided: 26

Application No: **HGY/2021/2982** Officer: Mark Chan
 Decision: GTD Decision Date: 10/05/2022
 Location: 118 Allison Road N8 0AS
 Proposal: Proposal for a Ground Floor Rear/Part Side Extension and Loft Dormer Extension for the provision of 1 No x 3 Bedroom, 1 No x Studio Flat and 1 No x 1 Bedroom Self Contained Residential units

Application No: **HGY/2021/3095** Officer: Matthew Gunning
 Decision: GTD Decision Date: 08/04/2022
 Location: Ground Floor Flat 61 Effingham Road N8 0AA
 Proposal: Single story rear extension and side return to ground floor flat.

Application No:	HGY/2021/3395	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	21/02/2022
Location:	96 Beresford Road N8 0AH		
Proposal:	Erection of single storey rear and side infill extension		
Application No:	HGY/2021/3421	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/05/2022
Location:	7 Endymion Road N4 1EE		
Proposal:	Change of use from psychotherapy centre (Class E) to 6 x residential flats (Class C3) in association with the erection of refuse and bicycle store (accessible from Alroy Road); alteration to existing rear windows throughout and rear dormer windows; and external alterations to the rear lightwell and access; and alterations to enclose rear car park as amenity space.		
Application No:	HGY/2022/0174	Officer:	Samuel Uff
Decision:	REF	Decision Date:	25/02/2022
Location:	99 B Turnpike Lane N8 0DY		
Proposal:	Second storey rear outrigger extension to existing flat and rear dormer roof extension to create additional flat		
Application No:	HGY/2022/0240	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	04/03/2022
Location:	44 Sydney Road N8 0EX		
Proposal:	Proposed single storey rear infill extension.		
Application No:	HGY/2022/0297	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	07/03/2022
Location:	49 Hampden Road N8 0HX		
Proposal:	Proposed increase of the roof height to facilitate the addition of flat roof insulation.		
Application No:	HGY/2022/0362	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	07/04/2022
Location:	112 Mattison Road N4 1BE		
Proposal:	Single storey side and rear extension		
Application No:	HGY/2022/0365	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/04/2022
Location:	83 Lothair Road North N4 1ER		
Proposal:	Erection of single storey side extension to outrigger.		
Application No:	HGY/2022/0366	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	11/04/2022
Location:	81 Pemberton Road N4 1AY		
Proposal:	Side infill and rear extension at ground floor level.		

Application No:	HGY/2022/0376	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	11/03/2022
Location:	87 Wightman Road N4 1RJ		
Proposal:	Retrospective planning consent for the conversion of a three storey dwelling into 1no. one-bed and 1no. two-bed flats, demolition and construction of rear single storey extension with first floor terrace and amendments to rear dormers.		
Application No:	HGY/2022/0389	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/03/2022
Location:	Flat 2 47 Duckett Road N4 1BJ		
Proposal:	Loft conversion with rear dormer and 3 no. front roof lights and roof terrace over rear outrigger.		
Application No:	HGY/2022/0393	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	24/03/2022
Location:	25 Umfreville Road N4 1RY		
Proposal:	Erection of single storey side/rear extension		
Application No:	HGY/2022/0406	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	05/04/2022
Location:	First Floor Flat 81 Seymour Road N8 0BJ		
Proposal:	Erection of rear dormer roof extension; formation of rear roof terrace with privacy screening; insertion of rooflights.		
Application No:	HGY/2022/0494	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	19/04/2022
Location:	Flat 2 101 Warham Road N4 1AS		
Proposal:	Loft conversion and internal alterations to existing 2-bedroom first floor flat. Two rooflights to front roofslope.		
Application No:	HGY/2022/0607	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/05/2022
Location:	Basement And Ground Floor Flat A 12 Cavendish Road N4 1RT		
Proposal:	Single storey rear extension with associated roof terrace and balustrade; alteration to front window and door; erection of rear outbuilding		
Application No:	HGY/2022/0704	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	21/04/2022
Location:	Flat 4 41 Endymion Road N4 1EQ		
Proposal:	Side dormer roof extension		
Application No:	HGY/2022/0727	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/04/2022
Location:	100 Hewitt Road N8 0BN		
Proposal:	Rear dormer roof extensions to main roof and onto outrigger, plus 1 x front rooflights and associated rear rooflights		
Application No:	HGY/2022/0728	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	26/04/2022
Location:	100 Hewitt Road N8 0BN		
Proposal:	Erection single storey rear infill to rear extension and installation of 3 x first floor side windows (replacing existing)		

Application No: **HGY/2022/0772** Officer: Tania Skelli
 Decision: GTD Decision Date: 06/05/2022
 Location: Ground Floor Flat 42 Sydney Road N8 0EX
 Proposal: Erection of a single storey side infill and rear extension to enlarge the existing flat into a 3 bedroom flat

Application No: **HGY/2022/0799** Officer: Emily Whittredge
 Decision: REF Decision Date: 05/05/2022
 Location: 10 Colina Road N15 3JA
 Proposal: Erection of L-shaped dormer over the rear pitched roof and outrigger, 2x Velux windows to the main roof slope, and alterations to first floor rear facing window.

Application No: **HGY/2022/0829** Officer: Sarah Madondo
 Decision: REF Decision Date: 04/05/2022
 Location: 349 Wightman Road N8 0NA
 Proposal: Internal alterations, together with enlargement of existing rear dormer and ground floor side extension, to increase the existing Sui Generis HMO from 7 rooms to 8 rooms (up to 8 people). Provision of cycle and refuse storage.

Application No: **HGY/2022/0883** Officer: Mercy Oruwari
 Decision: REF Decision Date: 04/05/2022
 Location: First Floor Flat 86 Seymour Road N8 0BG
 Proposal: Erection of a rear balcony on top of the roof of the approved single storey extension for the ground floor flat (HGY/2022/0066).

Application No: **HGY/2022/0935** Officer: Tania Skelli
 Decision: GTD Decision Date: 04/05/2022
 Location: 457 Green Lanes N4 1HE
 Proposal: Creation of new one bedroom dwelling in the land to the rear of the site as well as minor amendments to windows in approved application (HGY/2019/1179) at 457 Green Lanes, Harringay, N4 1HE.

Application No: **HGY/2022/0963** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/05/2022
 Location: 109 Lothair Road North N4 1ER
 Proposal: Erection of single storey rear side infill extension

Application No: **HGY/2022/0986** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 19/05/2022
 Location: 100 Hampden Road N8 0HS
 Proposal: New rear/side extension.

NON Applications Decided: 2

Application No: **HGY/2022/0648** Officer: Matthew Gunning
 Decision: GTD Decision Date: 07/04/2022
 Location: Roj Cafe Ducketts Common Green Lanes N8 0EP
 Proposal: Non material amendment to planning permission HGY/2020/0271 & HGY/2021/0954 for the following changes: (1) Inclusion of Air Source heat pump, (2) Inclusion of external extraction fan and sound attenuators to kitchen at roof level & (3) Increase in building height by ca. 300mm total.

Application No: **HGY/2022/0788** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/03/2022
 Location: First Floor Offices 2 Queens Parade Green Lanes N8 0RD
 Proposal: Non material amendment to planning permission ref: HGY/2021/0305 change property from 8 bed to 6 bed House in Multiple Occupation (HMO) and reduce the size of the ground floor extension.

PNE Applications Decided: 1

Application No: **HGY/2022/0455** Officer: Oskar Gregersen
 Decision: PN NOT REQ Decision Date: 28/03/2022
 Location: 53 Duckett Road N4 1BJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.9m

RES Applications Decided: 7

Application No: **HGY/2022/0514** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 28/03/2022
 Location: 590-598 Green Lanes N8 0RA
 Proposal: Approval of details pursuant to condition 17 (verification of remediation) attached to planning permission HGY/2016/1807 (partial discharge - applies to Blocks B and C only)

Application No: **HGY/2022/0534** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 24/03/2022
 Location: 590-598 Green Lanes N8 0RA
 Proposal: Approval of details (partial approval for Block B and Block C only) pursuant to condition 14 (reduction in carbon (CO2) emissions) attached to planning permission ref: HGY/2016/1807

Application No: **HGY/2022/0542** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 13/04/2022
 Location: Queens Head 677 Green Lanes N8 0QY
 Proposal: Approval of details pursuant to condition 6 (Construction Management Plan) attached to planning permission ref: HGY/2019/0671

Application No: **HGY/2022/0543** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 13/04/2022
 Location: Queens Head 677 Green Lanes N8 0QY
 Proposal: Approval of details pursuant to condition 5 (Construction Management Plan) attached to planning permission HGY/2019/2745

Application No: **HGY/2022/0795** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 28/03/2022
 Location: 590-598 Green Lanes N8 0RA
 Proposal: Partial approval of details (Block B and Block C only) pursuant to condition 24 (Secured By Design) attached to planning permission ref: HGY/2016/1807

Application No: **HGY/2022/0891** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 06/05/2022
 Location: Queens Head 677 Green Lanes N8 0QY
 Proposal: Approval of details pursuant to conditions; Condition 3 (Approved Plans), Condition 4 (Materials Schedule), Condition 8 (Cycle Storage), Condition 9 (Waste Storage and Recycling), Condition 10 (Landscaping) attached to HGY/2019/0671

Application No: **HGY/2022/0988** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 06/05/2022
 Location: Queens Head 677 Green Lanes N8 0QY
 Proposal: Approval of details pursuant to conditions; Condition 3 (Approved Plans), Condition 4 (Materials Schedule), Condition 7 (Cycle Storage), Condition 8 (Waste Storage and Recycling) attached to application HGY/2019/2745

TEL Applications Decided: 1

Application No: **HGY/2022/0417** Officer: Kwaku Bossman-Gyamera
 Decision: PN GRANT Decision Date: 23/03/2022
 Location: Coliseum Rooftop Communications Station Salisbury Promenade Green Lanes N8 0RX
 Proposal: Proposed upgrade to existing Rooftop Telecommunication equipment. (Prior notification: Development by telecoms operators)

Total Applications Decided for Ward: 44WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2021/3090** Officer: Matthew Gunning
 Decision: GTD Decision Date: 25/04/2022
 Location: Jacksons Lane Community Centre 269A Archway Road N6 5AA
 Proposal: The proposal is to re-use the existing signage placement and introduce a small handful of modifications/new signs to provide clear wayfinding for the new entrances and advertise what's on in building.

CLUP Applications Decided: 1

Application No: **HGY/2022/0951** Officer: Toby Williams
 Decision: PERM DEV Decision Date: 13/04/2022
 Location: 8 Kingsley Place N6 5EA
 Proposal: Certificate of Lawfulness: Internal changes to provide a WC and home office within the existing garage and a door to window replacement to the east elevation

FUL Applications Decided: 18

Application No: **HGY/2021/2477** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 29/03/2022
 Location: Tree Tops Compton Avenue N6 4LH
 Proposal: Proposed two outbuildings to rear garden and updated landscaping plan including removal of 3 individual trees (T16, T17 & T18), 1 group of trees (TG6) and 1 partial group of trees (TG8).

Application No: **HGY/2021/2577** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 30/03/2022
 Location: Tree Tops Compton Avenue N6 4LH
 Proposal: Proposed railings and entrance gates to the front boundary and retrospective approval for removal of two trees (T3 & T4) from front garden.

Application No: **HGY/2021/2919** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/04/2022
 Location: 25 Sheldon Avenue N6 4JS

Proposal:	Construction of a part single, part two storey rear extension with rear terrace; works to the existing building including to the front elevation fenestration including front dormer window, remodelled roof to create accommodation and rear dormers, new internal layout, and new basement level and associated landscaping works.		
Application No:	HGY/2021/3190	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/04/2022
Location:	2 Somerset Gardens N6 5EQ		
Proposal:	Partial garage conversion into habitable space. Alteration of the roof, including installation of PV-panels, green roof and external staircase. Alteration of the front and rear facade.		
Application No:	HGY/2022/0072	Officer:	Emily Whittredge
Decision:	REF	Decision Date:	04/03/2022
Location:	8 Sheldon Avenue N6 4JT		
Proposal:	Proposed part single part two storey rear and side extensions, new front and rear dormers, alterations to fenestration, new rear patio, front landscaping, and front boundary wall		
Application No:	HGY/2022/0140	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/03/2022
Location:	The Rydings Courtenay Avenue N6 4LP		
Proposal:	Proposed erection of a single storey rear extension.		
Application No:	HGY/2022/0182	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/03/2022
Location:	16 Broadlands Road N6 4AN		
Proposal:	Application for Planning Permission to; increase height of side boundary fence with No.18 by adding trellis; erect pergola structure in rear garden; erect timber outbuilding to side of existing garage		
Application No:	HGY/2022/0235	Officer:	Tania Skelli
Decision:	REF	Decision Date:	20/05/2022
Location:	15 View Road N6 4DJ		
Proposal:	Refurbishment of glazed link and proposed single storey garden building to the side and rear comprising a basement and accommodation in the roofspace		
Application No:	HGY/2022/0252	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/03/2022
Location:	32 Wood Lane N6 5UB		
Proposal:	Erection of single storey rear extension and associated alteration to rear elevation, including to rear windows, doors and flat roof, terrace, and railings; Associated external alterations approved under planning permission HGY/2021/3182		
Application No:	HGY/2022/0496	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	30/03/2022
Location:	26 Hampstead Lane N6 4NX		
Proposal:	Demolition of existing rear extension to property and replacement with single storey extension, including first floor terrace and roof lights. Removal of three windows to first floor rear elevation and replacement with two doors to first floor terrace. Installation of new dormer window to second floor rear elevation. Alterations to portico to front elevation.		
Application No:	HGY/2022/0620	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	26/04/2022
Location:	5 Cholmeley Crescent N6 5EZ		
Proposal:	Erection of single storey side and rear extensions. Erection of roof extension and thermal improvements.		

Application No:	HGY/2022/0622	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	19/05/2022
Location:	38 Cholmeley Crescent N6 5HA		
Proposal:	Works of alteration to create vehicular access onto front garden in association with new crossover.		
Application No:	HGY/2022/0750	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/05/2022
Location:	9 Stormont Road N6 4NS		
Proposal:	New single storey rear extension following the removal of the existing rear garden patio area.		
Application No:	HGY/2022/0757	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/05/2022
Location:	12 North Grove N6 4SL		
Proposal:	Installation of flue; replacement garage door with window and brickwork in conjunction with use as habitable space; alteration to front and rear windows and doors; installation of third floor front window and first and second floor side windows; replace existing side access gate; making good existing building.		
Application No:	HGY/2022/0782	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	26/04/2022
Location:	Flat 2 59 Talbot Road N6 4QX		
Proposal:	Formation of ground floor terrace above existing/approved lower ground floor rear extension.		
Application No:	HGY/2022/0930	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/05/2022
Location:	109 Southwood Lane N6 5TB		
Proposal:	Demolish existing ground floor front facing extension. Remove existing front facing 60cm deep extension from raised ground floor to second floor. Minor alterations to the fenestrations to the rear and side elevations. New 1m deep extension from lower ground floor to first floor in same location of that removed and with new larch timber cladding. Second floor glass roof over the existing front extension to be removed to allow for open space only. New flush skylight to existing pitched roof and new windows to rear and side elevation. Replacement timber cladding to rear elevation around new window positions. Second floor rear facing windows to be replaced to match first-floor windows. Ground floor entrance door to be replaced to be modern glass type in timber frame moving to the front street facing elevation.		
Application No:	HGY/2022/0948	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	18/05/2022
Location:	25 Stormont Road N6 4NS		
Proposal:	Demolition of existing boundary wall and erection of new wall and gates		
Application No:	HGY/2022/0956	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/05/2022
Location:	5, 6 and 7 Acorn Terrace Archway Road N6 4BF		
Proposal:	Joint application for three matching single-storey rear extensions with roof lights and rear facing sliding folding doors to Nos 5, 6, 7 Acorn Terrace.		

