
Planning Applications Sub-Committee

MONDAY, 5TH JUNE, 2006 at 19:00 HRS - .

MEMBERS: Councillors Peacock (Chair), Bevan (Deputy Chair), Dodds, Hare, Beacham, Demirci, Patel, Weber and Adje

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AGENDA

1. APOLOGIES FOR ABSENCE

2. 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 10 below.

New items of exempt business will be dealt with at item 10 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 10

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest.

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Standing Order 37

5. MINUTES (PAGES 1 - 22)

To confirm the Minutes of the PASC on 27 March 2006 and the Special meeting of PASC on 24 April 2006.

6. PERFORMANCE STATISTICS (PAGES 23 - 34)

Performance Statistics for Development Control, Building Control and Planning Enforcement Action

7. APPEAL DECISIONS (PAGES 35 - 48)

8. DELEGATED DECISIONS (PAGES 49 - 96)

Decisions taken under delegated powers 13 March 2006 and 14 May 2006

9. PLANNING APPLICATIONS (PAGES 97 - 142)

1. 16-52 High Road N15 – Demolition of existing garages and erection of a part 4/part 5 storey building comprising 6 x 1 bed, 6 x 2 bed, 4 x 3 bed and 2 x 4 bed self contained flats with commercial units at ground floor level and parking at basement level. RECOMMENDATION: Grant, subject to conditions and section 106 Legal Agreement

2. 16-42 High Road N15 – Conservation Area Consent for the above demolition.
RECOMMENDATION: Grant Conservation Area Consent subject to conditions

3. R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22 – Demolition of existing garages and erection of 2 x 2 storey blocks comprising 5 x 2 bed and 1 x 3 bed dwellings and 2 x 3 bed detached dwellinghouses with associated refuse and cycle storage.
RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.

4. 24A Birstall Road, N15 – Erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats. RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.

10. TREE PRESERVATION ORDERS (PAGES 143 - 146)

To confirm the following Tree Preservation Orders:

- 707 High Road, N17 – T1 Scots Pine
- 707 High Road, N17 – T2 Hornbeam
- 21-27 Sussex Gardens, N6 4LS – G1: various species including T1 False Acacia, T2 Ornamental Apple, T3 Silver Birch, T4 Ornamental Apple, T5 Norway Maple, T6 Goat Willow, T7 Purple Plum

11. NEW ITEMS OF URGENT BUSINESS

12. SITE VISITS

Members, applications and objectors are asked please to bring diaries in the event that a site visit is arranged

13. DATE OF NEXT MEETING

26 June 2006 – 7pm

Yuniea Semambo
Head of Member Services
5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Julie Harris
Principal Support Officer (Council)
Tel No: 020 8489 2957
Fax No: 0208 489 2660
Email: julie.harris@haringey.gov.uk

**MINUTES OF PLANNING APPLICATIONS SUB COMMITTEE
27 March 2006**

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), *Adamou, *Basu, *Dodds, *Peacock,
*Rice, *Santry, *Engert, Hare, *Newton

*Members present

PASC110 APOLOGIES (Agenda item 1)

Received from Cllr Hare

PASC111 ITEMS OF URGENT BUSINESS (Agenda Item 2)

None

PASC112 DECLARATIONS OF INTEREST (Agenda Item 3)

Cllr Santry declared a prejudicial interest in respect of 315 The Roundway as she had previously made a representation on a similar application and also in respect of the application on Middlesex University as she was a member of the temporary governing body. She decided to leave the room when these items were discussed and decided on.

PASC113 DEPUTATIONS/PETITIONS (Agenda Item 4)

A petition had been received from Local Residents with regard to Pembroke Works, Campsbourne Road N8. This application had since been withdrawn and would not appear on tonight's agenda

PASC114 MINUTES (Agenda Item 5)

RESOLVED

That the minutes of the Planning Applications Sub Committees on 27 February 2006 be agreed and signed.

PASC115 PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL (Agenda Item 6)

Members noted that the statistics for major and minor applications were above the Haringey and Government targets and that a detailed report on planning enforcement policy issues and statistics would be brought to the first PASC of the new Municipal Year; provisionally 5 June 2006.

PASC116 DECISIONS UNDERTAKEN UNDER DELEGATED POWERS between 6 FEBRUARY 2006 and 12 MARCH 2006 (Agenda Item 7)

In response to a member's question about the conversions into 1 bed units with no parking, officers advised that as these were above commercial premises the decision was within planning regulations.

PASC117 APPEAL DECISIONS during FEBRUARY 2006 (Agenda Item 8)

Officers were especially pleased that the 2 appeals being reported had been the subject of a second refusal.

PASC118 PLANNING APPLICATIONS (Agenda Item 9)

RESOLVED

That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:

Pembroke Works, Campsbourne Road N8

This application had been withdrawn.

314 High Road, N22 8JR

Members noted that this application had been granted conditional permission but that amended plans had been submitted. No objectors were present and the Chair commented that the amendments showed considerable improvement. Members agreed the application, subject to conditions, with the amended plans and with an extra condition for a shared satellite dish.

673 Lordship Lane, N22 5LA

Members noted that amended elevational plans had been submitted for this application. No objectors were present. Members agreed the application subject to conditions and section 106 agreement and an extra security condition for a door entry system. In answer to members questions about car parking, officers explained this was a car free development (in line with current Government Policy); that only 5 car spaces would be provided, with no CPZ permits and that a communal satellite dish was also included in the conditions.

Hornsey Treatment Works, High Street N8

Members were advised that this item had been discussed at a Development Control Forum on 15 December (the minutes of which were attached as an appendix to the report). The first scheme had been refused and members noted that the GLA were happier with the resubmission (their comments were also attached as an appendix to the report)

Three objectors spoke (2 from local residents groups and one from the Alexandra Palace Advisory Committee) and set out their concerns about potential pollution levels from increased traffic, the size and bulk of the development, the lack of a phase 2 plan, environmental impact generally, inappropriate proximity to Alexandra Palace and Park and chemical deliveries in close proximity of a residential area and local playscheme. The Alexandra Palace Advisory Committee representative tabled their objections and were also concerned that the conditions of the 1998 Pumping Station approval had not been complied with.

The local Ward Councillor and Executive Member for Children and Young People spoke and endorsed these concerns and were concerned as to the impact the development could have for many years to come.

The Chair reminded all members speaking at Planning Committee that the Council had now entered 'Purdah' (the period prior to the local elections) and therefore Committees were only meeting to fulfil statutory obligations; i.e planning and licensing applications, and members should therefore conduct themselves accordingly.

A representative from Thames Water spoke in support of the application and explained to members the Water Authority's obligations to ensure that bromate levels in drinking water were kept as low as possible as this chemical could be carcinogenic. The current treatment methods for bromate were not sustainable; a fact which had been verified by OFWAT and the Drinking Water Inspectorate. Phase 1 of the development was for a pre-treatment works and phase 2 would be to actually remove the bromate. The Water Authority had worked with planning officers and was respectful of the amenity of local residents but felt that water treatment had unique circumstances. They anticipated 1 delivery a day, with a worse case scenario of possibly 3, and all deliveries would be supervised by Thames Water staff. In response to members' queries about the feasibility of sinking the development and piping in the chemicals; the Thames Water Project Engineer said that, due to the presence of underground pipework, and because it would be unwise to put at risk the walls of the adjacent reservoir immediately to the north, it was not possible to sink the treatment plant any further, nor could they site it on another disused filter bed further away. To pipe in the chemicals would involve 4 separate pipes being laid, over a long distance, this could be unsightly and a security risk. Bringing in chemicals by tanker was the only option.

Members decided to refuse the application on the grounds of design, height, bulk and proximity to the residential and play group area, loss of amenity on the conservation area and metropolitan open land and lack of 106 agreement and with an informative that any future submission should include information on phase 2.

51 Whymark Avenue, N22 6DJ

Members noted that this premises had been in use as a hostel for 4 years and agreed to grant temporary permission until 1 April 2008, subject to conditions and 106 agreement. In answer to members questions, officers replied that permission was personal and not transferable.

315 The Roundway, N17

Members noted that this application has been refused in May 2005 and had been the subject of an Appeal. Recent photographs of the key changes and minutes of recent DC and Design Forums, where this application had been discussed, were tabled. The Chair allowed members time to consider the points in these minutes as they had not had sight of the documents before the meeting. In response to members questions about provision of family units, officers advised that in response to local pressure, developers were now rewarded on the number of rooms provided and not just on the number of units.

Two objectors spoke and outlined their concerns about the height and bulk of the development, the impact on the 3 bordering conservation areas, the vehicle access through Church Road, the lack of family housing and amenity and generally their views that the development would be bad for Tottenham. The local Ward Councillor spoke supporting the objections; however, he felt that the area was derelict and in need of regeneration.

In answer to members' questions, officers advised that English Heritage had not expressed an opinion and that traffic management had no specific concerns. CABE had stated that although they supported this proposal; they preferred the first submission.

The applicant spoke and summarised the improvements made which were shown in the photographs tabled for members; i.e. reduced number of units, a greater expanse of brickwork, reduction in the building line (giving a wider pavement), reduction of the roof pitch, improved security, boundary treatment and tree planting. Members were advised that they had held 2 public exhibitions, local meetings and posted some 2,000 leaflets consulting local residents.

In response to members' questions, the applicant advised that the development would have 2 separate bin stores (for refuse and recycling; accessible by a key fob) and a door entry system. There

was no play area but they had proposed a section 106 contribution for environmental improvements to Bruce Castle Park.

Members felt that the improvements were not sufficient and decided to refuse the application on the grounds of size, design, mass, bulk, height, loss of amenity and character in context of the nearby conservation area and not in keeping with the street scene.

Members also expressed a view that the derelict site could be better served as one large area; possibly the subject of a CPO. Officers advised members of the new CPO Act which could be considered in similar cases in the future.

278-296 High Road, N15 4AJ

This application had already received planning permission, conditional on materials which members approved. Members were also advised that the extra drawing available at the meeting was different to the one despatched with the agenda and reports.

Former Council Depot, Stoneleigh Road N17

Members approved this application, subject to conditions, but expressed some concerns about the flat roof and quality of materials. In response to members' questions, the applicant advised that the timber finish had a 50 year Guarantee (documentary evidence of this would be produced for members' inspection); the black paint finish was anti-fly posting and anti-graffiti and that they would investigate the lifespan of polycarbon and report back to a future PASC. In response to concerns about the flat roof, members were advised that this had a 1 in 64 gradient (in accordance with building regulations).

Middlesex University, White Hart lane N17

This application asked members to discharge conditions in a previously approved planning permission. In response to members concerns about contamination; a series of emails addressing these were tabled. Although, not a planning consideration; the legal representative had investigated the possibility of indemnity insurance based on a risk assessment. With regard to materials; members felt that the colour scheme should be softened from stark white to a warmer tone. Members also remained concerned about the passage of lorries; so they agreed to defer the decision on this condition, under delegated powers, to the Assistant Director following further consultation with traffic management. The trees and methodology statements were agreed.