Application No: **HGY/2021/1365** Officer: Christopher Smith
 Decision: GTD Decision Date: 28/02/2022
 Location: Oak Lawn Compton Avenue N6 4LB
 Proposal: Demolition and replacement of the existing house

LBC Applications Decided: 3

Application No: **HGY/2022/0186** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 23/03/2022
 Location: 16 Broadlands Road N6 4AN
 Proposal: Application for Listed Building Consent to; increase height of side boundary fence with No.18 by adding trellis; erect pergola structure in rear garden; erect timber outbuilding to side of existing garage

Application No: **HGY/2022/0236** Officer: Tania Skelli
 Decision: REF Decision Date: 20/05/2022
 Location: 15 View Road N6 4DJ
 Proposal: Listed Building Consent for the refurbishment of glazed link and proposed single storey garden building to the side and rear comprising a basement and accommodation in the roofspace

Application No: **HGY/2022/0254** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 25/03/2022
 Location: 32 Wood Lane N6 5UB
 Proposal: Listed Building Consent for: Erection of single storey rear extension and associated alteration to lower ground floor configuration and rear elevation, including to rear windows, doors and flat roof, terrace, and railings; Associated external alterations approved under planning permission ref: HGY/2021/3182

LCD Applications Decided: 1

Application No: **HGY/2022/0007** Officer: Matthew Gunning
 Decision: GTD Decision Date: 07/03/2022
 Location: Highgate Primary School North Hill N6 4ED
 Proposal: Planning consent for the following works: Repair works to the external fabric - to include walls and boundary walls; Building wall repairs - isolated and minor, brick masonry repairs, reinstatement of isolated areas of loose / missing pointing in matching mortar pointing, render repairs to the main building and redecoration of existing render; Boundary walls repairs- isolated and minor, brick masonry repairs, reinstatement of isolated areas of loose / missing pointing in matching mortar pointing; Windows - supply and installation of four powder coated, aluminium grilles to four windows - to facilitate MVHR units to classrooms within the deaf pupil classrooms; The replacement of roof level painted steel casement windows with new white powder coated windows; Heating and hot and cold water services - replacement of heating, hot and cold-water distribution pipework and radiators; The installation of new MVHR units to four classrooms.

NON Applications Decided: 2

Application No: **HGY/2022/0202** Officer: Emily Whittredge
 Decision: REF Decision Date: 04/03/2022
 Location: 8 Sheldon Avenue N6 4JT
 Proposal: Non-material amendment to re-position the ground and first floor front windows of the original house and to add two Velux rooflights to the rear of the original roof.

Application No: **HGY/2022/1006** Officer: Mark Chan
 Decision: GTD Decision Date: 03/05/2022
 Location: 8 Winchester Road N6 5HW
 Proposal: Non material amendment to planning application HGY/2019/2035 to lower the depth of the rear swimming pool from 0.5m to 1.25m.

RES Applications Decided: 4

Application No:	HGY/2021/0041	Officer:	Elisabetta Tonazzi
Decision:	GTD	Decision Date:	25/04/2022
Location:	Jacksons Lane Community Centre 269A Archway Road N6 5AA		
Proposal:	Discharge of details pursuant to condition 3A, B, C, F, H (Details) of listed building consent ref. HGY/2019/0470 granted on 29/7/2019 for the Alterations including re-opening old church porch as main entrance, new ramp to southwestern side of porch, new two-storey roof to replace existing over existing entrance foyer, alterations to Archway Road stairs, new plant and internal alterations to improve accessibility and circulation, installation of lift, new WC provision, and new internal staircase, in association with existing community centre.		
Application No:	HGY/2022/0120	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	02/03/2022
Location:	Branksome Courtenay Avenue N6 4LP		
Proposal:	Approval of details pursuant to condition 10 (Drainage) attached to planning permission ref: HGY/2021/1190 dated 6/10/2021 and as amended by ref: HGY/2021/3129 dated 15/11/2021 for the demolition of the existing dwelling house and erection of replacement dwelling house, including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas.		
Application No:	HGY/2022/0817	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/05/2022
Location:	Former Newstead Nursing Home Denewood Road N6 4AL		
Proposal:	Approval of details pursuant to condition 7 (existing and proposed levels), attached to planning permission HGY/2018/3205		
Application No:	HGY/2022/1001	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	19/05/2022
Location:	32 Wood Lane N6 5UB		
Proposal:	Approval of details pursuant to condition 3 (external materials) attached to planning permission ref: HGY/2021/3182		

TEL Applications Decided: 2

Application No:	HGY/2022/1106	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	12/05/2022
Location:	Rooftop Communications Station Southwood Park Southwood Lawn Road N6 5SQ		
Proposal:	Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended), of intention to install electronic communications. The proposed installation comprises: The removal of 4 no antennas and installation of 4 no. antenna apertures, addition of 3 cabinets and ancillary development		
Application No:	HGY/2022/1107	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	12/05/2022
Location:	Southwood Park Southwood Lawn Road N6 5SG		
Proposal:	Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended), of intention to install electronic communications. The proposed installation comprises: the proposed upgrade of an existing base station consisting of the removal and replacement of 2 no antennas for proposed 4 no antennas, removal and replacement of 3 no cabinets for proposed 2 no cabinets with ancillary development thereto.		

TPO Applications Decided: 5

Application No:	HGY/2021/0735	Officer:	Matthew Gunning
Decision:	NOT DET	Decision Date:	17/03/2022
Location:	Garages Rear Of 2-12 Wembury Road Wembury Mews N6		
Proposal:	Works to tree protected by a TPO T003 - Sycamore - Significant cavity at base with associated Flammulina velutipes. Significant lean to north above adjacent property - Fell tree (Works to T001 - Sycamore will be considered separately under a Section 211 Notice)		
Application No:	HGY/2021/2827	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	06/04/2022
Location:	16 Broadlands Road N6 4AN		
Proposal:	Works to tree protected by a TPO: T1 Copper Beech in front garden: crown showing signs of dieback. Reduce tips by 50cm and remove all deadwood		
Application No:	HGY/2021/3525	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/03/2022
Location:	23 Broadlands Road N6 4AE		
Proposal:	Works to tree protected by a TPO. T5 Tree type - silver birch. Approx Height - 12m Location - 8m. Service - Crown lift to 6m above ground level Work required - Crown lift over shed upto approximately 6m. Reason - As per clients wishes		
Application No:	HGY/2022/0171	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/03/2022
Location:	Kempton House 52 Cholmeley Park N6 5AD		
Proposal:	Works to tree protected by a TPO: T1: Sycamore (9m): Fell as tree requires constant maintenance to keep it from encroaching the public highway. Client wishes to plant a more suitable species. (All other works will be considered under a Section 211 Notice)		
Application No:	HGY/2022/0703	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/05/2022
Location:	19 Hillside Gardens N6 5SU		
Proposal:	Works to tree protected by a TPO. Yew (T1) - reduce crown by 10%/0.5m approx. Trees approx. height 7m. Reason for work: this is regular maintenance of this valuable historic amenity tree to maintain it within reasonable size and to prevent any structural issues occurring due to its proximity to the highway and building. The work will ensure a pleasing shape is maintained and will be carried out within the realm of good arboricultural practise e		

Total Applications Decided for Ward: 38

WARD: Hornsey

CLUP Applications Decided: 2

Application No:	HGY/2022/0710	Officer:	Tania Skelli
Decision:	PERM DEV	Decision Date:	12/04/2022
Location:	140 Inderwick Road N8 9JT		
Proposal:	Certificate of Lawfulness for proposed roof extension		

Application No: **HGY/2022/0763** Officer: Tania Skelli
 Decision: PERM DEV Decision Date: 29/03/2022
 Location: 7 Priory Avenue N8 7RP
 Proposal: Certificate of lawfulness: proposed single-storey rear extension

COND Applications Decided: 1

Application No: **HGY/2022/0482** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/03/2022
 Location: Flat A 13 Priory Road N8 8LH
 Proposal: Application under Section 73 for the variation of Condition 2 (Approved Drawings) of planning permission HGY/2019/2633 for an amendment consisting of an additional infill between the dormer and party wall set back to maintain the dormer appearance and provide adequate height to the loft floor.

FUL Applications Decided: 14

Application No: **HGY/2021/3141** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 21/02/2022
 Location: 17 High Street N8 7QB
 Proposal: Erection of sheltered enclosure at the rear of premises to accommodate a shisha bar with additional seating and smoking area in connection with existing ground floor restaurant.

Application No: **HGY/2022/0205** Officer: Emily Whittredge
 Decision: GTD Decision Date: 24/03/2022
 Location: Ground Floor Flat 214 Middle Lane N8 7LA
 Proposal: Single storey ground floor rear extension

Application No: **HGY/2022/0224** Officer: Tania Skelli
 Decision: GTD Decision Date: 31/03/2022
 Location: 10 Chestnut Avenue N8 8NY
 Proposal: Erection of single-storey rear extension

Application No: **HGY/2022/0320** Officer: Laina Levassor
 Decision: GTD Decision Date: 20/04/2022
 Location: 71 Tottenham Lane N8 9BE
 Proposal: Erection of single storey side extension to ground floor unit.

Application No: **HGY/2022/0346** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 16/03/2022
 Location: 3 Hermiston Court Hermiston Avenue N8 8NN
 Proposal: Formation of rear dormer with 3x front roof lights to the first floor flat and rear roof terrace over the first floor.

Application No: **HGY/2022/0434** Officer: Samuel Uff
 Decision: GTD Decision Date: 01/04/2022
 Location: First Floor Flat B 43 Harvey Road N8 9PD
 Proposal: Alteration of upper floor windows

Application No:	HGY/2022/0696	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	13/05/2022
Location:	Land adjacent to Access Self Storage 15 Cranford Way N8 9DG		
Proposal:	Retrospective application for the siting of two containers to be used as a commercial kitchens and ancillary development for a temporary period of 5-years.		
Application No:	HGY/2022/0701	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	14/04/2022
Location:	140 Inderwick Road N8 9JT		
Proposal:	Erection of a single storey ground floor side infill extension.		
Application No:	HGY/2022/0783	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	25/04/2022
Location:	143 Tottenham Lane N8 9BJ		
Proposal:	Conversion of 1x 3x bedroom flat on upper floors to create 3 new units (2x 1 bed, 1 person units & 1x 1 bed, 2 person unit) with associated works comprising erection of first floor rear extension and formation of roof terrace over ground floor below, formation of roof terrace to rear of second floor over first floor rear extension below, and insertion of roof lights. Additional works approved under extant planning permission HGY/2019/0263 comprising erection of ground floor rear extension and extension and excavation of basement level accommodation below to match its footprint.		
Application No:	HGY/2022/0827	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/04/2022
Location:	55 Middle Lane N8 8PE		
Proposal:	Erection of single storey side/rear extensions. (The vehicle cross has been omitted from this proposal)		
Application No:	HGY/2022/0929	Officer:	Mark Chan
Decision:	GTD	Decision Date:	12/05/2022
Location:	6 Hawthorn Road N8 7NA		
Proposal:	Removal of existing rear/side infill extension and erection of a new single storey rear/side infill extension and replacement of ground floor rear fenestration with bi-folding doors.		
Application No:	HGY/2022/0964	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	12/05/2022
Location:	Ground Floor Flat 63 Middle Lane N8 8PE		
Proposal:	Single storey rear and side extension.		
Application No:	HGY/2022/0984	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/05/2022
Location:	122 North View Road N8 7LP		
Proposal:	Single storey rear extension (following demolition of conservatory)		
Application No:	HGY/2022/1000	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	19/05/2022
Location:	160 Inderwick Road N8 9JT		
Proposal:	Removal of existing rear balcony and stair, construction of new single storey glazed rear extension at first floor level with replacement external stair to rear garden		

Application No:	HGY/2022/0890	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/05/2022
Location:	23 North View Road N8 7LN		
Proposal:	The installation of new UPVC framed double-glazed windows to the rear of the property and timber framed double-glazed windows to front elevation.		
Application No:	HGY/2022/1026	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	12/05/2022
Location:	Campsbourne Infant School Nightingale Lane N8 7AF		
Proposal:	Installation of new Jackson Barbican Fencing around the Main Entrance Gate to separate the visitors area from the rest of the school. Formation of a new entrance and external ramp in the flank wall to provide level access into the building. Installation of 358 Securi-mesh along specified boundaries to provide security to the boundary.		

NON Applications Decided: 1

Application No:	HGY/2022/0477	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	29 Elder Avenue N8 8PS		
Proposal:	Non-material amendment following the grant of planning permission reference HGY/2019/1411 to amend the drawings and details approved under Condition 2 (Approved Plans), to reduce the size of the approved extension so that it does not extend as far nor will the side extension border onto the party wall.		

PNC Applications Decided: 2

Application No:	HGY/2022/0502	Officer:	Samuel Uff
Decision:	PN REFUSED	Decision Date:	06/04/2022
Location:	15 Myddelton Road N8 7PY		
Proposal:	Application to determine if prior approval is required for a proposed Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA for the change of use of part of the second and third floors, into three residential flats.		
Application No:	HGY/2022/0615	Officer:	Conor Guilfoyle
Decision:	PN GRANT	Decision Date:	11/04/2022
Location:	77 Tottenham Lane N8 9BE		
Proposal:	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3): conversion of part of the ground floor shop unit into residential C3 accommodation. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.		

RES Applications Decided: 3

Application No:	HGY/2021/3541	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/02/2022
Location:	7 Cross Lane N8 7SA		
Proposal:	Approval of details pursuant to condition 14 (borehole management scheme) attached to planning permission HGY/2020/1724		
Application No:	HGY/2021/3559	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/02/2022
Location:	7 Cross Lane N8 7SA		
Proposal:	Approval of details pursuant to condition 21 (Archaeological Written Scheme of Investigation) attached to planning permission HGY/2020/1724		

Application No: **HGY/2022/0645** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/05/2022
 Location: 7 Cross Lane N8 7SA
 Proposal: Approval of details pursuant to condition 15 (Piling) attached to planning permission HGY/2020/1724

Total Applications Decided for Ward: 25

WARD: Muswell Hill

ADV Applications Decided: 1

Application No: **HGY/2022/0871** Officer: Mark Chan
 Decision: GTD Decision Date: 29/04/2022
 Location: 1-3 Muswell Hill Broadway N10 3HA
 Proposal: Retrospective application for display of 1no. internal illuminated fascia sign and 1no. internal illuminated projecting sign.

CLUP Applications Decided: 3

Application No: **HGY/2022/0264** Officer: Anestis Skoupras
 Decision: PERM DEV Decision Date: 08/03/2022
 Location: 106 Priory Road N8 7HR
 Proposal: Certificate of lawfulness for the proposed erection of a rear dormer above the main roof.

Application No: **HGY/2022/0501** Officer: Tobias Finlayson
 Decision: PERM DEV Decision Date: 28/03/2022
 Location: 111 Cranley Gardens N10 3AD
 Proposal: Certificate of lawfulness for proposed development of hip-to-gable loft conversion with rear dormer and two front rooflights, garage conversion with new ground floor window and door to the rear, windows replacement, external insulation to the side and rear facades, Soil Vent Pipes and Rainwater Goods replacement.

Application No: **HGY/2022/0731** Officer: Conor Guilfoyle
 Decision: PERM DEV Decision Date: 21/04/2022
 Location: 2 Palace Road N8 8QJ
 Proposal: Certificate of lawfulness for proposed erection of single storey rear extension.

FUL Applications Decided: 18

Application No: **HGY/2021/2421** Officer: Samuel Uff
 Decision: GTD Decision Date: 02/03/2022
 Location: 50 Connaught Gardens N10 3LB
 Proposal: Erection of single storey lower ground floor rear extension and removal of obscure frosted window film from existing rear window.

Application No: **HGY/2021/2969** Officer: Samuel Uff
 Decision: GTD Decision Date: 09/03/2022
 Location: 9 Woodland Rise N10 3UP
 Proposal: Excavation of basement; installation of front and rear lightwells; erection of single storey rear extension and alteration to existing ground floor roofs of; rear dormer, rear rooflight, and installation of a/c unit on first floor outrigger roof front garden hard landscaping refurbishment and changes to fenestration

Application No:	HGY/2021/3561	Officer:	James Mead
Decision:	GTD	Decision Date:	06/05/2022
Location:	6 Danvers Road N8 7HH		
Proposal:	Demolition of existing glazed conservatory/sunroom. Replacement 3 metre extension.		
Application No:	HGY/2022/0025	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	03/03/2022
Location:	Ground Floor Flat 42 Park Avenue North N8 7RT		
Proposal:	Alterations to existing vehicle crossover to extend its width.		
Application No:	HGY/2022/0217	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/02/2022
Location:	14-20 Fortis Green Road N10 3HN		
Proposal:	The removal of 1 No. cabinet and the installation of 1 No. Airo cabinet measuring 750 x 600 x 2100 mm, the installation of 1 No. GPS node on the top of the stub mast and ancillary associated development thereto.		
Application No:	HGY/2022/0274	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	04/04/2022
Location:	86 Priory Road N8 7EY		
Proposal:	Formation of vehicle crossover and associated permeable parking area in front garden.		
Application No:	HGY/2022/0378	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	08/03/2022
Location:	106 Priory Road N8 7HR		
Proposal:	Demolition of Existing single storey extension for single storey L shaped wrap round extension with internal reconfigurations and Solar Panel on roof of existing outrigger.		
Application No:	HGY/2022/0394	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	06/04/2022
Location:	7 Muswell Hill Road N10 3JB		
Proposal:	Construction of rear dormer extension to facilitate loft conversion.		
Application No:	HGY/2022/0395	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/04/2022
Location:	51 Palace Road N8 8QL		
Proposal:	Single storey rear side extension; hip to gable and dormer roof extension to main roof; and installation of 2 x front rooflights		
Application No:	HGY/2022/0467	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	21/03/2022
Location:	146 Cranley Gardens N10 3AH		
Proposal:	Rear Extension at ground level and associated works. Refurbishment of existing side extension and garage.		
Application No:	HGY/2022/0481	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	4 The Chine N10 3QA		
Proposal:	The proposal is to increase the size of the rear rooflights & add 3 more conservation rooflights to side elevation to increase headroom in the shower room.		

Application No:	HGY/2022/0539	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	13/04/2022
Location:	96 Barrington Road N8 8QX		
Proposal:	Replacing existing upvc windows to first floor with new uPVC windows. Replace Existing uPVC windows to front elevation of first floor with new uPVC sash windows. Remove damaged chimney pots to rear stack, remove 3 courses of bricks and cap with pre-cast concrete coping stone.		
Application No:	HGY/2022/0606	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	04/04/2022
Location:	60 Wood Vale N10 3DN		
Proposal:	Erection of single storey rear extension; Raising of hipped roof and insertion/enlargement of dormer roof extensions (replacing existing); Alterations to and insertion of windows and doors to house and making good, including works associated with conversion of existing garage to habitable accommodation; Formation of dual-pitched roof to replace existing side extension to front of house; Insertion of roof lights		
Application No:	HGY/2022/0650	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	6 Redston Road N8 7HJ		
Proposal:	Single storey rear extension 2.96m to replace the exact footprint of the existing conservatory. Rooflights to the rear. Reinstate side window. Replace side roof with new flat roof and rooflights. Replace existing raised patio.		
Application No:	HGY/2022/0793	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	27/04/2022
Location:	24 Church Crescent N10 3ND		
Proposal:	Replacement windows throughout		
Application No:	HGY/2022/0887	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/05/2022
Location:	156 Park Road N8 8JT		
Proposal:	Single storey rear extension.		
Application No:	HGY/2022/0926	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/05/2022
Location:	35 Rookfield Avenue N10 3TS		
Proposal:	New timber windows and doors to front and rear elevations		
Application No:	HGY/2022/0994	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	16/05/2022
Location:	71 Connaught Gardens N10 3LG		
Proposal:	First floor side extension		

RES Applications Decided: 1

Application No:	HGY/2021/2624	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	07/03/2022
Location:	Flat 1 52 Church Crescent N10 3NE		
Proposal:	Approval of details pursuant to condition 3 (foundation details) attached to planning permission HGY/2021/1814.		

Total Applications Decided for Ward: 23**WARD: Noel Park****ADV Applications Decided: 1**

Application No: **HGY/2022/0375** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 04/03/2022
 Location: Unit 3 88-96 High Road N22 6HE
 Proposal: Installation of one fascia sign and one projecting box.

CLUP Applications Decided: 6

Application No: **HGY/2022/0546** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 21/03/2022
 Location: 23 Parkland Road N22 6SU
 Proposal: Certificate of lawfulness for proposed use to erect vehicular crossover to enter the front court of the house at 23 Parkland Road, N22

Application No: **HGY/2022/0682** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 16/03/2022
 Location: 71 Lymington Avenue N22 6JE
 Proposal: Certificate of lawfulness: Rooflights (proposed)

Application No: **HGY/2022/0826** Officer: Emily Whittredge
 Decision: PERM REQ Decision Date: 14/04/2022
 Location: 132 Hornsey Park Road N8 0JY
 Proposal: Loft conversion with rear dormer / outrigger extensions and front roof lights (Certificate of lawfulness).

Application No: **HGY/2022/0839** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 06/05/2022
 Location: 92 Alexandra Road N8 0LJ
 Proposal: Certificate of Lawfulness: Erection of outbuilding to rear garden.

Application No: **HGY/2022/0851** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 06/05/2022
 Location: 92 Alexandra Road N8 0LJ
 Proposal: Certificate of lawfulness: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m. As approved under prior-approval ref.: HGY/2022/0241.

Application No: **HGY/2022/0939** Officer: Emily Whittredge
 Decision: PERM DEV Decision Date: 14/04/2022
 Location: 41 Whymark Avenue N22 6DJ
 Proposal: Loft conversion with rear dormer/outrigger extension. Two new rooflights to front elevation (Certificate of lawfulness)

COND Applications Decided: 1

Application No: **HGY/2022/0520** Officer: Emily Whittredge
 Decision: REF Decision Date: 22/03/2022
 Location: 17 High Road N22 6BH
 Proposal: Variation of condition 3 (hours of operation) of planning permission HGY/2020/2996 (Change of use from betting shop to adult gaming centre), to extend the hours of operation

FUL Applications Decided: 8

Application No: **HGY/2022/0062** Officer: Mercy Oruwari
 Decision: REF Decision Date: 23/02/2022
 Location: Ground Floor Flat 115 Westbury Avenue N22 6RY
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2022/0212** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/02/2022
 Location: Unit 24 Wood Green Shopping City High Road N22 6YD
 Proposal: Removal of existing shopfront and shutters. Installation of new glazed shopfront and new ventilation grilles.

Application No: **HGY/2022/0351** Officer: Mercy Oruwari
 Decision: REF Decision Date: 31/03/2022
 Location: 12 Malvern Road N17 9HH
 Proposal: Conversion of a residential dwelling house (class C3) to a house of multiple occupation (HMO)(class C4) for up to 5 persons

Application No: **HGY/2022/0540** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 21/03/2022
 Location: 58 Gladstone Avenue N22 6LL
 Proposal: Installation of 3 rooflights to side and rear roofslopes of main roof.

Application No: **HGY/2022/0575** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/04/2022
 Location: 128 Russell Avenue N22 6PS
 Proposal: Demolition of existing lean-to rear extension and rebuilding full width rear extension

Application No: **HGY/2022/0683** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 19/04/2022
 Location: 71 Lymington Avenue N22 6JE
 Proposal: Changes to the front elevation: i. Removing the existing white paint to expose the original brickwork underneath. ii. Removing the uPVC front door enclosing the porch and refurbish the original door which still exists in its original location at the back of the porch. iii. Replacing the slate tiles on the front bay window with fish scale clay tiles. Changes to the rear elevation: i. Replace stable-style back door with new glass sliding pocket door.

Application No: **HGY/2022/0865** Officer: Samuel Uff
 Decision: REF Decision Date: 28/04/2022
 Location: First Floor 16-20 High Road N22 6BX
 Proposal: Installation of external fire escape

Application No: **HGY/2022/0959** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 16/05/2022
 Location: 141 Moselle Avenue N22 6EU
 Proposal: Replacement of poor-quality rear extensions with a single-storey single slope roof brick extension

LCD Applications Decided: 3

Application No: **HGY/2021/0368** Officer: Gareth Prosser
 Decision: GTD Decision Date: 29/04/2022
 Location: 79 Morley Avenue, 84, 96, 120, 122, 124 and 126 Moselle Avenue N22 6NG
 Proposal: Replacement of rear bathroom pods with new modular pods including an extension to the kitchen.

Application No: **HGY/2021/0381** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/05/2022
 Location: 155, 161, 163, 179 and 191 Farrant Avenue N22 6PG
 Proposal: Replacement of rear bathroom pods with new modular pods including an extension to the kitchen.

Application No: **HGY/2021/0386** Officer: Gareth Prosser
 Decision: GTD Decision Date: 11/05/2022
 Location: 142, 146, 148, 154, 156, 158, 166, 172, 174, 179, 182 and 202 Farrant Avenue N22 6PG
 Proposal: Replacement of rear bathroom pods with new modular pods including an extension to the kitchen.

NON Applications Decided: 3

Application No: **HGY/2021/3030** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 08/04/2022
 Location: Former Petrol Filling Station 76 Mayes Road N22 6SY
 Proposal: Non-material amendment following a grant of planning permission HGY/2020/0795 to alter the ground floor layout, omit sections of the external walkway to create improved outlook and daylight/sunlight for the lower level courtyard units, relocation of 6 No. affordable units (no change to quantum/mix/tenure), amendments to height/detailing of courtyard walkway balustrade treatments, addition of a canopy in the courtyard area, and minor amendments to internal layouts and elevations.

Application No: **HGY/2022/0638** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 31/03/2022
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/3117 to amend the wording of condition 44 (Details of flues) in relation to blocks-D4 in respect to the timings of submission and approval of documentation required by the current wording

Application No: **HGY/2022/0952** Officer: Laina Levassor
 Decision: GTD Decision Date: 13/04/2022
 Location: 30 Ravenstone Road N8 0JT
 Proposal: Non-material amendment following a grant of planning permission ref: HGY/2021/0700 - alterations to proposed development to include sliding doors in place of bifolding doors at rear elevation, a larger single rooflight in place of two smaller rooflights and larger window at side elevation

PNE Applications Decided: 1

Application No: **HGY/2022/0241** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 25/02/2022
 Location: 92 Alexandra Road N8 0LJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

RES Applications Decided: 13

Application No: **HGY/2021/2325** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/05/2022
 Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, N8
 Proposal: Approval of details pursuant to condition 30 - partial discharge (Noise and Vibration report) of planning permission HGY/2017/3117 in relation to Blocks E1-E3 only

Application No: **HGY/2021/2391** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/03/2022
 Location: Former Petrol Filling Station 76 Mayes Road N22 6SY
 Proposal: Approval of details pursuant to condition 13 (Piling Risk Assessment) attached to planning permission HGY/2020/0795

Application No: **HGY/2021/2680** Officer: Matthew Gunning
 Decision: GTD Decision Date: 09/03/2022
 Location: 12a Hornsey Park Road N8 0JP
 Proposal: Approval of details pursuant to condition 10a (remediation of contamination) attached to planning permission Ref: HGY/2019/3132.

Application No: **HGY/2021/2880** Officer: Samuel Uff
 Decision: GTD Decision Date: 06/05/2022
 Location: 179-183 High Road N22 6BA
 Proposal: Approval of details relating to condition 2 (noise levels) of approved Planning Enforcement appeal APP/Y5420/C/20/3259579 for extract ducting

Application No: **HGY/2021/3324** Officer: Laina Levassor
 Decision: GTD Decision Date: 21/02/2022
 Location: Garages Adjacent to 67 Bury Road N22 6HS
 Proposal: Approval of details pursuant to condition 11a (Plant and Machinery - Non-Road Mobile Machinery) attached to planning permission ref: HGY/2021/0059

Application No: **HGY/2021/3400** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/03/2022
 Location: Former Petrol Filling Station 76 Mayes Road N22 6SY
 Proposal: Approval of details pursuant to condition 15 (surface water drainage) attached to planning permission HGY/2020/0795

Application No: **HGY/2021/3423** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 09/03/2022
 Location: Former Petrol Filling Station 76 Mayes Road N22 6SY
 Proposal: Approval of details pursuant to condition 18 (external materials) attached to planning permission HGY/2020/0795

Application No:	HGY/2021/3463	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	27/04/2022
Location:	44-46 High Road N22 6BX		
Proposal:	Approval of details (partial) pursuant to condition 3 (all external facing materials, except for vehicle and pedestrian access gates fronting Bury Road) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865 (original planning reference HGY/2018/1472).		
Application No:	HGY/2022/0116	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/03/2022
Location:	Former Petrol Filling Station 76 Mayes Road N22 6SY		
Proposal:	Approval of details pursuant to condition 16 (plant & machinery - NRMM) attached to planning permission ref: HGY/2020/0795		
Application No:	HGY/2022/0144	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	09/03/2022
Location:	Former Petrol Filling Station 76 Mayes Road N22 6SY		
Proposal:	Approval of details pursuant to condition 21 (cycle parking) attached to planning permission HGY/2020/0795		
Application No:	HGY/2022/0452	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/03/2022
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, No		
Proposal:	Approval of details pursuant to condition 40 - partial discharge (Waste Management Scheme) of planning permission HGY/2017/3117 in relation to Blocks D3-D4 only		
Application No:	HGY/2022/0639	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/04/2022
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, No		
Proposal:	Approval of details (partial) pursuant to Part B of condition 51 (Secured by Design) of planning permission HGY/2017/3117 relating to A4 building only		
Application No:	HGY/2022/0644	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/04/2022
Location:	Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, No		
Proposal:	Approval of details pursuant to condition 3 (Prior to superstructure works: Design Details) attached to planning permission HGY/2019/1775 in relation to Blocks D3-D4		

Total Applications Decided for Ward: 36

WARD: Northumberland Park

CLUP Applications Decided: 2

Application No:	HGY/2022/0426	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	01/04/2022
Location:	11 St Pauls Road N17 0NB		
Proposal:	Side and rear dormer roof extension and erection of outbuilding in rear garden (Certificate of lawfulness: proposed use)		
Application No:	HGY/2022/0714	Officer:	Martin Cowie
Decision:	PERM DEV	Decision Date:	05/04/2022
Location:	54 St Pauls Road N17 0NE		
Proposal:	Dormer roof extension over main roof slope to rear and part of rear addition and installation 2 roof lights to front roof slope (Certificate of lawfulness: proposed use).		