PASC119 TREE PRESERVATION ORDERS (Agenda Item 10)

RESOLVED

That the following Tree Preservation Orders be confirmed:

- Entrance to the Gas Works bordering 123 Hornsey Park Road N8 – agreed but members asked for the Arboriculturist to revisit the Silver Birches near the substation.
- 17 Christchurch Road N8
- 12-14 Southwood Lawn N6
- 26 Crescent Road N8
- 15 View Road N6
- Tile Kiln Lane N6
- 72 Palace Road N8 – members were asked to note that a damaged Beech on this site was the subject of enforcement action
- Cedar Court, Colney Hatch Lane N10
- 25 Truro Road N22
- 42 Shepherds Hill N6
- Southwood Park, Southwood Lawn Road N6
- 2-4 Broadlands Road N6
- 23A Albert Road N4
- 30 Muswell Hill N10 – members were asked to note that this TPO was for 2 Ashes, not 1

PASC120 VOTE OF THANKS

As this was the last meeting of the Planning Applications Sub Committee of the current administration and the 2005/6 Municipal Year; Members present offered a vote of thanks to the Chair and Officers for their support at PASC during the last year and administration. The Chair also paid tribute to the work of the planning committee and the team spirit in working with opposition members.

The meeting ended at 11pm

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0109
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/03/2006

Location: 673 Lordship Lane N22 5LA

Proposal Redevelopment of site to include demolition of existing building and erection of 1 x 5 storey building fronting Lordship Lane comprising 5 x 1 bed, 6 x 2 bed and 2 x 3 bed including 14 bicycles stands, 5 car parking spaces and an area for refuse and recycling to the rear. (amended description)

Recommendation LEGAL

Decision LEGAL

Drawing No.s 7209/01A 02B 03B, 04A, 05B. 06B Site Photographs and 7209/04B Received 27 March 2006.

Conditions and/or Reasons

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority: in particular plan no. 7209/04B received 27 March 2006.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
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.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 7209/01/A within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.
8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
9. Details of proposed security gates to the rear access to the site from Vincent Road, and proposed security to the communal door entry systems of the building, which shall be in accord with "Secured by Design Scheme" Standwork shall be submitted to and approved by the Local Planning Authority, prior to commencement of the works
Reason: In order that the Council may be satisfied that adequate security for the benefit of adjoining occupiers and residents of the new development.
10. Details of a scheme for the provision of any satellite dish or antenna to be installed in the premises hereby permitted, shall be submitted to and approved by the Local Planning Authority prior to the installation of such equipment.
Reason: In order to prevent the accumulation of numbers of satellite antenna which would create visual clutter on the building.

INFORMATIVE

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

INFORMATIVE

You are advised that, except for the five on-site car-parking spaces which form part of the approved plans. This development shall be defined as "car free" and no residents will be entitled to apply for a residents Parking Permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The site is located in the immediate vicinity of alternative public transport routes, short walk from Wood Green Tube Station, and is also close to shops and services.

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links that accord with many of the development principles being espoused by central government.

It is considered that in view of the site's location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a valuable contribution to housing provision within the Borough offering a mix of housing sizes and types.

It is considered that the proposed development is in accordance with the policies within the UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.

The position of the proposed buildings on site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

Section 106

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0150
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/03/2006

Location: 314 High RoadN22 8JR

Proposal Erection of a three storey building and conversion of existing upper floors to create 2 x 1 bed and 3 x 2 bed flats at first, second and roof levels and two shop units at ground level. Alteration to elevations.

Recommendation GTD

Decision GTD

Drawing No.s HAS/00 01, 02 03

Conditions and/or Reasons

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority in particular accordance with amended plans Nos HAS 01A, HAS 03A, received on 27 March 2006.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The roof of the proposed single storey rear extension is not to be used as a roof terrace.
Reason: To protect the amenity of the area.
4. Notwithstanding the locations for bin stores shown on the submitted drawings, details of a scheme for the recycling, storage and collection of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority. The
Reason: In order to protect the amenities of the locality.
5. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing adjoining building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighboring properties and the appearance of the locality.
6. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

7. Details of a scheme for provision of any satellite dish or antenna to be installed on the premises hereby permitted shall be submitted to and approved by Local Planning Authority prior to the installation of such equipment.
Reason: In order to prevent the accumulation of number of satellite dishes or antennae which would create visual clutter on the building.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0239
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/03/2006

Location: 51 Whymark Avenue N22 6DJ

Proposal Continuation of use of premises as a hostel for the homeless.

Recommendation GTD

Decision LEGAL

Drawing No.s

Conditions

1. That this permission shall be for a limited period expiring on 30th August 2006 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The permission hereby granted shall not ensure for the benefit of the land but shall be personal to Panicos Aristodemou only, and upon that person ceasing to use the land the use shall be discontinued.
Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.
4. No more than 11 persons, including any resident staff, if any, but including babies under 12 months, shall occupy the premises at any one time.
Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.
5. No noise shall, in the opinion of the Assistant Director Enforcement cause a nuisance to any occupier of property in the vicinity of the premises to which this application relates.
Reason: In order to ensure that the proposed development does not prejudice the enjoyment of neighboring occupiers of their property.
6. That details of a scheme for the storage and collection and recycling of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the hostel.
Reason: In order to protect the amenities of the locality.
7. That a named person shall be made known to adjoining residents for them to be able to contact in the event of problems arising at all times.
Reason: In order to ensure that adjoining occupiers have a point of contact to deal with any problems arising from the use of the premises as a hostel for the homeless.

REASONS FOR APPROVAL

The application for the continuation of use of the property as a hostel for the homeless is supported on the basis that, no objections have been received from local residents or any of the other parties consulted. The proposal complies with Policies HSG 4.1 'Hostels for the Homeless'; HSG 4.2: 'Local Needs Provision for Hostels for the Homeless' and DES 1.9 'Privacy and Amenity of Neighbours'. Accordingly, it would be appropriate to grant a one year temporary consent to further monitor the use and to re-instate the original Section 106 Legal Agreement.

Section 106

No

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2060
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/03/2006

Location: Hornsey Treatment Works, High StreetN8

Proposal Erection of pre-treatment facility on disused filter bed comprising new main process building and chemical storage and dosing building, associated plant and equipment and provision of new access road via New River Village and new bridge adjacent to the New River (amended description)

Recommendation REF

Decision REF

Drawing No.s 9PWD-A1-02000-IN, 9PWD/A1/5022/EX, 5023/EX, 5024/EX, 5025/EX, 5026/EX, 5027/EX, Site Plan, Site Access Report Jan 06, SKT1A , PDW/A1/5076 EX REV 9 PDW/A/3075 EX REV B 05/070-013A 9PDW-A1-2001-INC, Letter Dated 9 February 2006, Letters Dated 10 13 and 20 March 2006, Applicant Supporting Statement, Photographs, Coloured Perspectives, Ecological Statement (ELMAW CONSULTING).

1. The site is located within a sensitive area designated as a Conservation Area and as Metropolitan Open Land in the Adopted Unitary Development Plan 1998 and the Revised UDP of Sept 2004 (Draft Deposit), and adjacent to the Alexandra Palace historic park. The site commands wide views from Alexandra Palace to the north-west and from the New River open space and footpath to the east. The proposed development, by reason of its height, substantial footprint and bulk, would be detrimental to the appearance of the Metropolitan Open Land and would not enhance or preserve the character and appearance of the Conservation Area. The adverse impact would be exacerbated by the design of the building which, notwithstanding amendments made in this submission, would still appear as an intrusive industrial style of construction in a very open setting. Further, the Council is not convinced that there are no suitable alternative locations for such a scheme elsewhere within Hornsey waterworks filter/beds complex. The Scheme is thus contrary to Policies OP 3.2 Metropolitan Open Land Alexandra Palace and Park, OP 3.5 Historic Parks, Gardens and Landscapes, DES 2.2 Preservation and Enhancement of Conservation Areas of the Unitary Development Plan (1998) and Policies UD2 General Principles, OS1A Metropolitan Open Land , OS3 Alexandra Park and Palace and CSV1A Development in Conservation Areas of the Revised Unitary Development Plan Deposit Consultation Draft September 2004.
- 2.

3. No Section 106 agreement exist for securing funding for landscape screen planting at the boundaries with Alexandra Palace, for improvements to Penstock Path, and improvements to Campsbourne playcentre to mitigate against the adverse visual impacts of the propose of buildings. Contrary to Policy UD10 Planning obligation of the Haringey Unitary Development Plan Consultation Draft September 2004.

INFORMATIVE

You are advised that, if any further scheme is submitted to overcome the objections set out above, the Council would wish to see the details of the intended Phase Two of development on this site submitted at the same time so that the overall impact can be assessed

Extra Conditions

Re: Former Council Depot, Stoneleigh Road N17

1. That detail of manufactures guarantee for the timber finish be submitted to and approved by the local planning authority prior to the commencement of the works.

Reason: In order to ensure the satisfactory appearance of the proposed development.

2. That the block paint finish should be anti fly posting and anti graffiti.

Reason: In order to ensure the satisfactory appearance of the property can be maintained.

3. That a details of the lifespan of the polycarbons materials to be used shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to ensure a satisfactory appearance for the proposed development.

4. That the flat roof shall have a gradient of 1:64.

Reason: In order to ensure that the roof of the proposed development is capable of proper maintenance

315 The Roundway N17

Schedule of Reason for Refusal

1. The proposed development by reason of excessive height, bulk, massing , design and general appearance would be out of keeping with the street scene and character and appearance of the locality and would detract from the visual amenities of the Bruce Castle Conservation Area and the setting of Bruce Castle Museum which is a Grade 1 Listed Building contrary to the policies

DES 1.1	Good Design and How Design will be Assessed
DES 1.2	Assessment of Design Quality (1) Fitting new Buildings into the Surrounding
DES 1.3	Assessment of Design Quality (2) Enclosure, Height and Scale
DES 1.4	Assessment of Design Quality (3) Building Lines, Layout, Form, Rhythm and Massing
DES 2.2	Preservation and Enhancement of Conservation Areas
DES 3.6	Character and Setting of Historic Buildings of the Haringey Unitary Development Plan and UD3 Quality Design, CSV1B 'Listed Buildings', SPG1A 'Design Guidance and Design Statements' and SPG2 'Conservation & Archaeology'

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MINUTES OF SPECIAL PLANNING APPLICATIONS SUB COMMITTEE - 24 April 2006

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), Adamou, *Basu, Dodds, *Peacock, *Rice, *Santry, *Engert, Hare, *Newton

*Members present

PASC121 APOLOGIES (Agenda item 1)

Received from Cllrs Adamou, Dodds and Hare

PASC122 ITEMS OF URGENT BUSINESS (Agenda Item 2)

In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.

PASC123 DECLARATIONS OF INTEREST (Agenda Item 3)

None but the Chair reminded members that we were still in the 'Purdah period' prior to the Local Government Elections on 4 May and members should conduct themselves accordingly.

PASC124 PLANNING APPLICATIONS (Agenda Item 9)

RESOLVED

That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:

16- 52 High Road N15 (with Conservation Area Consent)

Officers advised members of the late submission of a petition from the local parishioners with some 300 signatures. The petition expressed concerns about the height and bulk of the development, loss of amenity and sunlight to properties at the rear, the flat roofs being out of character and potential traffic problems. Two objectors spoke; one representing the Parishioners of St Ignatius Church and another from a local residents group. Both set out the above concerns as well as possible contravention of the Mayor's Spatial Development Strategy, high density, lack of gardens and amenity

space and the safety of the entrance and exit from the underground car park.

The applicant supported his application and explained to members that this scheme was the result of extensive consultation with the planning and highways officers and that the application had been before the Design Panel. The panel felt that the development was of a particularly high quality and spacious. Members were reminded that the development was for A1 and A2 use and offered increased employment opportunities in the area. The applicant's solicitor also spoke on behalf of local shopkeepers (between Walgrave Avenue and Craven Park) who were 100% in support of the application. The applicant felt that the site was in urgent need of regeneration as it was frequently subject to anti-social behaviour at night time.

Members were concerned about the high density but there was some leeway as the development was on a main arterial road.