FUL Applications Decided: 5

Application No:	HGY/2021/3038	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/04/2022
Location:	Land On The West Side Of 2 Kings Road N17 8NP		
Proposal:	Erection of 2 x 2 bedroom houses for artists.		
Application No:	HGY/2022/0041	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	02/03/2022
Location:	42 Garman Road N17 0UL		
Proposal:	Proposed Additions to Existing Base Station installation at front Rooftop		
Application No:	HGY/2022/0398	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	10/03/2022
Location:	56 Bruce Castle Road N17 8NJ		
Proposal:	Conversion of a residential dwelling house (class C3) to a house of multiple occupation (HMO) (class C4) for up to 5 persons		
Application No:	HGY/2022/0490	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	12/05/2022
Location:	864 High Road N17 0EY		
Proposal:	Erection of Extractor flue duct on right side elevation to support the E class use Restaurant and alteration to left side elevation to create window and entrance.		
Application No:	HGY/2022/0495	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	21/03/2022
Location:	110 Park Lane N17 0JP		
Proposal:	Retention of single storey temporary structures for vehicle recovery and repair.		

LBC Applications Decided: 1

Application No:	HGY/2021/3526	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2022
Location:	9 Prospect Place N17 8AT		
Proposal:	Listed Building Consent to Replace 3 existing casement windows, Replace 1 x rear first floor wooden casement window like for like (existing window beyond repair), Replace 1 x front facing first floor wooden casement window like for like (existing window beyond repair), Replace 1 x front facing ground floor wooden casement window like for like (existing window beyond repair). All three current windows were replacement for similar type of windows in the late 1970's		

LCD Applications Decided: 1

Application No:	HGY/2022/0305	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	05/04/2022
Location:	Land at Fiske Court fronting St. Paul's Road Lansdowne Road N17 9XQ		
Proposal:	Redevelopment of existing garages to provide 4 x 2 bedroom houses over two-storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off St. Paul's Road, including provision for additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Fiske Court.		

NON Applications Decided: 1

Application No: **HGY/2022/1028** Officer: Philip Elliott

Decision: GTD Decision Date: 13/05/2022

Location: Land to the rear of 790-796 High Road N17 0DH

Proposal: Non-material amendment following a grant of planning permission HGY/2016/3310 seeking to alter Condition 2 and update the approved plans to add a green wall to the south elevation of the Paxton Building, indicate a potential connection to the future development phase to the north via a link bridge, and minor works to the external Level 01 terrace comprising a new planter and low access fence / gate.

PNE Applications Decided: 3

Application No: **HGY/2022/0277** Officer: Toby Williams

Decision: PN NOT REQ Decision Date: 21/03/2022

Location: 44 Coniston Road N17 0EX

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.31m and for which the height of the eaves would be 2.58m

Application No: **HGY/2022/0778** Officer: Oskar Gregersen

Decision: PN REFUSED Decision Date: 28/04/2022

Location: 38 Manor Road N17 0JJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Application No: **HGY/2022/0838** Officer: Laina Levassor

Decision: PN REFUSED Decision Date: 10/05/2022

Location: 38 Manor Road N17 0JJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.3m.

RES Applications Decided: 1

Application No: **HGY/2022/0391** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 10/03/2022

Location: Mowlem Trading Estate Leaside Road N17 0QJ

Proposal: Approval of details pursuant to condition 18 (BREEAM) attached to planning permission HGY/2016/3489

TEL Applications Decided: 1

Application No: **HGY/2022/1102** Officer: Kwaku Bossman-Gyamera

Decision: PERM DEV Decision Date: 12/05/2022

Location: Astergrove Works 41 West Road N17 0RE

Proposal: Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended). The proposed upgrade comprises the replacement of 6no. antennas, replacement of 1no. cabinet and ancillary works thereto

TPO Applications Decided: 1

Application No: **HGY/2022/0566** Officer: Matthew Gunning

Decision: GTD Decision Date: 30/03/2022

Location: Brook House Primary School 881 High Road N17 8EY

Proposal: Works to tree protected by a TPO
 London Plane - The recommendation is that the two lowest large branches (1 & 2) extending northwest into the playground area be reduced by approximately 50% of their whole length. This will equate to removing up to 5m of wood from each branch. That the two large branches(3 & 4) extending northeast towards the bus stop area be reduced by approximately 50% of their whole length. This will equate to removing up to 5m of wood from each branch. That the remaining crown is reduced to match to leave a balanced shape.

Total Applications Decided for Ward: 16

WARD: St Anns

CLDE Applications Decided: 6

Application No:	HGY/2022/0223	Officer:	Oskar Gregersen
Decision:	REF	Decision Date:	15/03/2022
Location:	6 Etherley Road N15 3AJ		
Proposal:	Certificate of lawfulness: use for existing 2 flats on the ground floor		

Application No:	HGY/2022/0457	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	31/03/2022
Location:	Flat A 5 Grove Road N15 5HJ		
Proposal:	Rear dormer roof extension and roof light to front roof slope (Certificate of lawfulness: existing use)		

Application No:	HGY/2022/0529	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	25/04/2022
Location:	178 St Anns Road N15 5RP		
Proposal:	Application for a lawful development certificate for an existing use of land for seven self-contained flats at 178 St Ann's Road		

Application No:	HGY/2022/0561	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	14/04/2022
Location:	23 Stanley Road N15 3HB		
Proposal:	Certificate of lawfulness for the existing use of 2 self-contained flats.		

Application No:	HGY/2022/0739	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	25/04/2022
Location:	20 Avondale Road N15 3SJ		
Proposal:	Certificate of lawfulness for an existing rear dormer and roof extension		

Application No:	HGY/2022/1045	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	18/05/2022
Location:	4 Salisbury Road N4 1JZ		
Proposal:	Certificate of lawfulness for use of property as an HMO (Class C4)		

CLUP Applications Decided: 3

Application No:	HGY/2022/0468	Officer:	Christopher Smith
Decision:	PERM DEV	Decision Date:	23/03/2022
Location:	43 Avondale Road N15 3SR		
Proposal:	Erection of loft conversion involving rear dormer window together with erection of rear outbuilding (certificate of lawfulness: proposed use)		

Application No: **HGY/2022/0674** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 20/04/2022
 Location: 125 Harringay Road N15 3HP
 Proposal: Certificate of lawfulness: dormer on main roof, dormer on outrigger and x 2 rooflights on front roofslope.

Application No: **HGY/2022/0965** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 17/05/2022
 Location: 30 Warwick Gardens N4 1JG
 Proposal: Certificate of lawfulness: Formation of dormer roof extension to rear main roof and outrigger, together with installation of two roof lights to front roof slope.

FUL Applications Decided: 16

Application No: **HGY/2022/0203** Officer: Emily Whittredge
 Decision: GTD Decision Date: 03/03/2022
 Location: 317 St Anns Road N15 3TL
 Proposal: Ground floor side infill extension.

Application No: **HGY/2022/0228** Officer: Laina Levassor
 Decision: GTD Decision Date: 01/03/2022
 Location: 86 Harringay Road N15 3HX
 Proposal: Erection of single storey side return extension.

Application No: **HGY/2022/0325** Officer: Sarah Madondo
 Decision: GTD Decision Date: 12/04/2022
 Location: 18 Station Crescent N15 5BE
 Proposal: Erection of a mansard roof extension

Application No: **HGY/2022/0332** Officer: Emily Whittredge
 Decision: GTD Decision Date: 10/03/2022
 Location: 117 Harringay Road N15 3HP
 Proposal: Demolition of existing wall and erection of a wrap around rear extension and second floor rear extension. Enlargement of front dormer, installation of bike and bin stores to front garden

Application No: **HGY/2022/0336** Officer: Sarah Madondo
 Decision: GTD Decision Date: 28/03/2022
 Location: 100 Chesterfield Gardens N4 1LR
 Proposal: Erection of a single storey side and rear extension.

Application No: **HGY/2022/0344** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 07/03/2022
 Location: Upper Flat B 2 Gorleston Road N15 5QR
 Proposal: Erection of a rear dormer to the first floor flat.

Application No:	HGY/2022/0350	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	18/03/2022
Location:	Ground Floor Flat 92 Chesterfield Gardens N4 1LR		
Proposal:	Replacement of the existing single-storey extension with a larger structure for the ground floor flat		
Application No:	HGY/2022/0357	Officer:	Mercy Oruwari
Decision:	REF	Decision Date:	28/04/2022
Location:	24 North Grove N15 5QP		
Proposal:	Replacement of butterfly London roof with mansard roof extension with one dormer to the rear and two dormers to the front		
Application No:	HGY/2022/0381	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/03/2022
Location:	Flat B 43 Rutland Gardens N4 1JN		
Proposal:	Retention of existing ground floor infill to rear extension to ground floor flat and first floor window to patio door, with proposed associated balustrade (creating Juliet balcony)		
Application No:	HGY/2022/0396	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	22/03/2022
Location:	25 Chesterfield Gardens N4 1LJ		
Proposal:	Erection of single storey side/rear wraparound extension.		
Application No:	HGY/2022/0499	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	24/03/2022
Location:	Flat A 35 Rutland Gardens N4 1JN		
Proposal:	The proposed works involve the conversion of the second floor into a habitable space with the addition of a split level dormers.		
Application No:	HGY/2022/0532	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	08/04/2022
Location:	3 Doncaster Gardens N4 1HX		
Proposal:	Erection of single storey rear/side extension		
Application No:	HGY/2022/0544	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	08/04/2022
Location:	52 Glenwood Road N15 3JU		
Proposal:	Single storey side return extension, new windows to side elevation, new rooflight and replacement windows to rear outrigger and new timber sash windows to front elevation.		
Application No:	HGY/2022/0559	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	13/04/2022
Location:	94 Chesterfield Gardens N4 1LR		
Proposal:	Replacement of existing single storey side extension with a wraparound extension.		
Application No:	HGY/2022/0605	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	06/04/2022
Location:	First Floor Flat 6 Harringay Road N15 3JD		
Proposal:	Rear roof extension and 3 x front rooflights		

Application No: **HGY/2022/0972** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 18/05/2022
 Location: 14 Roseberry Gardens N4 1JJ
 Proposal: Erection of a single storey rear and side extension

NON Applications Decided: 1

Application No: **HGY/2022/0412** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 10/03/2022
 Location: Land adjacent to 38-84 Cornwall Road N15 5AR
 Proposal: Non material amendment to planning permission HGY/2021/0967 to carry out alterations to approved development as set out in submitted cover letter.

PNE Applications Decided: 1

Application No: **HGY/2022/0689** Officer: Toby Williams
 Decision: PN NOT REQ Decision Date: 27/04/2022
 Location: Right Flat 80 Etherley Road N15 3AT
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 3.17m, for which the maximum height would be 3.51m and for which the height of the eaves would be 2.59m.

RES Applications Decided: 2

Application No: **HGY/2022/0411** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 28/04/2022
 Location: Land adjacent to 38-84 Cornwall Road N15 5AR
 Proposal: Approval of details pursuant to condition 3 (part ii) (Materials) attached to planning permission ref: HGY/2021/0967

Application No: **HGY/2022/0920** Officer: Christopher Smith
 Decision: GTD Decision Date: 16/05/2022
 Location: 423-435 West Green Road N15 3PJ
 Proposal: Approval of details (part only) pursuant to condition 6 (materials for new build development, revised brick materials only) attached to planning permission HGY/2018/1806.

Total Applications Decided for Ward: 29WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2022/0262** Officer: Anestis Skoupras
 Decision: GTD Decision Date: 11/04/2022
 Location: 60 Wellington Avenue N15 6BA
 Proposal: Certificate of Lawfulness for an existing use to retain the use of the property as two self-contained units.

CLUP Applications Decided: 2

Application No: **HGY/2022/0666** Officer: Christopher Smith
 Decision: PERM REQ Decision Date: 13/04/2022
 Location: 66 Rostrevor Avenue N15 6LP
 Proposal: Construction of outbuilding (certificate of lawfulness: proposed use)

Application No: **HGY/2022/0760** Officer: Kwaku Bossman-Gyamera
 Decision: PERM DEV Decision Date: 25/03/2022
 Location: 43 Daleview Road N15 6PL
 Proposal: Certificate of lawfulness proposed change of use from a dwelling house to supported living accommodation for up to 6 people C3(B).

FUL Applications Decided: 17

Application No: **HGY/2022/0060** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/03/2022
 Location: 125-127 Fairview Road N15 6TS
 Proposal: Erection of single storey wraparound extension at No 125 and infill extension at No 127.

Application No: **HGY/2022/0106** Officer: Laina Levassor
 Decision: GTD Decision Date: 24/02/2022
 Location: 5 Barry Avenue N15 6AD
 Proposal: Erection of Type 3 roof extension.

Application No: **HGY/2022/0195** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 15/03/2022
 Location: 22-26 Elm Park Avenue N15 6AT
 Proposal: Erection of a part ground floor and first floor rear extension to No. 22 to 26

Application No: **HGY/2022/0227** Officer: Laina Levassor
 Decision: GTD Decision Date: 19/04/2022
 Location: 42-44 Elm Park Avenue N15 6AU
 Proposal: Joint application for the erection of first floor rear extensions and the erection of a 'type 3' extension at No.44 and single storey rear extension at No.42

Application No: **HGY/2022/0233** Officer: Laina Levassor
 Decision: GTD Decision Date: 28/02/2022
 Location: Flat A 67 St Johns Road N15 6QJ
 Proposal: Erection of single story pitched roof extension to rear side of property

Application No: **HGY/2022/0302** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 21/03/2022
 Location: 63 Vartry Road N15 6PS
 Proposal: Loft conversion and extension with rear facing dormer and front elevation rooflights

Application No: **HGY/2022/0319** Officer: Laina Levassor
 Decision: REF Decision Date: 07/03/2022
 Location: 4 Wargrave Avenue N15 6UD
 Proposal: Erection of single storey rear extension

Application No:	HGY/2022/0338	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	30/03/2022
Location:	5-11 Clifton Gardens N15 6AP		
Proposal:	Erection of ground floor extensions at No's 5 & 7; first-floor rear extensions at No's 5-11; and Type 3 roof extensions at No's 5, 7 & 11		
Application No:	HGY/2022/0370	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	11/04/2022
Location:	Flat A 57 St Johns Road N15 6QJ		
Proposal:	Construction of rear dormer and outrigger extensions to facilitate loft conversion.		
Application No:	HGY/2022/0390	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	31/03/2022
Location:	45 Gladesmore Road N15 6TA		
Proposal:	Change of use from two flats to single dwelling house. Erection of Type-3 Loft extension together with ground floor infill extension.		
Application No:	HGY/2022/0414	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	13/04/2022
Location:	5 Elm Park Avenue N15 6AL		
Proposal:	Erection of a Type 3 extension to add an additional floor to the dwelling.		
Application No:	HGY/2022/0451	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/04/2022
Location:	10 & 12 Wellington Avenue N15 6AS		
Proposal:	Erection of first floor joint extension at Nos 10 & 12.		
Application No:	HGY/2022/0492	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/03/2022
Location:	145 Castlewood Road N15 6BD		
Proposal:	Erection of additional storey ('Type 3' extension)		
Application No:	HGY/2022/0565	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	29/03/2022
Location:	25 Frinton Road N15 6NH		
Proposal:	Two storey side extension with part ground floor rear extension		
Application No:	HGY/2022/0582	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2022
Location:	289-291 Hermitage Road N4 1NT		
Proposal:	Erection of first floor extensions and creation of self-contained flats.		
Application No:	HGY/2022/0694	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	19/04/2022
Location:	90 Fairview Road N15 6TP		
Proposal:	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, finished in white to match the existing windows. Replacement of front entrance door with new timber pannelled door. Replacement of any rear/side doors with new uPVC doors.		