Although members agreed that the area was in need of regeneration they felt it prudent to delay a decision to a site visit. The applicant and objectors noted this and the Clerk to the Committee would arrange this after the Annual Council Meeting on 22 May 2006 (when the new committees for the Municipal Year 2006/7 were appointed) and before the first meeting of the Planning Applications Sub Committee on 5 June 2006.

Cllr Rice joined the meeting at this point.

12-14 High Road and Whymark House, Whymark Avenue N22 Members

Officers explained to members that this application utilised the existing building; the previous one had been for redevelopment of the whole site.

No objectors were present but the applicant spoke and advised members that he felt this application was an improvement on that previously approved. Members generally agreed that this scheme was an approval but they were not happy with the light timber proposed.

Members agreed the application with a condition on materials and communal satellite dish.

Cllr Santry asked for her dissent to be recorded on this decision as she was unhappy with the size and lack of renewable energy

features; although officers explained that the development was not large enough to enforce renewable energy.

Hale Wharf, Ferry Lane N17

Members noted that all 4 units were applying for B1 use (small office accommodation) and officers felt that the residential barges further up the Wharf were at a sufficient distance not to suffer any loss of amenity.

Members agreed the application with an informative about the colour of the sales.

PASC125 SITE VISITS

16- 52 High Road N15 (with Conservation Area Consent)

Site visit to be arranged between Annual Council and Planning Applications Sub Committee on 5 June 2006.

The meeting ended at 9pm

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0358
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 24/04/2006

Location: 12 - 14 High Road & Whymark House, Whymark Avenue N22

Proposal: Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level.

Recommendation: Grant subject to conditions & Section 106 Legal Agreement.

Decision: Grant subject to conditions & Section 106 Legal Agreement.

Drawing No.s E/101 - E107 incl.; PA/201 - PA/207 incl.

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of 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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. Notwithstanding the description of the privacy screen in the application, no development shall be commenced until precise details of the privacy screen to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
5. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.
6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.

INFORMATIVE: The residential units are defined as 'car free' and therefore therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

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

INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

INFORMATIVE: The new residential units would benefit from the enhanced security standards detailed in the 'Secured By Design Scheme' (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and 'Designing Out Crime'. Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 0208 345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

REASONS FOR APPROVAL

The Council has had regard to the development plan (in particular Policies HSG 1.1 'Strategic Housing Target', HSG 1.3 'Changes of Use to Residential', HSG 2.1 'Dwelling Mix for New Build Housing', HSG 2.2 'Residential Densities', DES 1.1 'Good Design & How Design Will Be Assessed', DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale', DES 1.11 'Design of Alterations and Extensions', EMP 1.1 'Employment Protection', STC 3.3 'Access to Upper Floor Accommodation' and RIM 1.7 'Designing Out Crime' of the Haringey Unitary Development Plan) and to other material planning considerations. The proposal is substantially in accordance with the development plan.

Section 106 - YES

INFORMATION RELATING TO APPLICATION REF: HGY/2005/1036
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 24/04/2006

Location: Hale Wharf, Ferry LaneN17

Proposal Provision of 4 x business barges and associated mooring facilities, landscaping and associated parking.

Recommendation Grant

Decision Grant

Drawing No.s HWCB/P3758/01 & Photographs.

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of 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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. External artificial lighting as part of the development shall be directed away from the River Lee Navigation and shall be focused with cowlings.
Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.
4. There shall be no permanent storage of materials related to the development within five metres of the River Lea Navigation along the entire length of the site. This area must be suitably marked and protected during development.
Reason: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor.
5. Before development commences, an ecological enhancement plan, including long term design objectives, management responsibilities and maintenance schedules for all

enhancement areas, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To protect and enhance the natural features and character of the area.

6. All planting carried out as part of the ecological enhancement plan shall be of locally native plant species only, of UK genetic origin.

Reason: Use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that native plants provide - introduced plants usually offer little of our native wildlife.

7. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

INFORMATIVE: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed or structures in under, over or within 8 metres of the brink of the River Lee (Navigation) main river. Contact John Thurlow on 01707 632403 for further details.

INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The planning applications Sub Committee considered that the colour of the sails should be off white or tan / brown colour to match in with the character of the area.

REASONS FOR APPROVAL

The Council has had regard to the development plan (in particular policies EMP 1.2 'New Employment Uses', EMP 1.3 'Defined Employment Areas', EMP 3.4 'Environmentally Sensitive Employment Activity', OP 5.4 'Enhancing the Water Environment', OP 5.6 'Works Affecting Watercourses', DES 1.1 'Good Design and How Design Will Be Assessed', DES 8.6 'River Lee and Lee Navigation Area of Special Character (SAC)' and RIM 1.2 'Upgrading Areas in Greatest Need' of the Haringey Unitary Development Plan) and to other material planning considerations. The proposal is substantially in accordance with the development plan.

Section 106 - No

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PLANNING APPLICATIONS SUB-COMMITTEE**5 June 2006 - BUILDING CONTROL****March 2006**

During the month of **March 2006**, **103** applications have received for the purposes of Building Regulations. Of the **103** applications referred to **47** are Building Notices of which **47 (100%)** have been processed within 48 hours.

The remaining **56** are Full Plans Applications of which **48 (86%)** have been responded to within 3 weeks and **56 (100%)** have been decided within the statutory period.

During the same period **698** Building regulations site inspections were requested and were carried out on the day. Building Control Officers involved with safety at sports grounds legislation and Entertainment's licensing legislation have made **7** inspections/visits.

Building Control also carried out **15** dangerous structures related inspections, all of which were responded to within 2 hours initial notification.

Building Control was also notified of contravening works, where **25** inspections were carried out within 2 days of notification.

During the same month **149** letters were received, of which **115(77%)** were responded to within 10 days.

April 2006

During the month of April 2006, **122** applications have been received for the purposes of Building Regulations. Of the **122** applications referred to **68** are Building Notices of which **68 (100%)** have been processed within 48 hours.

The remaining **54** are Full Plans Applications of which **47 (87%)** have been responded to within 3 weeks and **54 (100%)** have been decided within the statutory period.

During the same period **585** Building regulations site inspections were requested and were carried out on the same day. Building Control officers involved with safety at sports ground legislation and Entertainment's licensing legislation have made **13** inspections/visits.

Building Control also carried out **11** dangerous structures related inspections, all of which were responded to within 2 hours of initial notification.

Building Control was also notified of contravening works, where **13** inspections were carried out within 2 days of notification.

During the same month **100** letters were received, of which **63 (63%)** were responded to within 10 days.

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Planning Applications Sub-Committee 5 June 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**BEST VALUE INDICATOR BV109 -
DETERMINING PLANNING APPLICATIONS**

March 2006 Performance

In March 2006 there were 176 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (1 out of 1)

83% of minor applications were determined within 8 weeks (44 out of 53 cases)

92% of other applications were determined within 8 weeks (112 out of 122 cases)

For an explanation of the categories see Appendix I

Year Performance - 2005/06

In the financial year 2005/06 there were 1930 planning applications determined, with performance in each category as follows -

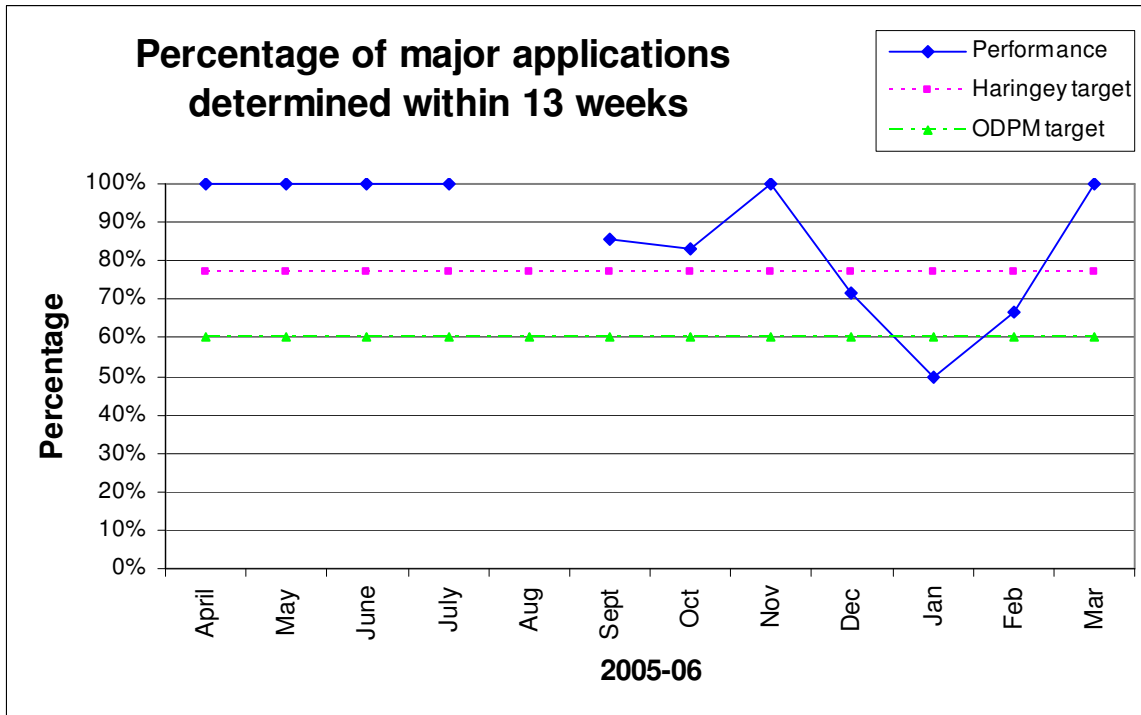
86% of major applications were determined within 13 weeks (37 out of 43 cases)

82% of minor applications were determined within 8 weeks (472 out of 579 cases)

92% of other applications were determined within 8 weeks (1198 out of 1308 cases)

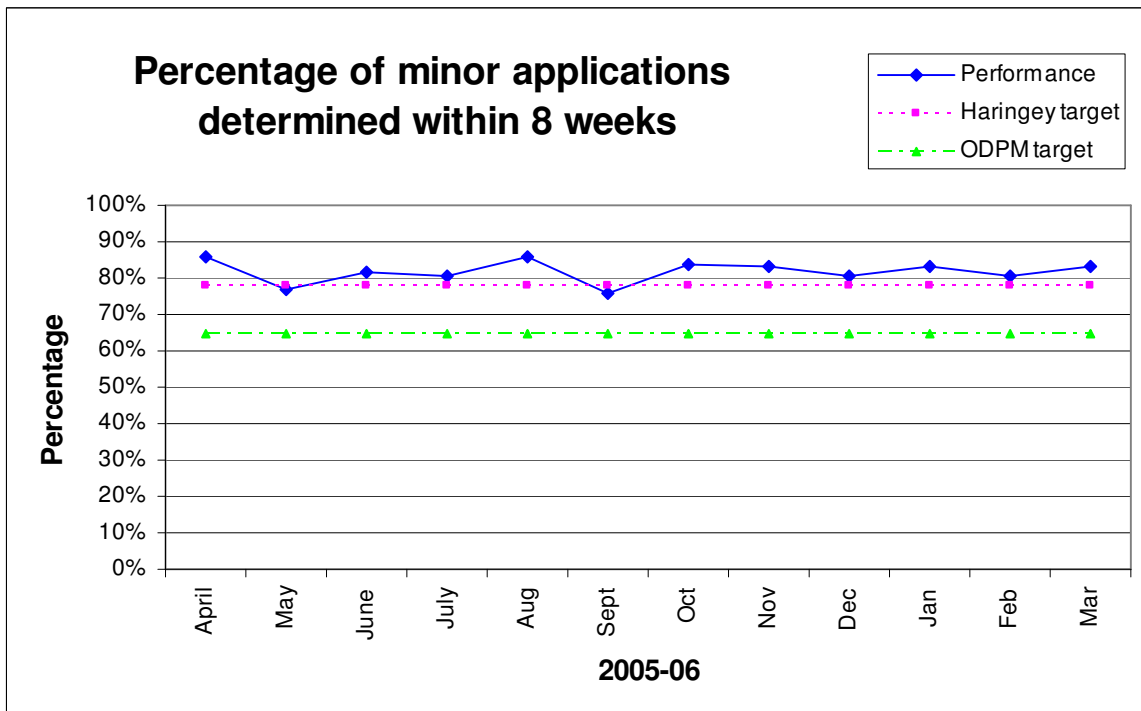
The monthly performance for each of the categories is shown in the following graphs:

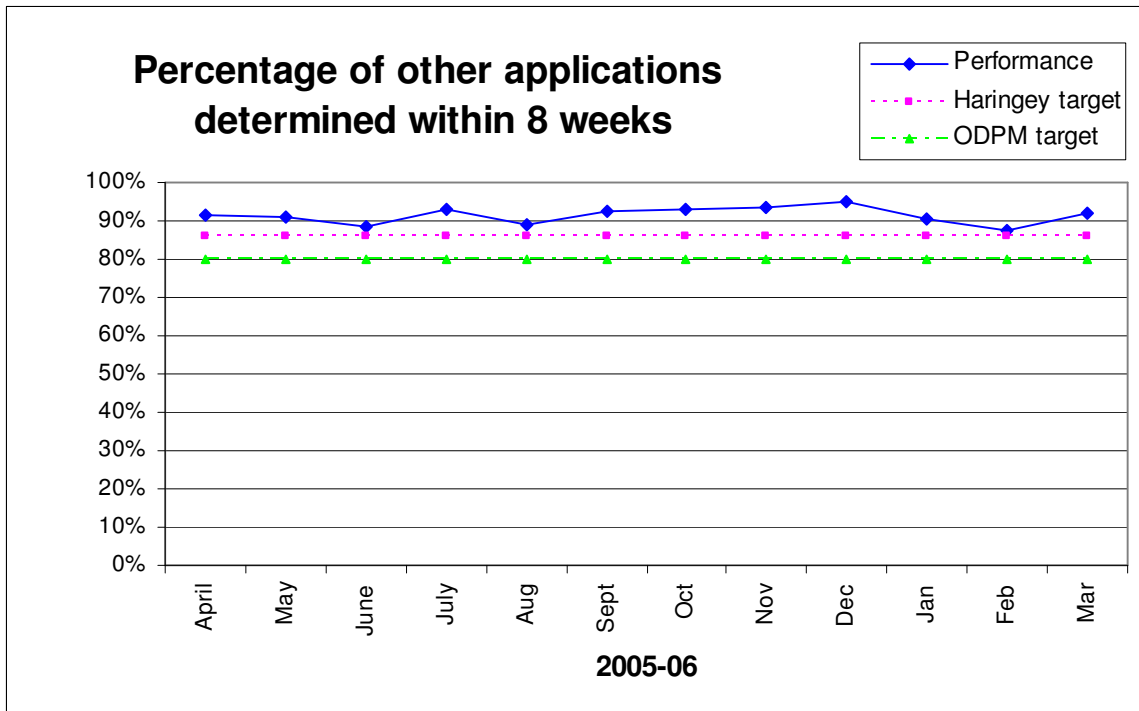
Major Applications 2005/06



N.B. There were no major decisions in August 2005

Minor Applications 2005/06



Other applications 2005/06**Background/Targets**

BV109 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2005/06.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set it's own challenging targets for 2005/06 in relation to BV109. These are set out in the Best Value Performance Plan - Year 6 2005/2006 and are to determine:

- a. 77% of major applications within 13 weeks*
- b. 78% of minor applications within 8 weeks*
- c. 86% of other applications within 8 weeks

**targets revised June 2005*

Appendix I

Explanation of categories

The BV109 indicator covers planning applications included in the ODPM PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**BEST VALUE INDICATOR BV204 -
APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

March 2006 Performance

In March 2006 there were 10 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

30% of appeals allowed on refusals (3 out of 10 cases)

70% of appeals dismissed on refusals (7 out of 10 cases)

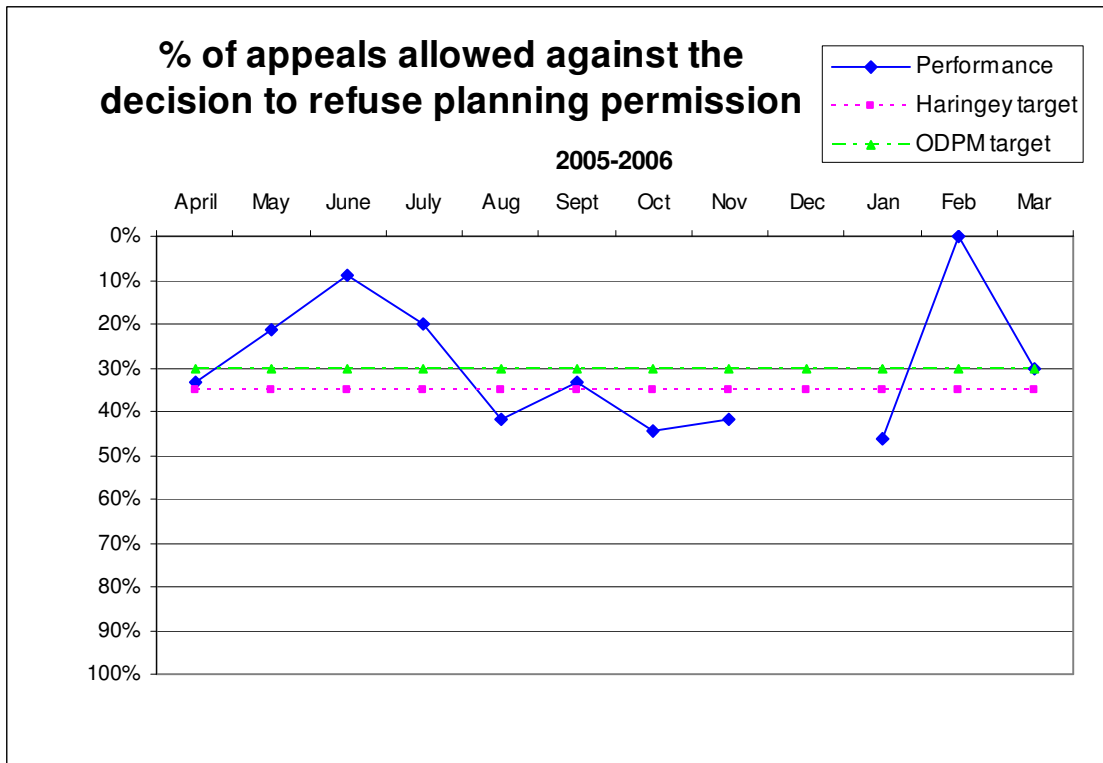
Year Performance - 2005/06

In the financial year 2005/06 there were 109 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

32% of appeals allowed on refusals (35 out of 109 cases)

68% of appeals dismissed on refusals (74 out of 109 cases)

The monthly performance is shown in the following graph:



N.B. There were no appeal decisions in December 2005.

Background/Targets

BV204 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2005/06.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target set by ODPM for 2005/06 is 30%^

Haringey has set it's own target for 2005/06 in relation to BV204. This is set out in the Best Value Performance Plan - Year 6 2005/2006.

The target set by Haringey for 2005/06 is 35%*

**target revised June 2005*

(^ The lower the percentage of appeals allowed the better the performance)

ENFORCEMENT REPORT FOR 1st APRIL TO 30 APRIL 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	3 Cranley Gardens, London N10	23/3/06
	11 Bradley Road, London N22	
	6 Earlham Grove, London N22	
	454 High Road, London N17	27/3/06
	11-13 Lawrence Road	
	27 Hillside Road, London N15	
	87 Creighton Road	
	98 Woodside Road, London	
	112 Woodside Road	
	95 Frobisher Road, N8	
	105 Frobisher Road, N8	
	372 High Road, London N17	7/4/06
	56 Wargrave Avenue, London N15	
	78 Black Boy Lane, London N15	
	Ground Floor Shop, 191 Park Lane, London N15	
	11 Northwood Road, London N6	
	250 High Road, London N15	
	357 Green Lanes, London N4	
	260 Philip Lane	27/3/06
	25 De Quincey Road	20/4/06
470 Lordship Lane, London N17		
406 Lordship Lane, London N17		
Unit 4 Mavros House, 95 Vale Road		
29 Truro Road, London N22		
361 Archway Road, N6 4EU – WITHDRAWN 9.5.06 (CLOSING)	19/4/06	
S.330 - REQUESTS FOR INFORMATION SERVED	3 Cranley Gardens, London N10 3AA	3/4/06
	11 Bradley Road, London N22	5/4/06
	6 Earlham Grove, London N22	5/4/06
	454A High Road, London N17 9JD	7/4/06
	112 Woodside Road, London N22	10/4/06
	87 Creighton Road, London N22	10/4/06
	98 Woodside Road, London N22	10/4/06
	27 Hillside Road, London N15	10/4/06
	11-13 Lawrence Road, London N15	10/4/06
	95 Frobisher Road, N8	10/4/06
	105 Frobisher Road	11/4/06
	250 High Road, London N15 4AJ	12/4/06
	11 Northwood Road, London N6	12/4/06
	56 Wargrave Avenue, London N15 6UB	18/4/06
	Ground Floor Shop, 191 Park Lane, London N17	18/4/06
	78 Black Boy Lane, London N15	19/4/06
	372 High Road, London N17 9HY	19/4/06
	260 Philip Lane, N15 4AD	20/4/06
	25 De Quincey Road	20/4/06
	29 Truro Road, London N22 4EH	26/4/06
406 Lordship Lane, Tottenham, London N17	26/4/06	
Unit 4 Mavros House, 95 Vale Road, London N4	26/4/06	
77 Priory Gardens, N6 5QU	7/4/06	
25 Ennis Road, N4 3HD	6/4/06	

	2A Tilson Road, N17 9UY	7/4/06
	21 Wood Vale, N10 3DJ	7/4/06
ENFORCEMENT NOTICES SERVED	23 Alexandra Road, London N8 OPL (Enf Notice takes effect 28/5/06)	3/4/06
	101 Pemberton Road, London N4 1AY (Enf Notice takes effect 30/5/06)	5/4/06
	103 Broad Lane, Tottenham, London N15 (Enf Notice takes effect 30/5/06)	6/4/06
	28 Woodfield Way, London N11 2PH (Enf Notice takes effect 2/6/06)	7/4/06
	21 Steele Road, London N17 (Enf Notice takes effect 2/6/06)	7/4/06
	Units 1,2 &3 Rowleys Yard, Woodlands Park Road, London N15	13/4/06
	11 Bradley Road, Wood Green, London N22	24/4/06
	6 Earlham Grove, London N22 5HJ	24/4/06
	3 Cranley Gardens, London N10 3AA	26/4/06
	470 Lordship Lane, London N17 7QY	26/4/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED	Golden Cars, 357 Green Lanes, London N4 1DZ	13/4/06
PROSECUTIONS SENT TO LITIGATION	Mr Chris Ostwald - 362 Muswell Hill, London, N10 1DJ	3/4/06
	Mr Richard Gay - 182 Alexandra Park Road N22 4UQ	3/4/06
	Mr Andreas Antoniadis - 10A Hornsey Road, London, N8 0JP	3/4/06
PROCEEDINGS ISSUED	Mr Chris Ostwald - 362 Muswell Hill, London, N10 1DJ	13/4/06
	Mr Richard Gay - 182 Alexandra Park Road N22 4UQ	13/4/06
	Mr Andreas Antoniadis - 10A Hornsey Road, London, N8 0JP	13/4/06
SUCCESSFUL PROSECUTIONS		
COMPLIANCES	1 South View Road	