Application No: **HGY/2022/0754** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 17/05/2022
 Location: 3 Vale Terrace N4 1LX
 Proposal: Roof extension to create 2no self-contained flats

NON Applications Decided: 1

Application No: **HGY/2022/0377** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 25/02/2022
 Location: 58-60 High Road N15 6JU
 Proposal: Non - material amendment following a grant of planning permission ref: HGY/2019/2328. Demolition of the existing rear facade and outrigger walls due to their poor condition and restitution in materials to match the existing.

PNE Applications Decided: 8

Application No: **HGY/2022/0260** Officer: Emily Whittredge
 Decision: PN NOT REQ Decision Date: 17/03/2022
 Location: 121 Craven Park Road N15 6BP
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.61m and for which the height of the eaves would be 3m.

Application No: **HGY/2022/0454** Officer: Oskar Gregersen
 Decision: PN NOT REQ Decision Date: 28/03/2022
 Location: 78 Leadale Road N15 6BH
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Application No: **HGY/2022/0515** Officer: Toby Williams
 Decision: PN REFUSED Decision Date: 08/04/2022
 Location: 5 Barry Avenue N15 6AD
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2022/0530** Officer: Toby Williams
 Decision: PN REFUSED Decision Date: 11/04/2022
 Location: 5 Barry Avenue N15 6AD
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2022/0548** Officer: Toby Williams
 Decision: PN REFUSED Decision Date: 11/04/2022
 Location: 5 Barry Avenue N15 6AD
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No: **HGY/2022/0618** Officer: Oskar Gregersen
 Decision: PN NOT REQ Decision Date: 31/03/2022
 Location: 209 Hermitage Road N4 1NW
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.08m and for which the height of the eaves would be 3m

Application No:	HGY/2022/0856	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	11/05/2022
Location:	57 Wargrave Avenue N15 6UH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m		
Application No:	HGY/2022/0895	Officer:	Toby Williams
Decision:	PN NOT REQ	Decision Date:	16/05/2022
Location:	64 Wellington Avenue N15 6BA		
Proposal:	Erection of single storey rear extension which extends beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m		

RES Applications Decided: 5

Application No:	HGY/2022/0340	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	11/04/2022
Location:	10 Franklin Street N15 6QH		
Proposal:	Approval of details reserved by a condition 3 (Construction Management Plan) attached to planning reference HGY/2021/3232.		
Application No:	HGY/2022/0354	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	10/05/2022
Location:	66 Craven Park Road N15 6AB		
Proposal:	Approval of details pursuant to condition 3 and 4 (Details of all external materials) attached to planning consent HGY/2021/3336		
Application No:	HGY/2022/0942	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	22/04/2022
Location:	Templeton Hall and Garages Adjacent to 52 Templeton Road N15 6RU		
Proposal:	Approval of details (partial approval) pursuant to condition 23 (Secured by Design) attached to planning permission HGY/2016/2621 (additional details following partial approval of HGY/2019/2923).		
Application No:	HGY/2022/0944	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	19/05/2022
Location:	45 Vartry Road N15 6PR		
Proposal:	Approval of details reserved by a condition 4(Construction Management Plan) attached to planning reference HGY/2021/1829		
Application No:	HGY/2022/0946	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	10/05/2022
Location:	45 Vartry Road N15 6PR		
Proposal:	Approval of details reserved by a condition 3 (Qualified chartered engineer) attached to planning reference HGY/2021/1829.		

TEL Applications Decided: 1

Application No:	HGY/2022/1108	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	12/05/2022
Location:	Telephone Exchange Seven Sisters Road N15 6HR		

Proposal: Advanced notification by the operator(s), as may be required, under the relevant conditions of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended. The works at this site, which constitute permitted development under Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), involve the installation of the following 5G electronic communications apparatus:

- The removal of 3 x Commscope RYVV-65B-R4 antenna at 20.39m from the rooftop of the BT exchange.
- The installation of 3 x Commscope RRYHHHTTT4S4-65BR8 antenna at 20.39m utilising the existing vacated steelwork on the exchange rooftop.
- The installation of 1 x GPS module at 20.4m installed on existing antenna support pole.
- The installation of 15 ERS Units to the rear of the antenna on existing steelwork.
- Ancillary works including the removal of 6 x ERS units, the removal of 6 x feeders and the installation of 3 x DC Cabkes and 3 x DC Boxes within existing feeder management and works within the existing rooftop equipment cabinet.

Total Applications Decided for Ward: 35

WARD: Stroud Green

CLDE Applications Decided: 2

Application No: **HGY/2022/0771** Officer: Sarah Madondo
 Decision: GTD Decision Date: 19/04/2022
 Location: 7 Oxford Road N4 3HA
 Proposal: Certificate of lawfulness for the use of 7no self-contained dwelling flats

Application No: **HGY/2022/0832** Officer: Oskar Gregersen
 Decision: REF Decision Date: 06/05/2022
 Location: 198 Stroud Green Road N4 3RN
 Proposal: Certificate of lawfulness: existing use: Use of rear part of ground floor as a self-contained studio flat.

CLUP Applications Decided: 2

Application No: **HGY/2022/0824** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 27/04/2022
 Location: 83 Inderwick Road N8 9LA
 Proposal: Erection of rear ground floor extension and rear dormers, and insertion of front rooflights (certificate of lawfulness: proposed use).

Application No: **HGY/2022/0914** Officer: Anestis Skoupras
 Decision: PERM DEV Decision Date: 12/05/2022
 Location: 23 Uplands Road N8 9NN
 Proposal: Certificate of lawfulness for the proposed erection of a rear roof dormer to the main roof and the installation of three roof lights to the front roof slope.

FUL Applications Decided: 15

Application No: **HGY/2021/2046** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 08/04/2022
 Location: Flat 1 St Lukes Vicarage 46 Mayfield Road N8 9LP
 Proposal: Erection of single storey side extension.

Application No:	HGY/2021/2047	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/03/2022
Location:	43 Mount Pleasant Crescent N4 4HP		
Proposal:	Retention of bicycle store in front garden and proposed boundary treatment / vegetation		
Application No:	HGY/2021/3560	Officer:	Mark Chan
Decision:	GTD	Decision Date:	28/04/2022
Location:	72 Mount View Road N4 4JR		
Proposal:	Extensions to rear lower ground floor and loft.		
Application No:	HGY/2021/3563	Officer:	Anestis Skoupras
Decision:	REF	Decision Date:	15/03/2022
Location:	76 Stapleton Hall Road N4 4QA		
Proposal:	New on-site parking for an electric vehicle with permeable surface.		
Application No:	HGY/2022/0177	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	22/02/2022
Location:	107 Inderwick Road N8 9LA		
Proposal:	Proposals look to remove all existing single-glazed timber windows and replace with a more fit for purpose double-glazed uPVC casement window set. Proposed windows have been specified to match the fenestration of the original timber windows, minimizing the effect on the appearance of the building.		
Application No:	HGY/2022/0230	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	28/02/2022
Location:	36 Inderwick Road N8 9LD		
Proposal:	Replacement of existing single glazed timber windows with double glazed uPVC casement windows		
Application No:	HGY/2022/0234	Officer:	Tania Skelli
Decision:	GTD	Decision Date:	29/03/2022
Location:	Flat 3 168 Weston Park N8 9PN		
Proposal:	Roof extension to top floor 1-bedroom flat, including rear dormer, enlargement of side roof and 2nos. rooflights to front roofslope		
Application No:	HGY/2022/0408	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	17/05/2022
Location:	Shop 89 Weston Park N8 9PR		
Proposal:	Retrospective application for siting of InPost Locker on pavement in front of retail unit.		
Application No:	HGY/2022/0474	Officer:	Fatema Begum
Decision:	REF	Decision Date:	07/04/2022
Location:	73 Upper Tollington Park N4 4DD		
Proposal:	Retention of rear dormer roof extension and satellite dish (retrospective)		
Application No:	HGY/2022/0517	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	04/04/2022
Location:	Ground Floor Flat A 19 Oakfield Road N4 4NH		
Proposal:	Alterations to existing outbuilding/garage located in rear garden - including alterations to existing entrance and window, installation of door and installation of rooflight.		

Application No: **HGY/2022/0585** Officer: Samuel Uff
 Decision: GTD Decision Date: 14/04/2022
 Location: Flat 3 80 Oakfield Road N4 4LB
 Proposal: Amalgamation of existing first and second floor flats to single flat

Application No: **HGY/2022/0612** Officer: Fatema Begum
 Decision: GTD Decision Date: 20/04/2022
 Location: 184 Stapleton Hall Road N4 4QL
 Proposal: New conservation velux roof windows to front roofslope

Application No: **HGY/2022/0688** Officer: Fatema Begum
 Decision: GTD Decision Date: 10/05/2022
 Location: 15 Cornwall Road N4 4PH
 Proposal: Rebuilding of existing rear single storey extension, rear side infill extension including external courtyard, loft conversion including two conservation rooflights on the front elevation and two lead clad dormers on the rear elevation

Application No: **HGY/2022/0749** Officer: Christopher Smith
 Decision: GTD Decision Date: 06/05/2022
 Location: 38 Mount Pleasant Crescent N4 4HP
 Proposal: Proposed ground floor rear extension, loft conversion including rear dormer and roof lights and creation of a rear terrace at first floor level.

Application No: **HGY/2022/0927** Officer: Mark Chan
 Decision: GTD Decision Date: 12/05/2022
 Location: 85 Florence Road N4 4DL
 Proposal: Loft extension including erection of a roof dormer and replacement of a rear window with french door and balustrade on first floor level.

LBC Applications Decided: 1

Application No: **HGY/2022/0766** Officer: Elisabetta Tonazzi
 Decision: GTD Decision Date: 28/04/2022
 Location: Stroud Green Primary School Woodstock Road N4 3EX
 Proposal: Listed building consent for replacement of the existing clay tiles with new clay tiles, re-using what is salvageable and relocating salvageable tiles to the inner roof pitches - where they are more easily accessible in future and where falling tiles will not result in a potential h&s issue. The roof tiles proposed are currently being used on the adjacent children's centre roof and are a very good visual match to the existing. The use of the same replacement roof tiles will provide visual continuity across all roofs.

RES Applications Decided: 1

Application No: **HGY/2022/0707** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/03/2022
 Location: 2A Lancaster Road N4 4PP
 Proposal: Approval of details pursuant to condition 6 (Method of Construction) attached to planning permission HGY/2018/3294.

TPO Applications Decided: 3

Application No:	HGY/2022/0093	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/03/2022
Location:	7 Uplands Road N8 9NN		
Proposal:	Works to tree protected by a TPO: Species - Oak (T1) Works - Prune to shape back and reduce the density Reasons - (1) to avoid the impact on the building. The building of 7 Uplands Road has suffered the incident of subsidence. The moisture abstraction by the nearby trees could have affected it in the dry summer. (2) plants under the oak tree are dying due to excessive shading.		
Application No:	HGY/2022/0094	Officer:	Matthew Gunning
Decision:	SPLIT	Decision Date:	25/04/2022
Location:	84 Denton Road N8 9NT		
Proposal:	Works to trees protected by a TPO: T1 Taxus baccata (Yew) - Height 6m, diameter 40cm - Fair/poor condition, not great specimen - Fell and grind out stump T2 Corylus avellana (Hazel) - Height 4m, multi-stem > 10cm - Fair condition - Fell and grind out stump * Plant two replacement trees (ornamental cherry and crab apple)		
Application No:	HGY/2022/0272	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/03/2022
Location:	127 Mount View Road N4 4JH		
Proposal:	London plane (T1) - Reduce crown by up to 3m on all aspects. Reduce overlong lateral branch to the north by 5m, to reduce end loading. Reduce overlong lateral branch to the east by 4m, to reduce end loading. Remove epicormic growth up to crown break. This tree has not been maintained. A few years ago a large first order branch/stem snapped out of the tree in high wind, leaving the tree unbalanced. The aim of the work is to rebalance the tree and reduce the overall wind sail of the tree. Current height 18m, final height 15m. Current average spread 17m, final average spread 13m.		

Total Applications Decided for Ward: 24WARD: **Tottenham Green****CLUP Applications Decided: 2**

Application No:	HGY/2022/0392	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	16/03/2022
Location:	37 Greenfield Road N15 5EP		
Proposal:	Certificate of Lawfulness for rear dormers and insertion of front rooflight (proposed)		
Application No:	HGY/2022/0471	Officer:	Emily Whittredge
Decision:	PERM DEV	Decision Date:	02/03/2022
Location:	22 Roslyn Road N15 5ET		
Proposal:	Loft conversion with rear dormer / outrigger extension and front roof lights (Certificate of lawfulness)		

FUL Applications Decided: 19

Application No:	HGY/2021/3059	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	06/04/2022
Location:	58 Beaconsfield Road N15 4SJ		
Proposal:	Construction of rear dormer and outrigger extensions to facilitate loft conversion.		

Application No:	HGY/2022/0064	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	09/03/2022
Location:	3 Page Green Road N15 4PG		
Proposal:	Erection of single storey rear and side infill extension with velux rooflights.		
Application No:	HGY/2022/0124	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/04/2022
Location:	46 Braemar Road N15 5HU		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2022/0183	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/02/2022
Location:	27 Colless Road N15 4NR		
Proposal:	Retrospective planning application to convert a dwelling house (C3) into house in multiple occupation HMO (C4)		
Application No:	HGY/2022/0192	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/02/2022
Location:	29 Colless Road N15 4NR		
Proposal:	Retrospective planning application to convert a dwelling house (C3) into house in multiple occupation HMO (C4) at 29 Colless Road, Tottenham, London, N15 4NR		
Application No:	HGY/2022/0199	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	17/03/2022
Location:	75 Beaconsfield Road N15 4SH		
Proposal:	Replacement of existing rear single storey extension with single storey wraparound extension with a partial infill to create of a courtyard. Installation of rear facing bi-folding doors and floor to ceiling window.		
Application No:	HGY/2022/0200	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	29/03/2022
Location:	7 Jansons Road N15 4JU		
Proposal:	Erection of a single storey infill extension.		
Application No:	HGY/2022/0207	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/02/2022
Location:	99 Seaford Road N15 5DX		
Proposal:	Erection of a single storey ground floor rear extension including a rooflight and a door to the rear wall of the outrigger.		
Application No:	HGY/2022/0280	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	17/05/2022
Location:	245-249 High Road N15 5BT		
Proposal:	The amalgamation of ground floor units at 245 and 247-249 High Road into a single unit and use as a retail market and community space (Classes E and F2) for a temporary period of 3 years; and associated external alterations including to the shopfronts.		