ENFORCEMENT REPORT FOR 1ST MAY TO 31ST MAY 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	337 Green Lanes, London N4 1DZ (Unauthorised change of use to a social club)	2/5/06
	8 Bedford Road, London N15 4HA (Unauthorised residential conversion)	2/5/06
	488 West Green Road, London N15 (Unauthorised change of use to a social club)	2/5/06
	55 The Roundway, London N17 7HB (Erection of a high fence with barbed wire)	2/5/06
	20 Braemar Avenue, London N22 7BY (Erection of a shed larger than permitted)	3/5/06
	2 Upper Tollington Park, London N4 3EL (Unauthorised change of use to a social club)	3/5/06
	29 Belmont Road, London N15 3LS (Unauthorised erection of an aviary)	9/5/06
	130 Walpole Road, London N17 6BW (Unauthorised rear extension and conversion into flats)	9/5/06
	36 Alexandra Park Road, London N10 2AD (Unauthorised change of use to commercial storage/distribution within a Conservation Area)	9/5/06
	248 Lyndhurst Road, London N22 5AU (Residential Conversion into two flats)	15/5/06
	99 Mount Pleasant Road, London N17 6TW (Erection of a single storey outbuilding in the rear garden)	15/5/06
	252 Lyndhurst Road, London N22 5AU (Residential Conversion into two flats)	15/5/06
	19 Dukes Avenue, London N10 2PS (Replacement of windows with UPVC windows in a Conservation Area)	15/5/06
	109-111 Craven Park Road, London N15 6BL (Development of an External Staircase)	15/5/06
S.330 - REQUESTS FOR INFORMATION SERVED	337 Green Lanes, London N4 1DZ (TG)	10/5/06
	8 Bedford Road, London N15 (TG)	11/5/06
	20 Braemar Avenue, London N22 (TG)	11/5/06
	2 Upper Tollington Park, London N4 3EL (TG)	11/5/06
	55 The Roundway, London N17 (TG)	11/5/06
	488 West Green Road, London N15 (TG)	11/5/06
	130 Walpole Road, London N17 (TG)	17/5/06
	29 Belmont Road, London N15 3LS (TG)	17/5/06
36 Alexandra Park Road, London N10 (TG)	17/5/06	
ENFORCEMENT NOTICES SERVED	112 Woodside Road, Wood Green, London N22 5HS (TG)	3/5/06
	11-13 Lawrence Road, Tottenham, London N15 4EN (TG)	3/5/06
	27 Hillside Road, Tottenham, London N15 6LU (TG)	4/5/06
	98 Woodside Road, London N22 5HT (TG)	5/5/06
	250 High Road, Tottenham, London N15 4AJ (TG)	5/5/06
	11 Northwood Road, London N6 5TL (TG)	8/5/06
	Ground Floor Shop, 191 Park Lane, London N17 OHU (TG)	8/5/06
	87 Creighton Road, London N17 8JS (TG) – 2 Notices Served	10/5/06
	2A Tilson Road, London N17 9UY (AYM)	10/5/06
	95 Frobisher Road, London N8 OQU (AGM)	10/5/06
372 High Road, Tottenham, London N17 (TG)	18/5/06	
78 Black Boy Lane, Tottenham, London N15 (TG)	18/5/06	
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED		
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		

SUCCESSFUL PROSECUTIONS		
COMPLIANCES	5 Lomond Close, London N15 (Enforcement Notice Withdrawn)	8/5/06

APPEAL DECISION March 2006

Ward:	Alexandra
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1385
Decision Level:	Delegated

26 Palace Gates Road N22 7BN**Proposal:**

Erection of a rear dormer window, extension at rear second floor level and insertion of 2 x roof lights to front elevation and alterations to rear extension.

Type of Appeal:

Written Representation

Issue:

Whether the scheme would represent overdevelopment of the site through an over-intensive form of development.

Whether the scheme would give rise to an unacceptable increase in off-street parking.

Result:

Appeal **Allowed** 30 March 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1054
Decision Level:	Delegated

Highways land at junction of Bounds Green Road & Clarence road N22 8YB**Proposal:**

Installation of 10m high column incorporating 3 antennae within, plus equipment cabin.

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the street scene and, if harmful whether the special needs of this Code System operator, in providing acceptable levels of coverage and capacity for its "2nd generation" mobile phone service and to facilitate its 3rd generation service, should outweigh any such harm.

Result:

Appeal **Dismissed** 6 March 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1089
Decision Level:	Delegated

Site on Highways lane outside Tesco Metro, High Road N22 5AB

Proposal:

Installation of 10m column incorporating three antennae within a shroud, plus one equipment cabin.

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the street scene and, if harmful whether the special needs of this Code System operator in providing acceptable levels of coverage and capacity for its "2nd generation" mobile phone service and to facilitate its 3rd generation service, should outweigh any such harm.

Result:

Appeal **Allowed** 7 March 2006

Ward:	Bruce Grove
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1380
Decision Level:	Delegated

38 Broadwater Road N17

Proposal:

Erection of a one storey, 2 bedroom live/work unit in the garden to the rear of 38 Broadwater Road.

Type of Appeal:

Written Representation

Issue:

The detrimental impact on the character of the area.

Result:

Appeal **Dismissed** 30 March 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1800
Decision Level:	Delegated

35-39 The Broadway N8

Proposal:

Erection of a 48 sheet, non –illuminated, poster panel.

Type of Appeal:

Written Representation

Issue:

Whether the sign respects the character and appearance of the Crouch End Conservation Area.

Result:

Appeal **Dismissed** 16 March 2006

Ward:	Haringey
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2532
Decision Level:	Delegated

58 Allison Road N8 0AT

Proposal:

Conversion of the basement to provide a one bedroom flat.

Type of Appeal:

Written Representation

Issue:

The standard of accommodation to be provided

The effect upon car parking in the vicinity _

Result:

Appeal **Dismissed** 6 March 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2005
Decision Level:	Delegated

361 Archway Road N6 4EJ**Proposal:**

Erection of a poster panel.

Type of Appeal:

Informal Hearing

Issue:

The effect of the panel on the amenity of the area.

Result:

Appeal **Dismissed** 7 March 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1281
Decision Level:	Delegated

60-68 Markfield Road N15 4RD**Proposal:**

Change of use of existing works building to multi-function community halls on ground and first floor.

Type of Appeal:

Written Representation

Issue:

Loss of employment generating use

Effect upon the amenities of the locality

Result:

Appeal **Dismissed** 6 March 2006

Ward:	Tottenham Hale
Planning Officer:	J Toerjen

Reference Number:	HGY/2004/0993
Decision Level:	Delegated

456-462 High Road N17 9JD**Proposal:**

Provision of additional storey to rear part to provide seven no. flats (permission previously granted for 13 no. flats) – 20 no. total.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the character and appearance of the area, including the Tottenham Conservation Area

The effect on the living conditions of existing and nearby residential occupiers

Whether the proposed layout makes safe and satisfactory provision for access for future residents.

Result: Appeal **Allowed** 2 March 2006

Ward:	West Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1582
Decision Level:	Delegated

36 Westbury Avenue N22 6RS**Proposal:**

Retention of a single storey rear extension and alterations.

Type of Appeal:

Written Representation

Issue:

The impact on the living conditions of the neighbouring residents through its scale, bulk and appearance.

Result:

Appeal **Dismissed** 24 March 2006

APPEAL DECISION APRIL 2006

Ward:	Bruce Grove
Planning Officer:	M Bradshaw
Reference Number:	HGY/2005/0752
Decision Level:	Delegated

152 The Avenue N17 6JL

Proposal:

Conversion of property to form 1 x 1 bed and 1 x 2 bed self contained flats.

Type of Appeal:

Written Representation

Issues:

The overall size of the original property and access arrangements.

Result:

Appeal **Dismissed** 24 April 2006

Ward:	Bruce Grove
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

50 Newlyn Road N17 6RX

Proposal:

Erection of a single storey rear and side extension to the dwelling extending 3 metres from the rear of the dwelling.

Type of Appeal:

Written Representation

Issues:

The effect of the development of the appearance of the appeal dwelling

The effect of the development on the living conditions of residential neighbours at 48 and 52 Newlyn Road with particular regard to visual amenity in these terraced dwellings

Result:

Appeal **Dismissed** 19 April 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0890
Decision Level:	Delegated

Jameson Lodge, 58 Shepherds Hill N6 5RW

Proposal:

Erection of a roof extension to existing building to create three no. dwellings.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of the occupiers of nearby dwellings with particular regards to visual intrusion, overlooking, loss of privacy, sunlight and noise and disturbance.

Result:

Appeal **Dismissed** 28 April 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0904 & 0906
Decision Level:	Delegated

24 Stanhope Road N6 5NG

Proposal:

HGY/2005/0904 – Appeal A
Proposed new house on existing site of garage/rear garden.

HGY/2005/0906 – Appeal B
Conservation Area Consent for the demolition of an existing garage.

Type of Appeal:

Written Representation

Issues:

Appeal A – Whether the proposal would preserve or enhance the character or appearance of the Crouch End Conservation Area

The effect on residents' living conditions in terms of the amenity space provided for future occupiers of the development and in terms of adjacent residents' living conditions, with particular regard to outlook, natural light and privacy.

Appeal B – Whether the proposed demolition of the existing building on the site would conflict with the aims of national and local policies for the control of demolition in conservation areas.

Result:

Appeals **Dismissed** 18 April 2006

Ward:	Fortis Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1213
Decision Level:	Delegated

40 Tetherdown N10 1NG

Proposal:

Repair rotted soft red brickwork with exmet screwed and plugged onto sound areas of the front elevation of the house finished with pebble dash.

Type of Appeal:

Written Representation

Issue:

Preserving or enhancing the character or appearance of conservation areas.

Result:

Appeal **Dismissed** 18 April 2006

Ward:	Harringay
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2170
Decision Level:	Delegated

507 Green Lanes N4 1TB

Proposal:

Erection of extension at rear first floor level and change of use of current office space to create 1 x 2, 2 x 1 bed and 1 x studio flats.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the living conditions of the future occupiers of Flats 2, 3 and 4 with respect to overall internal floor space size.

The effect upon the living conditions of nearby occupiers with particular reference to the visual impact of the proposed rear extension when viewed from nearby properties and to on street parking and traffic.

The effect upon the street scene.

Result:

Appeal **Allowed** 4 April 2006

Award for Cost – **Allowed** 4 April 2006

Ward:	Harringay
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0914
Decision Level:	Delegated

35 Umfreville Road N4 1RY

Proposal:

Erection of a single storey side extension to the rear.

Type of Appeal:

Written Representation

Issue:

The effect on the amenity of the occupiers of no.37

Result:

Appeal **Allowed** 24 April 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1097
Decision Level:	Delegated

“Redstacks” Compton Avenue N6 4LB

Proposal:

First and second floor extensions to provide additional bedroom accommodation.