Application No:	HGY/2022/0308	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	21/03/2022
Location:	183 Broad Lane N15 4QT		
Proposal:	Proposed First floor rear side extension (Study Room) to align with rear of building no. 181 Broad Lane		
Application No:	HGY/2022/0334	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	07/04/2022
Location:	35 Nelson Road N15 4LE		
Proposal:	Demolition of existing a single story side extension/WC and erection of a new single storey side extension.		
Application No:	HGY/2022/0374	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	18/03/2022
Location:	63 Broad Lane N15 4DJ		
Proposal:	Conversion of rear of ground floor retail premises (Class E, formerly known as Class A1) to residential use (C3) as a self-contained studio flat. (Renewal of expired planning permission HGY/2018/2803)		
Application No:	HGY/2022/0404	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	21/03/2022
Location:	23 Summerhill Road N15 4HF		
Proposal:	Demolition of existing ground floor conservatory. Proposed single storey rear and infill side extension. Single storey side/front to form a new WC extension. New replacement rear facing window to first floor outrigger laundry and enlarged side cycle/refuse store		
Application No:	HGY/2022/0521	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/04/2022
Location:	25 Bedford Road N15 4HA		
Proposal:	Erection of bicycle and bin storage in front garden.		
Application No:	HGY/2022/0556	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	13/04/2022
Location:	137 Philip Lane N15 4JR		
Proposal:	Erection of single storey rear infill extension		
Application No:	HGY/2022/0557	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	11/04/2022
Location:	28 Spondon Road N15 4DX		
Proposal:	Replacement of front entrance door assembly comprising door leaf, fanlight and frame		
Application No:	HGY/2022/0741	Officer:	Emily Whittredge
Decision:	GTD	Decision Date:	12/05/2022
Location:	1 Norman Road N15 4ND		
Proposal:	Addition of windows to the street elevation to provide daylight to internal offices and new door to west elevation		
Application No:	HGY/2022/0969	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	16/05/2022
Location:	Flat 3 178 Page Green Terrace N15 4NS		
Proposal:	Erection of rear dormer to top flat including the installation of 3x conservation rooflights.		

Application No: **HGY/2022/0974** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 19/05/2022
 Location: Killarney 14 Clyde Circus N15 4LF
 Proposal: Replacement of existing rear conservatory and rear kitchen window

NON Applications Decided: 2

Application No: **HGY/2022/0042** Officer: Christopher Smith
 Decision: GTD Decision Date: 17/03/2022
 Location: Bernard Works Bernard Road N15 4NX
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/3584 to change the wording of Condition 1, 3, 4, 7, 10, 19, 21, 25, 26, 27 and 35.

Application No: **HGY/2022/1239** Officer: Sarah Madondo
 Decision: GTD Decision Date: 17/05/2022
 Location: Redlands Summerhill Road N15 4HE
 Proposal: Non-material amendment following a grant of planning permission ref: HGY/2020/1779 to add report reference 20/11810/KJC prepared by Albury S.I. Ltd dated April 2020 onto condition 5) and for the revision of the wording of condition 5c (Remediation of contamination) and addition of condition 5d (Verification Report).

PNC Applications Decided: 1

Application No: **HGY/2022/0416** Officer: Emily Whittredge
 Decision: PN REFUSED Decision Date: 08/04/2022
 Location: 79 Broad Lane N15 4DW
 Proposal: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. Change of use of Class E space to form 1 self contained unit.

PNE Applications Decided: 1

Application No: **HGY/2022/0594** Officer: Oskar Gregersen
 Decision: PN NOT REQ Decision Date: 14/04/2022
 Location: 28 Greenfield Road N15 5EP
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

RES Applications Decided: 9

Application No: **HGY/2020/2847** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/04/2022
 Location: Sterling House 67 Lawrence Road N15 4EY
 Proposal: Approval of details pursuant to condition 5 (levels) attached to planning permission HGY/2018/3655

Application No: **HGY/2021/1951** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/02/2022
 Location: 45-63 Lawrence Road N15 4EN
 Proposal: Approval of details pursuant to condition 5b (Levels) attached to planning permission HGY/2016/1213

Application No:	HGY/2021/3253	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/03/2022
Location:	52-68 Stamford Road N15 4PZ		
Proposal:	Approval of details pursuant to condition 17 (details of the Ultra Low NOx boilers) attached to planning permission HGY/2019/1401.		
Application No:	HGY/2021/3573	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/03/2022
Location:	Sterling House 67 Lawrence Road N15 4EY		
Proposal:	Approval of details pursuant to condition 27 (drainage strategy) attached to planning permission HGY/2018/3655		
Application No:	HGY/2022/0148	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/03/2022
Location:	Upper Flat, Public House 125-127 West Green Road N15 5DE		
Proposal:	Approval of details pursuant to conditions 4 (Construction Management Plan) attached to planning permission ref: HGY/2021/1653		
Application No:	HGY/2022/0342	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/03/2022
Location:	Redlands Summerhill Road N15 4HE		
Proposal:	Approval of details reserved by a condition 5a (Site Investigation) and 5b (Risk Assessment) attached to planning reference HGY/2020/1779		
Application No:	HGY/2022/0625	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	05/05/2022
Location:	Bernard Works Bernard Road N15 4NX		
Proposal:	Approval of details pursuant to condition 33 (Air Quality and Dust Management Plan) attached to planning permission HGY/2017/3584.		
Application No:	HGY/2022/0776	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	05/05/2022
Location:	Bernard Works Bernard Road N15 4NX		
Proposal:	Approval of details pursuant to condition 35 (Non-Road Mobile Machinery) attached to planning permission HGY/2017/3584.		
Application No:	HGY/2022/0836	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/04/2022
Location:	26 Jansons Road N15 4JU		
Proposal:	Approval of details pursuant to condition 4 (Boundary treatment) attached to planning permission ref: HGY/2020/3237		
TEL	Applications Decided:	1	
Application No:	HGY/2022/0761	Officer:	Kwaku Bossman-Gyamera
Decision:	PERM DEV	Decision Date:	21/03/2022
Location:	Warren Court High Cross Road N17 9PE		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the removal and replacement of 3no antennas with associated ancillary works thereto		

Total Applications Decided for Ward: 35

WARD: Tottenham Hale

ADV Applications Decided: 2

Application No:	HGY/2022/0285	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	25/04/2022
Location:	Unit RM36 Tottenham Hale Station Station Road N17 9LR		
Proposal:	Advertisement consent for installation and display of two internally illuminated fascia signs and two internal digital promotional screens		
Application No:	HGY/2022/0506	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	31/03/2022
Location:	456-460 High Road N17 9JD		
Proposal:	1 x fascia sign 1 x projecting sign		

CLDE Applications Decided: 2

Application No:	HGY/2022/0063	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	04/03/2022
Location:	142 Shelbourne Road N17 9YA		
Proposal:	Certificate of lawfulness for the existing use of 5 self-contained flats		
Application No:	HGY/2022/1043	Officer:	Laina Levassor
Decision:	REF	Decision Date:	03/05/2022
Location:	80 Shelbourne Road N17 9XY		
Proposal:	Certificate of Lawfulness for the existing use as C4 HMO (5 Occupants).		

CLUP Applications Decided: 2

Application No:	HGY/2022/0681	Officer:	Oskar Gregersen
Decision:	PERM DEV	Decision Date:	31/03/2022
Location:	141 Rosebery Avenue N17 9SG		
Proposal:	Certificate of Lawfulness for proposed use: installation of two velux windows		
Application No:	HGY/2022/0831	Officer:	Emily Whittredge
Decision:	PERM DEV	Decision Date:	29/03/2022
Location:	41 Park View Road N17 9AT		
Proposal:	Rear dormer extension and front roof lights (Certificate of Lawfulness)		

FUL Applications Decided: 9

Application No:	HGY/2021/1970	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	13/05/2022
Location:	Land to the north of Lebus Street N17 9FD		
Proposal:	Temporary permission for use of site for car parking, a construction compound and ball court.		
Application No:	HGY/2021/3070	Officer:	Anestis Skoupras
Decision:	GTD	Decision Date:	08/04/2022
Location:	11 Poynton Road N17 9SH		
Proposal:	Proposed erection of a roof dormer above the main roof and outrigger, and the creation of a roof terrace to the outrigger extension.		

Application No: **HGY/2022/0179** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 23/02/2022
 Location: 19 Parkhurst Road N17 9RB
 Proposal: Proposed single storey rear extension.

Application No: **HGY/2022/0204** Officer: Emily Whittredge
 Decision: GTD Decision Date: 22/02/2022
 Location: 128 Sherringham Avenue N17 9RR
 Proposal: Single storey rear extension and raised terrace.

Application No: **HGY/2022/0284** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 25/04/2022
 Location: Unit RM36 Tottenham Hale Station Station Road N17 9LR
 Proposal: Installation of two air conditioning condenser units fitted to the roof in the dedicated plant area

Application No: **HGY/2022/0397** Officer: Laina Levassor
 Decision: GTD Decision Date: 13/04/2022
 Location: 97-99 Lansdowne Road N17 0NN
 Proposal: Construction of rear dormer extension to facilitate loft conversion, replacement of front and rear elevation glazing

Application No: **HGY/2022/0409** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 05/04/2022
 Location: 3112 Hale Road N17 9LB
 Proposal: Installation of external plant and plant access door

Application No: **HGY/2022/0601** Officer: Laina Levassor
 Decision: REF Decision Date: 16/05/2022
 Location: 15 Parkhurst Road N17 9RB
 Proposal: Change of use from single family dwelling (Use Class C3) to HMO for up to 5 occupants (Use Class C4)

Application No: **HGY/2022/0968** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 09/05/2022
 Location: 77 Sherringham Avenue N17 9RT
 Proposal: Erection of rear dormer including insertion of 1x front rooflights. Replacement of all windows and front door. Solid wall insulation with white render and insertion of rooflight on existing rear extension.

FULM Applications Decided: 1

Application No: **HGY/2022/0020** Officer: Tobias Finlayson
 Decision: GTD Decision Date: 04/03/2022
 Location: Harris Academy Tottenham Ashley Road N17 9LN
 Proposal: Replacement of defective roof cladding and provision of new externally mounted rain water gutters and down pipes..

LCD Applications Decided: 1

Application No: **HGY/2022/0295** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 14/04/2022
 Location: Land at Ashdowne Court fronting Spencer Road Lansdowne Road N17 9XQ
 Proposal: Redevelopment of existing car parking area to provide 3 x 3 bedroom houses over three-storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off Tilson Road to rear, including new vehicular gate, provision of additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Ashdowne Court

NON Applications Decided: 4

Application No: **HGY/2021/3534** Officer: Martin Cowie
 Decision: GTD Decision Date: 29/03/2022
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: S.96 Application for a non-material amendment to remove the Phase 1 temporary car park in order to allow the construction of Block K within the Phase 2 works.

Application No: **HGY/2022/0592** Officer: Philip Elliott
 Decision: GTD Decision Date: 08/04/2022
 Location: Ashley Gardens Ashley Road N17 9LJ
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/2804 to allow for changes to the 10th, 11th and 12th floor levels including new plant enclosures and amenity and playspace amendments.

Application No: **HGY/2022/0631** Officer: Martin Cowie
 Decision: GTD Decision Date: 26/04/2022
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17
 Proposal: Section 96a application for Non-Material Amendments in relation to Plot B (Ferry Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. The proposed amendments relate to minor internal and external design changes to Buildings 1 and 2 and will result in the provision of an additional dwelling within Building 1. Non-material amendments are also proposed to the site-wide landscaping scheme.

Application No: **HGY/2022/0721** Officer: Martin Cowie
 Decision: GTD Decision Date: 19/04/2022
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17
 Proposal: S.96 application for non-material amendments to the wording of conditions A6, B6, C6, D6 and E6 (Overheating and Model Report - LBH Carbon Management) of the Tottenham Hale Centre development planning permission (planning ref. HGY/2018/2223) dated 27 March 2019. The information required by these conditions for the development's non-residential uses cannot be provided until a tenant has been confirmed for each unit. The proposed amendments therefore seek to introduce an alternative submission 'trigger' for the non-residential uses only requiring instead an Overheating Model and Report in respect of each non-residential unit within with Plots A, B, C, D and E shall be submitted in writing to and approved by the Local Planning Authority prior to the occupation of that unit.

PNE Applications Decided: 1

Application No: **HGY/2022/0222** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 24/02/2022
 Location: 12 Thackeray Avenue N17 9DY
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3.03m and for which the height of the eaves would be 2.93m

RES Applications Decided: 26

Application No:	HGY/2021/0906	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	26/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Approval of details pursuant to Condition E7 (Biodiversity Plan) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2021/3131	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/05/2022
Location:	168 Park View Road N17 9BY		
Proposal:	Approval of details pursuant to condition 20 (cycle parking) attached to planning permission HGY/2018/0076		
Application No:	HGY/2021/3305	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	04/03/2022
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to Condition B17 (Surface Water Drainage) attached to the Hale Wharf Hybrid Planning Permission dated 12 June 2017 (planning ref: HGY/2016/1719).		
Application No:	HGY/2021/3306	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	15/03/2022
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Approval of details pursuant to Condition B18 (Biodiversity Enhancement Plan) attached to the Hale Wharf Hybrid Planning Permission dated 12 June 2017 (planning ref: HGY/2016/1719).		
Application No:	HGY/2021/3399	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	29/04/2022
Location:	168 Park View Road N17 9BY		
Proposal:	Approval of details pursuant to condition 5 (energy strategy) attached to planning permission HGY/2018/0076		
Application No:	HGY/2021/3464	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	25/02/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval of details pursuant to conditions B23 and F14 (Written Scheme of Investigation - Stage II) in relation to Plots B (Ferry Island site) and F (Pavilion site) of the Tottenham Hale centre planning permission (Ref: HGY/2018/2223) dated 27 march 2019.		
Application No:	HGY/2021/3479	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/03/2022
Location:	Hale Wharf Ferry Lane N17 9NF		
Proposal:	Application for the approval of details pursuant to Condition B23 (Piling Method Statement), part approval of details pursuant to Condition B25 (Construction Environmental Management Plan) and approval of details pursuant to Condition Condition B27 (Construction Logistics Plan) attached to the Hale Wharf Hybrid Planning Permission (HW HPP) (Ref: HGY/2016/1719) dated 12.06.2017.		
Application No:	HGY/2022/0157	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	04/03/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D8 (Green/Living Roof Plan - LBH Carbon Management) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		

Application No:	HGY/2022/0158	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	01/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D17 (Open Space Management and Maintenance Plan) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0159	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	23/03/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D1 (Material samples) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0185	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	25/02/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval of details pursuant to Condition 20 Part B (Hard and Soft Landscaping) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0246	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/03/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D11 (Cycle Parking - LBH Transportation) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0250	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	11/03/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D7 (Biodiversity Plan - LBH Carbon Management) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0259	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	15/03/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition D14 (Sound insulation between residential and commercial properties - LBH Environmental Health - Noise) in relation to Plot D (Ashley Road West) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0275	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	19/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to Condition A1 (Materials Samples - LBH Development Management) in relation to Plot A (North Island site) of the Tottenham Hale Centre, N17 planning permission ref: HGY/2018/2223 dated 27 March 2019.		
Application No:	HGY/2022/0399	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	11/03/2022
Location:	22-24 Scales Road N17 9HA		
Proposal:	Partial discharge of condition 9 (Secure by Design Accreditation) attached to planning permission ref: HGY/2020/1809.		