Type of Appeal:

Written Representation

Issue:

To preserve the character and appearance of both the existing dwelling and the wider street-scene.

Result:

Appeal **Allowed** 21 April 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0973
Decision Level:	Delegated

Newstead Nursing Home, Denewood Road N6 4AL

Proposal:

Erection of a part single storey, part two storey extension at first floor level, to create an additional floor comprising additional accommodation for residents.

Type of Appeal:

Written Representation

Issue:

The effect of the proposed extensions on the living conditions of the occupiers of neighbouring properties by way of privacy and outlook

The effect on the character and appearance of the Highgate Conservation Area.

Result:

Appeal **dismissed** 21 April 2006

Ward:	Muswell Hill
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Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0848
Decision Level:	Delegated

1A Lynton Road N8 8SR**Proposal:**

Removal of existing conservatory and replacement with single storey rear conservatory extension.

Type of Appeal:

Written Representation

Issue:

The effect of the scheme on the character and appearance of the conservation area.

Result:

Appeal **Allowed** 20 April 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2282 & 0822
Decision Level:	Delegated

2A Brabant Road N22 6XB**Proposal:**

HGY/2004/2282 – Demolition of the existing play centre buildings and the erection of a new mixed use development comprising a new play centre at the ground floor and 36 no. residential units.

HGY/2005/0822 – Demolition of the existing play centre buildings and the erection of a new mixed use development comprising a new play centre at the ground floor and 31 no. residential units.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development, in each case, on the character and appearance of the street scene having particular regard to the density of the development

The effect on the living conditions of adjacent residents having regard to privacy and outlook

Result:

HGY/2004/2282 – Appeal A
Appeal **Dismissed** 20 April 2006

HGY/2005/0822 – Appeal B
Appeal **Allowed** 20 April 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1308
Decision Level:	Delegate

12A Hornsey Park Road N8 0JP

Proposal:

Demolition of existing garages and building of a new two bed bungalow.

Type of Appeal:

Written Representation

Issue:

The effect of noise and disturbance to neighbouring occupiers.

Result:

Appeal **Dismissed** 21 April 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1262
Decision Level:	Delegate

47 Antill Road N15

Proposal:

Conversion of the property into 1 x 1 bed and 1 x 3 bed self contained flats.

Type of Appeal:

Written Representation

Issue:

The size of the property and the standard of the resulting accommodation provided

Result:

Appeal **Allowed** 11 April 2006

Ward:	Tottenham Hall
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

Land Rear of 5 Shelbourne Road N17 0JX

Proposal:

Erection of a steel canopy structure.

Type of Appeal:

Written Representation

Issue:

The effect of the development enforced against on the living conditions of residential neighbours of the appeal site

Result:

Appeal **Dismissed** 19 April 2006

Ward:	West Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1431
Decision Level:	Delegated

267 Lordship Lane N17 6AA

Proposal:

Creation of crossover to front garden of property to create parking for cars off the road.

Type of Appeal:

Written Representation

Issue:

The effect of highway safety.

Result:

Appeal **Dismissed** 18 April 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1782
Decision Level:	Delegated

8 Tintern Road N22 5LU

Proposal:

Conversion of the property to form 2 x 1 bed self contained flats

Type of Appeal:

Written Representation

Issue:

Over-intensive use of the recently-enlarged property

Result:

Appeal **Allowed** 5 April 2006



PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
13/03/2006 AND 14/05/2006**

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.

The Planning staff and case files are located at 639 High Road, Tottenham, London N17 8BD.
Anyone wishing to inspect the background papers in respect of any of these cases should contact Development Control Customer Care Team on (020) 8489 5508 between the hours of 8.45am and 5.00pm.

WARD: **Alexandra**

Application No:	HGY/2006/0592	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	10/05/2006
Location:	32A Muswell Avenue N10 2EG		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0624	Officer:	Mark Connellan
Decision:	PERM DEV	Decision Date:	04/05/2006
Location:	99 Muswell Avenue N10		
Proposal:	The erection of a single storey rear extension.		
Application No:	HGY/2006/0501	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	03/05/2006
Location:	18 Outram Road N22		
Proposal:	The erection of a single storey rear extension.		
Application No:	HGY/2006/0446	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	25/04/2006
Location:	121 Alexandra Park Road N10 2DP		
Proposal:	Construction of timber French structure with polycarbonate roof to front of building to cover drinking area.		
Application No:	HGY/2006/0523	Officer:	Valerie Okeiy
Decision:	PERM DEV	Decision Date:	04/05/2006
Location:	54 Harcourt Road N22		
Proposal:	Erection of single storey building in rear garden comprising art studio.		
Application No:	HGY/2006/0441	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/04/2006
Location:	5 Rosebery Mews, Rosebery Road N10 2LG		
Proposal:	Excavation to basement and change of use of property to create 1 x two bedroom dwelling with studio / workshop at lower ground floor level.		
Application No:	HGY/2006/0425	Officer:	Valerie Okeiy
Decision:	GTD	Decision Date:	25/04/2006
Location:	26 Wroxham Gardens N11 2BA		
Proposal:	Erection of single storey rear extension and provision of bay window to rear first floor elevation.		
Application No:	HGY/2006/0393	Officer:	Valerie Okeiy
Decision:	PERM DEV	Decision Date:	19/04/2006
Location:	28 Vallance Road N22		
Proposal:	The erection of a single storey rear extension and a rear dormer window.		

Application No: **HGY/2006/0497** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 18/04/2006
Location: Outside Pavilion, Alexandra Palace & Park, Alexandra Palace N22
Proposal: The resiting of one KX200 style telephone kiosk.

Application No: **HGY/2006/0258** Officer: Valerie Okeyi
Decision: GTD Decision Date: 23/03/2006
Location: 31 Winton Avenue N11 2AS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0170** Officer: David Paton
Decision: PERM REQ Decision Date: 27/03/2006
Location: 8 Vallance Road N22 7UB
Proposal: Retention of extension to roof at side and rear (Certificate of Lawfulness).

Application No: **HGY/2006/0229** Officer: Luke McSoriley
Decision: REF Decision Date: 29/03/2006
Location: 306 Alexandra Park Road N22 7BD
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0242** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 29/03/2006
Location: 169 Victoria Road N22 7XH
Proposal: Erection of single storey extension to replace existing (Certificate of Lawfulness).

Application No: **HGY/2006/0396** Officer: Valerie Okeyi
Decision: PERM DEV Decision Date: 30/03/2006
Location: 28 Vallance Road N22 7UB
Proposal: Certificate of Lawfulness for the conversion into two flats back to a single family dwellinghouse.

Application No: **HGY/2006/0288** Officer: Joyce Wong
Decision: GTD Decision Date: 04/04/2006
Location: 33 Albert Road N22
Proposal: Erection of single storey side extension.

Application No: **HGY/2006/0259** Officer: Valerie Okeyi
Decision: PERM REQ Decision Date: 06/04/2006
Location: Nought, Outram Road N22
Proposal: Erection of first floor side extension and new roof over to provide additional living space.

Application No: **HGY/2006/0366** Officer: Joyce Wong
Decision: GTD Decision Date: 18/04/2006
Location: 2 Barnard Hill N10
Proposal: Use of property as 2 self contained flats.

Application No: **HGY/2006/0423** Officer: Tara Jane Fisher
Decision: REF Decision Date: 18/04/2006
Location: Land adjacent to 2 Barnard Hill N10
Proposal: Erection of a 2 storey 3 bedroom dwellinghouse.

Application No: **HGY/2006/0140** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/03/2006
Location: 54 Albert Road N22 7AH
Proposal: Erection of rear dormer window with balustrade and insertion of rooflights to front elevation.

Application No: **HGY/2006/0157** Officer: Luke McSoriley
Decision: PERM REQ Decision Date: 21/03/2006
Location: 86 Vallance Road N22 7UG
Proposal: Erection of rear dormer window with French doors and balustrade and creation of gable end. Alterations to elevations. (Certificate of Lawfulness).

Application No: **HGY/2006/0175** Officer: Valerie Okeyi
Decision: GTD Decision Date: 22/03/2006
Location: 98 Grosvenor Road N10 2DT
Proposal: Alterations to roof including erection of rear dormer window and conversion from hip to gable end and enlargement of existing conservatory. Insertion of 3 x rooflights to front elevation.

Application No: **HGY/2006/0375** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 19/04/2006
Location: 11 Rhodes Avenue N22
Proposal: Conversion of garage into habitable living space.

Application No: **HGY/2006/0438** Officer: Valerie Okeyi
Decision: PERM REQ Decision Date: 24/04/2006
Location: 23 Rhodes Avenue N22 7UR
Proposal: Loft conversion including erection of rear dormer window and conversion of roof from hip to gable end.

Application No: **HGY/2006/0437** Officer: Valerie Okeyi
Decision: GTD Decision Date: 25/04/2006
Location: 10 Muswell Avenue N10 2EG
Proposal: Erection of a rear dormer window to the school and insertion of rooflight to front and rear elevation.

WARD: **Bounds Green**

Application No: **HGY/2006/0646** Officer: Oliver Christian
Decision: GTD Decision Date: 08/05/2006
Location: 287 High Road N22
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2003/1410.

Application No:	HGY/2006/0373	Officer:	Mark Connellan
Decision:	REF	Decision Date:	18/04/2006
Location:	4 - 6 Maidstone Road N11		
Proposal:	Erection of 2 storey extension to provide extra bedroom to ground floor flat and extra bedroom to first floor flat.		
Application No:	HGY/2005/2086	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	15/03/2006
Location:	R/O 2 Warwick Road N11		
Proposal:	Approval Of Details pursuant to Conditions 1 (landscaping, planting, seeding, turfing), 2 (front boundary gate), 3 (obscure glazing), 4 (brick wall on north east boundary), and 5 (fence on boundary of 4 & 6 Warwick Road) attached to planning permission reference HGY/2005/0741.		
Application No:	HGY/2006/0498	Officer:	James McCool
Decision:	GTD	Decision Date:	15/03/2006
Location:	Former Middlesex University Campus, Bounds Green Road N11		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2004/1465.		
Application No:	HGY/2006/0139	Officer:	Valerie Okeiy
Decision:	REF	Decision Date:	16/03/2006
Location:	6 Parkhurst Road N22		
Proposal:	Conversion of property into 2 x two bed self contained flats and erection of an extension to utilise the back edition former WC.		
Application No:	HGY/2006/0334	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	27/03/2006
Location:	Former Middlesex University Campus, Bounds Green Road N11 2NQ		
Proposal:	Approval of details pursuant to condition 12 (travel plan) attached to planning reference HGY/2004/1465.		
Application No:	HGY/2006/0263	Officer:	Valerie Okeiy
Decision:	GTD	Decision Date:	29/03/2006
Location:	1 Northcott Avenue N22 7DB		
Proposal:	Removal of side addition and conversion of property to form 1 x one bed and 1 x two bed self contained flats (amended description)		
Application No:	HGY/2006/0279	Officer:	Valerie Okeiy
Decision:	GTD	Decision Date:	29/03/2006
Location:	St. Barnabas Greek Orthodox Church, Finsbury Road N22 8PA		
Proposal:	Erection of 2 x two storey extensions to existing church.		
Application No:	HGY/2006/0295	Officer:	Joyce Wong
Decision:	REF	Decision Date:	04/04/2006
Location:	25 Durnsford Road N11		
Proposal:	Creation of vehicle crossover to a classified road.		
Application No:	HGY/2006/0319	Officer:	Joyce Wong
Decision:	REF	Decision Date:	05/04/2006
Location:	39 Durnsford Road N11		
Proposal:	Creation of a vehicle crossover to a classified road.		