Application No:	HGY/2022/0547	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	07/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval of details pursuant to condition E12 - Part B Non-residential floorspace (Service and Delivery Plan) of planning permission HGY/2018/2223 in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019		
Application No:	HGY/2022/0550	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	07/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to condition E2 (Waste Management Plan - LBH Waste Management) of planning permission HGY/2018/2223 in relation to Plot E only (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2022/0571	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	07/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the partial approval of details pursuant to condition E12 - Part A only (Service and Delivery Plan - LBH Transportation) of planning permission HGY/2018/2223 in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.		
Application No:	HGY/2022/0655	Officer:	Philip Elliott
Decision:	GTD	Decision Date:	29/04/2022
Location:	Ashley Gardens Ashley Road N17 9LJ		
Proposal:	Approval of details pursuant to condition 39 Part B (PV Panels) attached to planning permission HGY/2019/2804.		
Application No:	HGY/2022/0747	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	14/04/2022
Location:	168 Park View Road N17 9BY		
Proposal:	Approval of details pursuant to condition 19 (Secured by Design - Certification) attached to planning permission HGY/2018/0076		
Application No:	HGY/2022/0753	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	12/05/2022
Location:	22-24 Scales Road N17 9HA		
Proposal:	Approval of details pursuant to condition 12 (Building Regulation Part M4 (2) attached to planning permission ref: HGY/2020/1809		
Application No:	HGY/2022/0758	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	17/05/2022
Location:	22-24 Scales Road N17 9HA		
Proposal:	Approval of details pursuant to condition 15 C (Remediation) attached to planning permission ref: HGY/2020/1809		
Application No:	HGY/2022/0785	Officer:	Martin Cowie
Decision:	GTD	Decision Date:	01/04/2022
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17		
Proposal:	Application for the approval of details pursuant to condition D15 - Part B (Secure by Design Accreditation - Metropolitan Police) in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019		

Application No: **HGY/2022/0849** Officer: Martin Cowie
 Decision: GTD Decision Date: 07/04/2022
 Location: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road
 Proposal: East and Ashley Road West Station Road N17
 Application for the approval of details pursuant to condition A33 (Opaque Glazing to non-residential units) of planning permission HGY/2018/2223 in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Application No: **HGY/2022/0993** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 27/04/2022
 Location: Garage Colony St Marys Close N17 9UD
 Proposal: Approval of details reserved by a condition 6 (secure cycle stands) attached to planning permission HGY/2020/0136

RESM Applications Decided: 1

Application No: **HGY/2021/3192** Officer: Martin Cowie
 Decision: GTD Decision Date: 25/02/2022
 Location: Hale Wharf Ferry Lane N17 9NF
 Proposal: Application for the approval of Reserved Matters for Building K of Hale Wharf to provide 11 homes, 70 sqm of non-residential use, public realm, private amenity space, cycle parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and mix.

Total Applications Decided for Ward: 49WARD: **West Green****CLUP Applications Decided: 4**

Application No: **HGY/2022/0635** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 13/04/2022
 Location: 22 Keston Road N17 6PN
 Proposal: Loft conversion with rear dormers and addition of skylights to the front roof slope (certificate of lawfulness for proposed use)

Application No: **HGY/2022/0717** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 29/04/2022
 Location: 50 Graham Road N15 3NJ
 Proposal: Dormer roof extension over main roof slope to rear and part of rear addition (Certificate of lawfulness: proposed use).

Application No: **HGY/2022/0923** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 06/05/2022
 Location: 31 Waldeck Road N15 3EL
 Proposal: Dormer roof extensions over rear roof slope and outrigger, associated with loft conversion and installation 3 rooflights on front roof slope (Certificate of Lawfulness: proposed use).

Application No: **HGY/2022/0925** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 28/04/2022
 Location: Maythorne Caversham Road N15 3QP
 Proposal: Rear dormer loft conversion including three roof lights in the front roof slope (certificate of lawfulness: proposed use)

FUL Applications Decided: 21

Application No:	HGY/2021/3223	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	25/03/2022
Location:	Land between 145-147 Downhills Way N17 6AH		
Proposal:	Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.		
Application No:	HGY/2021/3240	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	18/03/2022
Location:	Flat B 134 Langham Road N15 3LX		
Proposal:	Rear dormer to main roofslope, rear roof terrace with associated privacy screening above outrigger and insertion of three front rooflights		
Application No:	HGY/2021/3492	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	21/02/2022
Location:	39 Downhills Park Road N17 6PE		
Proposal:	Erection of single storey side and rear extension		
Application No:	HGY/2021/3554	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	29/04/2022
Location:	302 Philip Lane N15 4AB		
Proposal:	Installation of 3no. rooflights and creation of front gable		
Application No:	HGY/2022/0198	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	07/03/2022
Location:	62 Mannock Road N22 6AA		
Proposal:	Erection of a rear dormer and roof extension including the insertion of 1x front rooflight and 1x side elevation window. Erection of single storey partial infill extension creating a courtyard and replacement of rear door and window with bi-folding doors.		
Application No:	HGY/2022/0219	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	25/02/2022
Location:	Flat B 58 Westbury Avenue N22 6RS		
Proposal:	Loft conversion with erection of rear dormer and two front rooflights.		
Application No:	HGY/2022/0229	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	28/02/2022
Location:	First Floor Flat, 79 Boundary Road N22 6AS		
Proposal:	Construction of rear dormer extension to facilitate loft conversion		
Application No:	HGY/2022/0312	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	08/04/2022
Location:	Flat A 21 Keston Road N17 6PJ		
Proposal:	Rear L shaped dormer with roof terrace plus rooflights on front slope		
Application No:	HGY/2022/0337	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/03/2022
Location:	6 Mannock Road N22 6AA		
Proposal:	Demolition of existing rear extension and erection of single storey rear/side extension.		

Application No:	HGY/2022/0353	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	15/03/2022
Location:	204 Sirdar Road N22 6QX		
Proposal:	Erection of single storey half width rear extension.		
Application No:	HGY/2022/0364	Officer:	Fatema Begum
Decision:	GTD	Decision Date:	11/04/2022
Location:	87 Belmont Road N17 6AT		
Proposal:	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations of first floor flat, finished in white to match the existing windows. Replacement of roof covering with new artificial slates roof covering to match the existing.		
Application No:	HGY/2022/0379	Officer:	Kwaku Bossman-Gyamara
Decision:	GTD	Decision Date:	08/03/2022
Location:	34 Carlingford Road N15 3EH		
Proposal:	Conversion of 5 bedroom house into 3 x self-contained flats. Ground floor 3 bedroom, 1st floor 2 bedroom, and top floor 1 bedroom		
Application No:	HGY/2022/0464	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	19/04/2022
Location:	114 Boundary Road N22 6AE		
Proposal:	Retrospective application for retention of single storey side extension.		
Application No:	HGY/2022/0537	Officer:	Laina Levassor
Decision:	GTD	Decision Date:	28/04/2022
Location:	175 Higham Road N17 6NX		
Proposal:	Installation of solar panels to front and rear roof slopes		
Application No:	HGY/2022/0610	Officer:	Oskar Gregersen
Decision:	GTD	Decision Date:	20/04/2022
Location:	Flat B 196 Langham Road N15 3NB		
Proposal:	Proposed ground floor side infill extension.		
Application No:	HGY/2022/0633	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/04/2022
Location:	39 Kirkstall Avenue N17 6PH		
Proposal:	Ground floor infill rear extension. Alteration to side garden wall - extending it in height to 2500mm Replacing existing Juliet balcony in loft with top hung window with a fixed lower panel.		
Application No:	HGY/2022/0685	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	21/04/2022
Location:	298 Philip Lane N15 4AB		
Proposal:	Proposed dropped kerb		
Application No:	HGY/2022/0736	Officer:	Mercy Oruwari
Decision:	GTD	Decision Date:	11/05/2022
Location:	Ground Floor Flat 38 Carlingford Road N15 3EH		
Proposal:	Erection of a single storey rear extension		

Application No: **HGY/2022/0805** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/04/2022
 Location: 152 Boundary Road N22 6AE
 Proposal: Rear extension to dwelling house

Application No: **HGY/2022/0821** Officer: Sarah Madondo
 Decision: GTD Decision Date: 29/04/2022
 Location: 147 Sirdar Road N22 6QS
 Proposal: Erection of single storey rear extension

Application No: **HGY/2022/0882** Officer: Mercy Oruwari
 Decision: REF Decision Date: 11/05/2022
 Location: 72 Boundary Road N22 6AD
 Proposal: Erection of rear dormer including the installation of 3x front rooflights and installation of solar panels on flat roof of new dormer.

NON Applications Decided: 3

Application No: **HGY/2022/0026** Officer: Christopher Smith
 Decision: GTD Decision Date: 10/03/2022
 Location: Frankum & Kaye Ltd 38 Crawley Road N22 6AG
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0938:

- a) The amendment of wording to Condition 11;
- b) The amendment of wording to Condition 21;
- c) Amendment to parking space arrangement at the west end of the site;
- d) Amendment to the provision of horizontal banding to Block B;
- e) Amendments to the layouts of plots 13 and 14 (Block B);
- f) Amendments to the layout of plot 9 (Block B);
- g) Amendments to the layout of plot 29 (House Type 2);
- h) Provision of over-door canopies to meet Part M requirements.

Application No: **HGY/2022/0528** Officer: Christopher Smith
 Decision: GTD Decision Date: 06/04/2022
 Location: Frankum & Kaye Ltd 38 Crawley Road N22 6AG
 Proposal: Non-material amendment following a grant of planning permission HGY/2019/0938: The removal of the lift from Block A together with floor plan and elevation amendments and amendment to the wording of Condition 6 to provide that 6 no. dwellings within Block A, specifically plots 1, 2, 4, 5, 6 and 7, shall not be required to comply with Part M4(2) of the Building Regulations 2010 (as amended) but shall meet the minimum requirements of Part M4(1) of the same Regulations. Plot 3 will continue to be Part M4(3) compliant. Access arrangements to cycle stores are also proposed.

Application No: **HGY/2022/1159** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 11/05/2022
 Location: 135 Boundary Road N22 6AR

- Proposal:** Non-material amendment application following a grant of planning permission HGY/2021/2655 including:
- Amendment of the ridge height of the dormer and existing ridge as the existing ridge appears to be lower than what was shown on the approved drawings.
 - Addition of roof-light on the loft bathroom.
 - Adjustment of position of approved loft bathroom rooflight.
 - Existing front kitchen windows to be upgraded to sash and casement windows with reeded glazed finish on the lower half.
 - Soil pipe added to the side of the front bay window wall
 - Height adjustment of new pergola structure to sit above the existing arch.

PNE Applications Decided: 5

- Application No:** HGY/2022/0242 **Officer:** Laina Levassor
- Decision:** PN NOT REQ **Decision Date:** 25/02/2022
- Location:** 2 Colton Gardens N17 6BS
- Proposal:** Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m
- Application No:** HGY/2022/0400 **Officer:** Oskar Gregersen
- Decision:** PN NOT REQ **Decision Date:** 09/03/2022
- Location:** 82 Boundary Road N22 6AD
- Proposal:** Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.92m and for which the height of the eaves would be 3m
- Application No:** HGY/2022/0507 **Officer:** Laina Levassor
- Decision:** PN REFUSED **Decision Date:** 07/04/2022
- Location:** 298 Philip Lane N15 4AB
- Proposal:** Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m
- Application No:** HGY/2022/0595 **Officer:** Oskar Gregersen
- Decision:** PN NOT REQ **Decision Date:** 04/04/2022
- Location:** 27 Willan Road N17 6ND
- Proposal:** Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m
- Application No:** HGY/2022/0949 **Officer:** Oskar Gregersen
- Decision:** PN GRANT **Decision Date:** 18/05/2022
- Location:** 298 Philip Lane N15 4AB
- Proposal:** Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.7m

RES Applications Decided: 21

- Application No:** HGY/2021/3110 **Officer:** Christopher Smith
- Decision:** GTD **Decision Date:** 25/04/2022
- Location:** 423-435 Lordship Lane N22 5DH
- Proposal:** Approval of details pursuant to condition 10 (External Materials) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679).

Application No:	HGY/2021/3216	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/04/2022
Location:	423-435 Lordship Lane N22 5DH		
Proposal:	Approval of details pursuant to condition 17 (Finished Floor Levels) attached to Appeal decision APP/Y5420/W/19/3223654 (original planning reference HGY/2017/3679).		
Application No:	HGY/2021/3269	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/02/2022
Location:	300-306 West Green Road N15 3QR		
Proposal:	Approval of details pursuant to condition 23 (Fire Statement) attached to planning appeal reference APP/Y5420/W/21/3266300 (original Haringey planning application reference HGY/2020/0158).		
Application No:	HGY/2021/3446	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/02/2022
Location:	300-306 West Green Road N15 3QR		
Proposal:	Approval of details pursuant to condition 9 (Construction Management Plan and Construction Logistics Plan) attached to planning appeal reference APP/Y5420/W/21/3266300 (original Haringey planning application reference HGY/2020/0158)		
Application No:	HGY/2021/3448	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	25/02/2022
Location:	300-306 West Green Road N15 3QR		
Proposal:	Approval of details pursuant to condition 17 (Demolition Environmental Management Plan, Construction Environmental Management Plan, Construction Logistics Plan, Air Quality and Dust Management Plan) attached to planning appeal reference APP/Y5420/W/21/3266300 (original Haringey planning application reference HGY/2020/0158)		
Application No:	HGY/2021/3449	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	01/04/2022
Location:	300-306 West Green Road N15 3QR		
Proposal:	Approval of details pursuant to condition 18 (Piling Method Statement) attached to planning appeal reference APP/Y5420/W/21/3266300 (original Haringey planning application reference HGY/2020/0158).		
Application No:	HGY/2021/3482	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	04/05/2022
Location:	300-306 West Green Road N15 3QR		
Proposal:	Approval of details pursuant to condition 14 (Contamination) attached to planning appeal reference APP/Y5420/W/21/3266300 (original Haringey planning application reference HGY/2020/0158)		
Application No:	HGY/2022/0429	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	12/04/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 12b (Air Quality and Dust Management Plan) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0430	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	01/04/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 13b (Considerate Constructors Scheme) attached to planning permission HGY/2019/0938.		

Application No:	HGY/2022/0431	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	29/03/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details (partial) pursuant to condition 14(b) (NRMM registration) attached to planning permission HGY/2019/0938.		
Application No:	HGY/2022/0432	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	29/03/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details (partial) pursuant to condition 18b (Construction Management Plan and Construction Logistics Plan) attached to planning permission HGY/2019/0938.		
Application No:	HGY/2022/0435	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	08/04/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 3 (external surface materials) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0439	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	29/03/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 10 (details of Ultra-Low NOx boilers) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0440	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	12/04/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 11 (ERP boiler rating) attached to planning permission HGY/2019/0938.		
Application No:	HGY/2022/0441	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	13/05/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 8 (hard and soft landscape works) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0442	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	29/03/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 21 (electric vehicle charging points) attached to planning permission HGY/2019/0938.		
Application No:	HGY/2022/0443	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	08/04/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 22 (Delivery and Servicing Plan) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0444	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	07/03/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 23 (living roof) attached to planning permission HGY/2019/0938.		

Application No:	HGY/2022/0446	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	13/05/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 27 (obscured glazing) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0447	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	08/04/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 28 (drainage management and maintenance plan) attached to planning permission HGY/2019/0938		
Application No:	HGY/2022/0448	Officer:	Christopher Smith
Decision:	GTD	Decision Date:	29/03/2022
Location:	Frankum & Kaye Ltd 38 Crawley Road N22 6AG		
Proposal:	Approval of details pursuant to condition 29 (provision of additional biodiversity features) attached to planning permission HGY/2019/0938.		