Application No: **HGY/2006/0289** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 10/04/2006
Location: 104 Woodfield Way N11
Proposal: Loft conversion to include erection of rear dormer window and creation of gable end.

Application No: **HGY/2006/0406** Officer: James McCool
Decision: REF Decision Date: 12/04/2006
Location: 18 Eastern Road N22 7DD
Proposal: Conversion of property to form 2 x one bedroom flats.

Application No: **HGY/2006/0652** Officer: Valerie Okeyi
Decision: PERM DEV Decision Date: 24/04/2006
Location: 8 Truro Road N22 8EL
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2006/0552** Officer: Valerie Okeyi
Decision: PERM DEV Decision Date: 04/05/2006
Location: 14 Sidney Road N22
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0486** Officer: Ruma Nowaz
Decision: GTD Decision Date: 03/05/2006
Location: 64 Nightingale Road N22
Proposal: Erection of rear extension at first floor level.

WARD: **Bruce Grove**

Application No: **HGY/2006/0134** Officer: Valerie Okeyi
Decision: GTD Decision Date: 15/03/2006
Location: 144 Greyhound Road N17
Proposal: Extension and conversion to existing outbuilding creating 1 x 1 bedroom dwelling unit. Alterations to elevation.

Application No: **HGY/2006/0158** Officer: Joyce Wong
Decision: REF Decision Date: 15/03/2006
Location: 1-7 Wimborne Road N17 6EU
Proposal: Erection of 2 x rear dormer windows and insertion of 4 x rooflights to front elevation to create 1 x one bedroom flat.

Application No: **HGY/2006/0145** Officer: Luke McSoriley
Decision: GTD Decision Date: 21/03/2006
Location: 99 Mount Pleasant Road N17 6TW
Proposal: Use of two storey building fronting 99 Mount Pleasant Road as 8 bedsits (Certificate of Lawfulness for an existing use).

Application No:	HGY/2006/0200	Officer:	David Paton	Decision Date:	29/03/2006
Decision:	REF				
Location:	Unit 1, 529-535 High Road N17 6SB				
Proposal:	Display of 2 x internally illuminated fascia signs and 1 x projecting box sign.				
Application No:	HGY/2006/0148	Officer:	Ruma Nowaz	Decision Date:	21/03/2006
Decision:	REF				
Location:	72 Woodside Gardens N17 6UW				
Proposal:	Conversion of property to form 2 x one bedroom flats.				
Application No:	HGY/2006/0212	Officer:	Luke McSoriley	Decision Date:	29/03/2006
Decision:	REF				
Location:	9 Gloucester Road N17 6DG				
Proposal:	Conversion of property to form 2 x 1 bedroom flats.				
Application No:	HGY/2006/0204	Officer:	David Paton	Decision Date:	04/04/2006
Decision:	REF				
Location:	Unit 1 529- 535 High Road N17 6SB				
Proposal:	Installation of new shopfront.				
Application No:	HGY/2006/0339	Officer:	Tara Jane Fisher	Decision Date:	05/04/2006
Decision:	REF				
Location:	1 Woodside Gardens N17				
Proposal:	Retrospective planning application for the conversion of property into 2 x 1 bedroom and 1 x studio flats.				
Application No:	HGY/2006/0271	Officer:	Joyce Wong	Decision Date:	06/04/2006
Decision:	GTD				
Location:	Ground Floor Flat, 303 Mount Pleasant Road N17				
Proposal:	Alterations to property to create additional bedroom.				
Application No:	HGY/2006/0570	Officer:	Valerie Okeyi	Decision Date:	10/05/2006
Decision:	GTD				
Location:	144 Greyhound Road N17 6XN				
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2006/0134.				
Application No:	HGY/2006/0590	Officer:	Joyce Wong	Decision Date:	10/05/2006
Decision:	GTD				
Location:	Ground & First Floor Flats, 72 Kitchener Road N17 6DX				
Proposal:	Replacement of existing windows with PVC double glazed windows.				
Application No:	HGY/2006/0461	Officer:	David Paton	Decision Date:	27/04/2006
Decision:	GTD				
Location:	220 Philip Lane N15 4HH				
Proposal:	Conversion of property to form 1 x one bed and 1 x two bed self contained flats, including alterations to ground floor front windows.				

Application No: **HGY/2006/0449** Officer: Valerie Okeyi
Decision: GTD Decision Date: 25/04/2006
Location: 155 Mount Pleasant Road N17 6JH
Proposal: Creation of a vehicle crossover to the rear of the property onto The Avenue N17.

Application No: **HGY/2006/0365** Officer: Valerie Okeyi
Decision: GTD Decision Date: 12/04/2006
Location: 31 Higham Road N17 6NF
Proposal: Erection of 1 x 2 storey two bedroom (plus study) dwelling house.

Application No: **HGY/2006/0297** Officer: Joyce Wong
Decision: REF Decision Date: 11/04/2006
Location: 37 The Avenue N17 6TB
Proposal: Retrospective planning application for the retention of use of property as 2 x two bed self contained flats.

Application No: **HGY/2005/2249** Officer: Luke Gardiner
Decision: REF Decision Date: 05/04/2006
Location: 99 Mount Pleasant Road N17
Proposal: Retrospective planning application for the retention of single storey building for use as storage facility to rear of property.

Application No: **HGY/2006/0292** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 04/04/2006
Location: 296 Mount Pleasant Road N17
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0225** Officer: Ruma Nowaz
Decision: GTD Decision Date: 31/03/2006
Location: Enfield Magistrates Court House, Lordship Lane N17 6RT
Proposal: Listed Building Consent for the construction of secure dock to court 3.

WARD: **Crouch End**

Application No: **HGY/2006/0565** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 11/05/2006
Location: 36 Broadway Parade N8
Proposal: Display of fascia sign and projecting box sign.

Application No: **HGY/2006/0578** Officer: James McCool
Decision: GTD Decision Date: 10/05/2006
Location: 22 Shepherds Close N6 5AG
Proposal: Erection of single storey extension to front of property.

Application No:	HGY/2006/0679	Officer:	Oliver Christian
Decision:	REF	Decision Date:	09/05/2006
Location:	77 Priory Gardens N6		
Proposal:	Retrospective planning application for the erection of single storey rear conservatory extension.		
Application No:	HGY/2006/0603	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	08/05/2006
Location:	Top Floor, 40 Womersley Road N8		
Proposal:	Erection of rear dormer window and insertion of rooflights to front elevation.		
Application No:	HGY/2006/0579	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	28/04/2006
Location:	14 Tregaron Avenue N8 9EY		
Proposal:	Erection of rear dormer window with balustrade.		
Application No:	HGY/2006/0115	Officer:	James McCool
Decision:	REF	Decision Date:	14/03/2006
Location:	5 Sandringham Gardens N8		
Proposal:	Erection of rear and side dormer windows.		
Application No:	HGY/2006/0103	Officer:	James McCool
Decision:	REF	Decision Date:	14/03/2006
Location:	9 Fairfield Road N8		
Proposal:	Creation of a vehicle crossover.		
Application No:	HGY/2006/0147	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	15/03/2006
Location:	38 Glasslyn Road N8 8RH		
Proposal:	Erection of single storey rear extension and insertion of rooflight.		
Application No:	HGY/2006/0153	Officer:	James McCool
Decision:	GTD	Decision Date:	15/03/2006
Location:	Altior Court, 74-76 Shepherds Hill N6 5RJ		
Proposal:	Tree works to include reduction of height, cleaning of stem, crown thinning and removal of deadwood to 1 x Lime, and raising crown to 7m to 1 x London Plane.		
Application No:	HGY/2006/0156	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	15/03/2006
Location:	15A Weston Park N8		
Proposal:	Creation of vehicle crossover onto a borough road.		
Application No:	HGY/2006/0180	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	21/03/2006
Location:	Rear of 13 Elder Avenue N8		
Proposal:	Erection of 1 x 3 storey three bedroom house with associated cycle and refuse storage		

Application No:	HGY/2006/0155	Officer:	Brett Henderson
Decision:	REF	Decision Date:	22/03/2006
Location:	6 Wolseley Road N8 8RP		
Proposal:	Erection of single storey rear extension to create two bedroom flat.		
Application No:	HGY/2006/0183	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	23/03/2006
Location:	8A Coolhurst Road N8 8EL		
Proposal:	Retention of conversion of storage space to habitable living space (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2006/0224	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	30/03/2006
Location:	11 Womersley Road N8 9AE		
Proposal:	Erection of single storey summer house in rear garden.		
Application No:	HGY/2006/0293	Officer:	James McCool
Decision:	GTD	Decision Date:	30/03/2006
Location:	106 Priory Gardens N6 5QT		
Proposal:	Cutting back new growth only of 1 x Sycamore tree.		
Application No:	HGY/2006/0223	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	31/03/2006
Location:	11 Womersley Road N8 9AE		
Proposal:	Demolition of existing extension and erection of replacement single storey rear extension with remodelling of roof at rear first floor.		
Application No:	HGY/2006/0238	Officer:	James McCool
Decision:	GTD	Decision Date:	31/03/2006
Location:	102 Priory Gardens N6		
Proposal:	Tree works consisting of crown lift to 6 metres and a canopy reduction / thin to live growth points up to a maximum of 20% to 1 Sycamore tree.		
Application No:	HGY/2006/0240	Officer:	James McCool
Decision:	GTD	Decision Date:	31/03/2006
Location:	24 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2006/0267	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	31/03/2006
Location:	2-4 The Broadway N8 9SN		
Proposal:	Installation of new folding door shopfront.		
Application No:	HGY/2006/0276	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	04/04/2006
Location:	18 Tregaron Avenue N8		
Proposal:	Replacement of garage door to front elevation with UPVC double glazed window and wall.		

Application No: **HGY/2006/0467** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 1, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0468** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 2, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0469** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 3, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0470** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 4, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0471** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 5, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0472** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 6, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0473** Officer: James McCool
Decision: GTD Decision Date: 27/04/2006
Location: Flat 7, 18 Tregaron Avenue N8 9EY
Proposal: Retention of use of property as studio flat.

Application No: **HGY/2006/0474** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 27/04/2006
Location: 14 Claremont Road N6 5BY
Proposal: Enlargement of the existing rear dormer window and provision of 'Juliette' balcony.

Application No: **HGY/2006/0540** Officer: Michelle Bradshaw
Decision: PERM DEV Decision Date: 28/04/2006
Location: 9 Russell Road N8 8HN
Proposal: Erection of single storey rear extension and insertion of new doors at rear.

Application No:	HGY/2006/0278	Officer:	James McCool
Decision:	GTD	Decision Date:	04/04/2006
Location:	33 Avenue Road N6		
Proposal:	Tree works to include 20% crown reduction to 1 x Copper Beech tree.		
Application No:	HGY/2006/0281	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/04/2006
Location:	Morris House, 23 Coolhurst Road N8		
Proposal:	Erection of single storey enclosed storage area side extension between existing building and north boundary.		
Application No:	HGY/2006/0300	Officer:	James McCool
Decision:	GTD	Decision Date:	04/04/2006
Location:	Park Road Pools, Park Road N8		
Proposal:	Erection of extensions at ground and first floor levels comprising new dance and gym studios. Alterations to ground floor including new entrance and reception, creation of new lift and removal of 3 trees and replanting with 3 new trees.		
Application No:	HGY/2006/0344	Officer:	James McCool
Decision:	GTD	Decision Date:	04/04/2006
Location:	49 Landrock Road N8 9HR		
Proposal:	Installation of 1 x rooflight to rear elevation.		
Application No:	HGY/2006/0316	Officer:	James McCool
Decision:	GTD	Decision Date:	05/04/2006
Location:	Park Road Pools, Park Road N8 8JN		
Proposal:	Erection of single storey toilet block.		
Application No:	HGY/2006/0345	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	11/04/2006
Location:	9 Birchington Road N8 8HR		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0349	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	11/04/2006
Location:	48A Coolhurst Road N8 8EU		
Proposal:	Erection of single storey garden room.		
Application No:	HGY/2006/0346	Officer:	Oliver Christian
Decision:	REF	Decision Date:	13/04/2006
Location:	16 Berkeley Road N8		
Proposal:	Erection of satellite dish to front of house.		
Application No:	HGY/2006/0516	Officer:	James McCool
Decision:	GTD	Decision Date:	18/04/2006
Location:	17 Shepherds Close N6		
Proposal:	Tree works to include crown reduction by 30% and removal of deadwood to 1 x Horse Chestnut to rear of property.		