V106 Applications Decided: 1

Application No:	HGY/2022/0568	Officer:	Christopher Smith
Decision:	APPROVED	Decision Date:	26/04/2022
Location:	38 Crawley Road N22 6AG		
Proposal:	Deed of Variation to s106 Agreement for development at 38 Crawley Road (HGY/2019/0938) to reflect a change in the affordable housing provision from shared ownership to the Council's preferred tenure of affordable rent.		

Total Applications Decided for Ward: 55WARD: **White Hart Lane****CLDE Applications Decided: 2**

Application No:	HGY/2022/0172	Officer:	Samuel Uff
Decision:	REF	Decision Date:	24/02/2022
Location:	Building in the rear garden of 58 Compton Crescent N17 7LD		
Proposal:	Certificate of lawfulness for existing use of the rear outbuilding as a self-contained unit.24/02		
Application No:	HGY/2022/1044	Officer:	Laina Levassor
Decision:	REF	Decision Date:	11/05/2022
Location:	46 Mayfair Gardens N17 7LP		
Proposal:	Certificate of Lawfulness for the existing use as two self-contained units		

CLUP Applications Decided: 1

Application No:	HGY/2022/1037	Officer:	Oskar Gregersen
Decision:	PERM DEV	Decision Date:	28/04/2022
Location:	45 Courtman Road N17 7HT		
Proposal:	Certificate of lawfulness: proposed use: Hip to gable and rear dormer extension		

EIA1 Applications Decided: 1

Application No: **HGY/2021/3279** Officer: Christopher Smith
 Decision: EIANOTREQ Decision Date: 01/04/2022
 Location: Selby Centre Selby Road N17 8JL
 Proposal: Request for screening opinion under regulation 6 of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 in relation to a mixed- use development, involving the demolition of all buildings and structures that comprise the existing Selby Centre and its replacement with a residential led mixed-use development.

FUL Applications Decided: 11

Application No: **HGY/2021/3511** Officer: Mercy Oruwari
 Decision: GTD Decision Date: 04/03/2022
 Location: 16 Kevelioc Road N17 7PR
 Proposal: Erection of single storey side conservatory; replacement of rear door and window with 4x bi-fold doors. Installation of 1x front and 2x rear roof and internal alterations to the property.

Application No: **HGY/2021/3587** Officer: Emily Whittredge
 Decision: GTD Decision Date: 25/03/2022
 Location: 160 Tower Gardens Road N17 7QB
 Proposal: Loft conversion with 2 conservation roof lights to the rear

Application No: **HGY/2022/0221** Officer: Fatema Begum
 Decision: GTD Decision Date: 28/03/2022
 Location: 414 Lordship Lane N17 7QY
 Proposal: Summer house at rear garden.

Application No: **HGY/2022/0348** Officer: Mercy Oruwari
 Decision: REF Decision Date: 11/03/2022
 Location: 116 Gospatrick Road N17 7JE
 Proposal: Erection of a first-floor rear extension.

Application No: **HGY/2022/0358** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 28/03/2022
 Location: 21 Great Cambridge Road N17 7LH
 Proposal: Installation of windows and doors to rear and side elevations at ground floor level.

Application No: **HGY/2022/0360** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 23/03/2022
 Location: 79 Great Cambridge Road N17 7LN
 Proposal: Single storey garage.

Application No: **HGY/2022/0380** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 10/03/2022
 Location: 12A Fryatt Road N17 7BH
 Proposal: New build single family dwelling across ground & lower ground floors (with internal courtyard).

Application No: **HGY/2022/0684** Officer: Emily Whittredge
 Decision: GTD Decision Date: 10/05/2022
 Location: 121 The Roundway N17 7HD
 Proposal: Loft Extension including hip to gable / rear dormer extensions and front roof lights

Application No: **HGY/2022/0825** Officer: Samuel Uff
 Decision: REF Decision Date: 11/05/2022
 Location: 36 Cavell Road N17 7BJ
 Proposal: Part ground floor and part first floor rear extension with first floor side windows and installation of first floor side window to existing dwelling

Application No: **HGY/2022/0950** Officer: Sarah Madondo
 Decision: REF Decision Date: 18/05/2022
 Location: 80 Great Cambridge Road N17 8LT
 Proposal: Conversion of dwelling house into two self contained flats

Application No: **HGY/2022/0985** Officer: Oskar Gregersen
 Decision: GTD Decision Date: 11/05/2022
 Location: 123 The Roundway N17 7HD
 Proposal: Extend existing front porch, finished in wood, with one finished in brick and glass.

LCD Applications Decided: 8

Application No: **HGY/2022/0018** Officer: Emily Whittredge
 Decision: GTD Decision Date: 25/04/2022
 Location: Land rear of 15-29 Risley Avenue N17 7HJ
 Proposal: Redevelopment of car park and hardstanding area to provide 4 units, associated amenity space, landscaping, refuse and cycling facilities.

Application No: **HGY/2022/0238** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 24/03/2022
 Location: Land to the Rear of 163-173 The Roundway N17 7HE
 Proposal: Erection of 5 'move-on' modular build units for temporary homeless accommodation with associated cycle and refuse storage

Application No: **HGY/2022/0577** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/04/2022
 Location: 100, 104, 112, 114, 115, 128, 129, 132, 133, 140, 143, 144, 149, 150, 154, 156, 157, 159 Rivulet Road N17 7JJ
 Proposal: Retrofit of 18 household properties of similar building typology. The proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard.

Application No: **HGY/2022/0581** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/04/2022
 Location: 14, 16, 18 Rivulet Road N17 7JS
 Proposal: Retrofit of 3 household properties of similar building typology. The retrofit proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard.

Application No:	HGY/2022/0583	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2022
Location:	32, 34 Devonshire Hill Lane N17 8LH		
Proposal:	Whole house Retrofit of 2 household properties of similar building typology. The retrofit proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard.		
Application No:	HGY/2022/0589	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2022
Location:	118, 123, 126, 127, 165 Rivulet Road N17 7JJ		
Proposal:	Whole house Retrofit of 5 household properties of similar building typology. The retrofit proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard.		
Application No:	HGY/2022/0591	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/04/2022
Location:	9, 10, 11, 22, 24, 27, 41, 53, 55, 57, 59, 61, 65, 69 Rivulet Road N17 7JT		
Proposal:	Whole house Retrofit of a number of 14 household properties of similar building typology. The retrofit proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard.		
Application No:	HGY/2022/0855	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	28/04/2022
Location:	2, 38, 40, 44, 46 Rivulet Road N17 7JS		
Proposal:	Whole house Retrofit of a number of 5 household properties of similar building typology. The retrofit proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard.		
RES	Applications Decided:	5	
Application No:	HGY/2021/2828	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	29/04/2022
Location:	Land Adjacent To 318A White Hart Lane N17 8LA		
Proposal:	Approval of details reserved by a condition 5 (Land Contamination) of the approved planning permission HGY/2021/1322 in relation to 5a (Desktop Study & Conceptual Model) 5b (Site Investigation) 5c (Risk Assessment) attached to the approved planning application HGY/2020/1322 which was non-materially amended through planning application HGY/2021/3308.		
Application No:	HGY/2022/0076	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/03/2022
Location:	St John's Church and Hall Acacia Avenue N17 8LR		
Proposal:	Approval of details reserved by a condition 6 (Service and Delivery Plan (SDP)) attached to planning permission HGY/2016/4095		
Application No:	HGY/2022/0152	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	10/03/2022
Location:	Bruce Castle Park, Haringey Museum & Archive Service Lordship Lane N17 8NS		
Proposal:	Approval of details pursuant to conditions 5 (Replacement cast iron) and 6 (Details of the proposed repointing & replacement bricks) attached to Planning Permission HGY/2021/1457 and Listed Building Consent Reference HGY/2021/1464.		

Application No: **HGY/2022/0695** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 14/04/2022
 Location: 555 White Hart Lane N17 7RP
 Proposal: Approval of details pursuant to condition 14 (MVHR) attached to planning permission HGY/2020/0635

Application No: **HGY/2022/0767** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/05/2022
 Location: Land Adjacent To 318A White Hart Lane N17 8LA
 Proposal: Approval of details reserved by a condition 3a,b (Bricks), 3c (Window reveals), 3d (Zinc cladding), 3f (Roof capping), 3g (Doors), 3m (Roofing materials), 3n (Down pipes) (attached to planning permission ref: HGY/2020/1322).

Total Applications Decided for Ward: 28

WARD: **Woodside**

ADV Applications Decided: 1

Application No: **HGY/2022/0811** Officer: Christopher Smith
 Decision: GTD Decision Date: 05/05/2022
 Location: Alexandra House 10 Station Road N22 7TR
 Proposal: New LED-illuminated signage: change to the front opening sign replacing a non illuminated sign with a new LED illuminated backlit sign fix back to a new aluminium panel in Pantone 485 Red.

CLUP Applications Decided: 3

Application No: **HGY/2021/2707** Officer: Oskar Gregersen
 Decision: PERM DEV Decision Date: 22/02/2022
 Location: 62 Arcadian Gardens N22 5AD
 Proposal: Conversion of the loft to a habitable space including dormers to the rear roof slope and the installation of rooflight in the front roof slope (Certificate of lawfulness: proposed use).

Application No: **HGY/2022/0497** Officer: Laina Levassor
 Decision: PERM REQ Decision Date: 01/03/2022
 Location: 40 St Albans Crescent N22 5NB
 Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extension to facilitate loft conversion.

Application No: **HGY/2022/0719** Officer: Martin Cowie
 Decision: PERM DEV Decision Date: 04/04/2022
 Location: 24 St Albans Crescent N22 5NB
 Proposal: Rear dormer roof extension and installation of three roof lights to front roof slope (Certificate of Lawfulness: proposed use).

COND Applications Decided: 1

Application No: **HGY/2022/0307** Officer: Emily Whittredge
 Decision: GTD Decision Date: 06/04/2022
 Location: Car Park Station Road N22 2SY

Proposal: Variation of condition 3 (temporary period) of planning permission ref: HGY/2016/3459 (Change of use of disused car park as part of creation of a temporary workspace-led scheme, comprising erection of 9 no. two-storey timber "micro-shed" workspaces for flexible B1a-c (business)/A1 (shops) use and use of Tulip House for B1a-c use; occasional use of the site for events; a new cafe housed within a double-decker bus; erection of perimeter fencing; a new timber-clad steel portacabin housing existing taxi-office; placement of a tension cable canopy across the site for growing hops and associated hard and soft landscaping); namely to extend the temporary period until December 31st 2023.

FUL Applications Decided: 6

Application No: HGY/2022/0226 **Officer:** Laina Levassor
Decision: GTD **Decision Date:** 13/04/2022
Location: 94 Woodside Road N22 5HT
Proposal: Erection of single storey side return extension.

Application No: HGY/2022/0472 **Officer:** Emily Whittredge
Decision: GTD **Decision Date:** 18/03/2022
Location: 31 Sandford Avenue N22 5EJ
Proposal: Single storey rear extension

Application No: HGY/2022/0553 **Officer:** Mercy Oruwari
Decision: GTD **Decision Date:** 12/04/2022
Location: 211 Lyndhurst Road N22 5AY
Proposal: Erection of single storey rear extension.

Application No: HGY/2022/0732 **Officer:** Mercy Oruwari
Decision: GTD **Decision Date:** 26/04/2022
Location: 24 Cumberland Road N22 7TD
Proposal: Replacement of existing single storey rear extension and creation of rear dormer including the installation of front rooflight and re-roofing. Creation of large rear Juliet Balcony in dormer. (AMENDED DESCRIPTION)

Application No: HGY/2022/0796 **Officer:** Emily Whittredge
Decision: REF **Decision Date:** 29/04/2022
Location: Flat 1 12 Eldon Road N22 5DX
Proposal: Ground floor rear extension

Application No: HGY/2022/0797 **Officer:** Emily Whittredge
Decision: GTD **Decision Date:** 29/04/2022
Location: Flat 2 12 Eldon Road N22 5DX
Proposal: Rear dormer and hip to gable roof extension

LBC Applications Decided: 2

Application No: HGY/2022/0322 **Officer:** Emily Whittredge
Decision: GTD **Decision Date:** 18/03/2022
Location: New Testament Church Of God Arcadian Gardens N22 5AA
Proposal: Installation of CCTV security cameras to the exterior and interior of the building

Application No: **HGY/2022/0329** Officer: Elisabetta Tonazzi
 Decision: GTD Decision Date: 24/03/2022
 Location: Civic Centre High Road N22 8ZW
 Proposal: Listed Building Consent for alterations including the removal of asbestos, building services and soft strip in order to enable the refurbishment of the listed building.

LCD Applications Decided: 2

Application No: **HGY/2022/0590** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/04/2022
 Location: 5, 6, 7, 8 Croxford Gardens N22 5QU
 Proposal: Whole house Retrofit of 4 household properties of similar building typology. The retrofit proposals include the over-wrapping of the existing homes with pre-fabricated insulated wall and roof panels, new windows & doors, plus new heating and ventilation systems and photovoltaic roof panels - all to the net-zero energy EnergieSprong standard

Application No: **HGY/2022/0810** Officer: Christopher Smith
 Decision: GTD Decision Date: 05/05/2022
 Location: Alexandra House 10 Station Road N22 7TR
 Proposal: Part replacement of aluminium shopfront, including entrance doors. New entrance flooring.

OUT Applications Decided: 1

Application No: **HGY/2022/0579** Officer: Emily Whittredge
 Decision: REF Decision Date: 27/04/2022
 Location: Land adjacent to 8 Grainger Road N22 5LT
 Proposal: New residential development for 3 family dwellings

PNE Applications Decided: 2

Application No: **HGY/2022/0462** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 04/04/2022
 Location: 87 Sandford Avenue N22 5EJ
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m

Application No: **HGY/2022/0982** Officer: Oskar Gregersen
 Decision: PN REFUSED Decision Date: 12/05/2022
 Location: 16 New Road N22 5ET
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m

RES Applications Decided: 4

Application No: **HGY/2022/0386** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/04/2022
 Location: Rear of 132 Station Road N22 7SX
 Proposal: Approval of details pursuant to condition 5 (Parking and Cycle Facilities) attached to planning permission ref: HGY/2020/3036.

Application No:	HGY/2022/0388	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	01/03/2022
Location:	Rear of 132 Station Road N22 7SX		
Proposal:	Approval of details pursuant to Condition 14 (Living Walls and Roofs) attached to planning permission ref: HGY/2020/3036.		
Application No:	HGY/2022/0730	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2022
Location:	Rear of 132 Station Road N22 7SX		
Proposal:	Approval of details pursuant to Condition 18 (appointment of chartered engineer) attached to planning permission ref: HGY/2020/3036		
Application No:	HGY/2022/0833	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	03/05/2022
Location:	Lordship Lane Primary School Ellenborough Road N22 5PS		
Proposal:	Approval of details reserved by a condition 6 (Construction Management Plan) attached to planning permission ref: HGY/2021/3145		

TEL Applications Decided: 1

Application No:	HGY/2022/0402	Officer:	Kwaku Bossman-Gyamera
Decision:	REF	Decision Date:	11/03/2022
Location:	Outside Civic Centre High Road N22 8ZW		
Proposal:	The proposed erection of a 20 metre high Phase 8 telecommunications pole with built-in cabinet, 3no. separate cabinets and ancillary works. (Prior notification: Development by telecoms operators)		

Total Applications Decided for Ward: 23**Total Number of Applications Decided: 622**

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