Application No:	HGY/2006/0397	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/04/2006
Location:	41 Coolhurst Road N8		
Proposal:	Erection of single storey garage with storage room at roof level in rear garden.		
Application No:	HGY/2006/0384	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	19/04/2006
Location:	23 The Broadway N8		
Proposal:	Display of internally illuminated shop fascia sign, projecting box sign and display of window graphics.		
Application No:	HGY/2006/0414	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/04/2006
Location:	80 Claremont Road N6		
Proposal:	Erection of two storey side extension.		
Application No:	HGY/2006/0445	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	19/04/2006
Location:	23 The Broadway N8		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2006/0522	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/04/2006
Location:	R/O 28 Coolhurst Road N8		
Proposal:	Erection of single storey three bedroom dwellinghouse.		
Application No:	HGY/2006/0420	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	24/04/2006
Location:	Flat 5, 21 Shepherds Hill N6 5QJ		
Proposal:	Provision of staircase access to roof and erection of safety rail.		
Application No:	HGY/2006/0434	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	25/04/2006
Location:	9 Waverley Road N8 9QS		
Proposal:	Change of use of ground floor from hostel to private day nursery for children aged between 3 months and 5 years old.		
Application No:	HGY/2006/0599	Officer:	James McCool
Decision:	GTD	Decision Date:	26/04/2006
Location:	27 Hurst Avenue N6 5TX		
Proposal:	Crown reduction & thin to a maximum of 20% of the canopy. All reduction points must be to live growth points with no branches with a diameter greater than 5cm being removed.		
Application No:	HGY/2006/0400	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/05/2006
Location:	41 Coolhurst Road N8		
Proposal:	Excavation to basement including creation of lightwells to front and rear elevation to create habitable living space under approved side extension. Alterations to elevations including creation of balustrades at rear 1st floor level and to front of property and provision of new boundary wall and railings.		

Application No: **HGY/2006/0695** Officer: Oliver Christian
Decision: REF Decision Date: 09/05/2006
Location: 41 Priory Gardens N6
Proposal: Retrospective planning application for the erection of single storey rear conservatory extension.

Application No: **HGY/2006/0572** Officer: Brett Henderson
Decision: PERM REQ Decision Date: 10/05/2006
Location: 36 Haslemere Road N8 9RB
Proposal: Retrospective planning application for the retention of terrace at rear of property (Certificate of Lawfulness for an existing use).

WARD: **Fortis Green**

Application No: **HGY/2006/0636** Officer: Valerie Okeiy
Decision: PERM DEV Decision Date: 10/05/2006
Location: 6 Lynmouth Road N2 9LS
Proposal: Erection of single storey rear extension and erection of rear / side dormer window with alterations to roof line (Certificate of Lawfulness).

Application No: **HGY/2006/0560** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 09/05/2006
Location: 21 Twyford Avenue N2 9NU
Proposal: Erection of rear dormer window and conversion of roof from hip to gable end (Certificate of ILwfulness).

Application No: **HGY/2006/0435** Officer: Joyce Wong
Decision: GTD Decision Date: 05/05/2006
Location: 14 Pages Lane N10
Proposal: Demolition of existing lean to extension and erection of replacement single storey rear extension.

Application No: **HGY/2006/0515** Officer: Joyce Wong
Decision: GTD Decision Date: 03/05/2006
Location: 20 Eastern Road N2
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/0514** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 27/04/2006
Location: 20 Eastern Road N2 9LD
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0154** Officer: David Paton
Decision: GTD Decision Date: 15/03/2006
Location: The Lodge, Creighton Avenue N10
Proposal: Approval of Details pursuant to Condition 4 (tree protection) attached to planning permission reference HGY/2005/1633.

Application No:	HGY/2006/0230	Officer:	David Paton	Decision Date:	15/03/2006
Decision:	PERM DEV				
Location:	46 Osier Crescent N10				
Proposal:	Conversion of garage to habitable living space.				
Application No:	HGY/2006/0179	Officer:	Joyce Wong	Decision Date:	21/03/2006
Decision:	REF				
Location:	20 Wellfield Avenue N10 2EA				
Proposal:	Erection of single storey rear conservatory extension.				
Application No:	HGY/2006/0181	Officer:	Joyce Wong	Decision Date:	23/03/2006
Decision:	GTD				
Location:	St. James C of E Primary School, Woodside Avenue N10				
Proposal:	Installation of new 3m high welded mesh or chain link fence with 4m high fencing behind goals around existing playground area.				
Application No:	HGY/2006/0310	Officer:	Jacques Toerjen	Decision Date:	13/04/2006
Decision:	GTD				
Location:	47-51 Kings Avenue N10 1PA				
Proposal:	Approval of details pursuant to conditions 2 (materials), 3 (carried out in accordance with plans) and 4 (hard landscaping) attached to Planning reference HGY/2005/1280.				
Application No:	HGY/2006/0343	Officer:	Mark Connellan	Decision Date:	13/04/2006
Decision:	GTD				
Location:	47-51 Kings Avenue N10 1PA				
Proposal:	Amendment to Planning Permission HGY/2005/1280 involving demolition of existing single storey rear extension and erection of new single storey rear extension and conservatory.				
Application No:	HGY/2006/0370	Officer:	Mark Connellan	Decision Date:	13/04/2006
Decision:	GTD				
Location:	17B Greenham Road N10 1LN				
Proposal:	Erection of rear dormer window and insertion of 2 x rooflights to front elevation.				
Application No:	HGY/2006/0362	Officer:	Ruma Nowaz	Decision Date:	18/04/2006
Decision:	GTD				
Location:	4 Greenfield Drive N2				
Proposal:	Demolition of existing conservatory extension and erection of replacement single storey rear extension.				
Application No:	HGY/2006/0394	Officer:	Valerie Okeiy	Decision Date:	19/04/2006
Decision:	GTD				
Location:	Muswell Hill Methodist Church, 28 Pages Lane N10				
Proposal:	Erection of 3 x temporary single storey cabins ancillary to church.				
Application No:	HGY/2006/0421	Officer:	Joyce Wong	Decision Date:	19/04/2006
Decision:	PERM DEV				
Location:	26 Collingwood Avenue N10				
Proposal:	The erection of a single storey rear extension.				

- Application No: **HGY/2006/0447** Officer: Joyce Wong
Decision: GTD Decision Date: 19/04/2006
Location: Guy Chester Centre, Chester House, Pages Lane N10
Proposal: Tree works to include reduction by 5m to 1 x Horse Chestnut, general works to 1 x Lime, crown reduction by 2m to 1 x Oak, crown reduction by 30% to 1 x Holm Oak, reduction of overhanging by 4m to 1 x Horse Chestnut and limb reduction by 6m to 1 x Ash.
- Application No: **HGY/2006/0503** Officer: Tara Jane Fisher
Decision: REF Decision Date: 25/04/2006
Location: 22a Woodberry Crescent N10 1PH
Proposal: Conversion of property into 1 x one bed and 1 x two bed self contained flats.
- Application No: **HGY/2006/0453** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 25/04/2006
Location: 34A Colney Hatch Lane N10 1DU
Proposal: Erection of single storey summer house / studio to rear of property in garden.
- Application No: **HGY/2006/0199** Officer: David Paton
Decision: GTD Decision Date: 27/03/2006
Location: 37 Leaside Avenue N10 3BT
Proposal: Erection of rear dormer window.
- Application No: **HGY/2006/0207** Officer: Ruma Nowaz
Decision: REF Decision Date: 29/03/2006
Location: Thirlestane Court, Colney Hatch Lane N10 1LH
Proposal: Erection of mansard roof onto existing flat roof creating 3 x two bedroom flats and conversion of existing storage space at ground floor level to provide 2 x one bed and 1 x two bed flats. Provision of cycle and refuse storage.
- Application No: **HGY/2006/0227** Officer: Valerie Okeyi
Decision: GTD Decision Date: 29/03/2006
Location: 189 Creighton Avenue N2 9BN
Proposal: Erection of single storey side/rear extension.
- Application No: **HGY/2006/0284** Officer: Frixos Kyriacou
Decision: REF Decision Date: 29/03/2006
Location: 29 Southern Road N2 9LH
Proposal: Listed Building Consent for the excavation and extension to basement at rear, replacement of existing rear extension with new at ground floor level, provision of new staircase to garden at rear, creation of lightwells to front, side and rear of property and use of property as two maisonettes
- Application No: **HGY/2006/0285** Officer: Frixos Kyriacou
Decision: REF Decision Date: 29/03/2006
Location: 29 Southern Road N2 9LH
Proposal: Excavation and extension to basement at rear, replacement of existing rear extension with new at ground floor level, provision of new staircase to garden at rear, creation of lightwells to front, side and rear of property, and continued use of property as two residential units.

Application No: **HGY/2006/0301** Officer: Valerie Okeyi
Decision: GTD Decision Date: 29/03/2006
Location: 10 Birchwood Avenue N10 3BE
Proposal: Tree works to include crown reduction and spread by 30% to 1 x Sycamore.

Application No: **HGY/2006/0429** Officer: Valerie Okeyi
Decision: GTD Decision Date: 05/04/2006
Location: 7 Fordington Road N6
Proposal: Tree works to include crown reduction in height and thinning by 10% to 1 x Silver Birch to front of property.

Application No: **HGY/2006/0283** Officer: Ruma Nowaz
Decision: REF Decision Date: 06/04/2006
Location: 35 Woodside Avenue N6
Proposal: Erection of single storey rear / side extension.

Application No: **HGY/2006/0351** Officer: David Paton
Decision: GTD Decision Date: 11/04/2006
Location: 138 Fortis Green Road N10 3DU
Proposal: Installation of new shopfront.

Application No: **HGY/2006/0519** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 27/04/2006
Location: 122 Creighton Avenue N2 9BJ
Proposal: Erection of single storey side extension and erection of side and rear dormer windows. Alterations to elevations including new fenestration and garage door.

Application No: **HGY/2006/0513** Officer: Valerie Okeyi
Decision: GTD Decision Date: 04/05/2006
Location: 176 Creighton Avenue N2
Proposal: Reconstruction of fire damaged roof including erection of new rear dormer window and provision of new front bay window.

Application No: **HGY/2006/0557** Officer: David Paton
Decision: PERM DEV Decision Date: 09/05/2006
Location: 53 Woodberry Crescent N10 1PJ
Proposal: Erection of single storey rear extension (Certificate of Lawfulness).

WARD: **Harringay**

Application No: **HGY/2006/0527** Officer: Brett Henderson
Decision: GTD Decision Date: 28/04/2006
Location: 29 Falkland Road N8 0NS
Proposal: Use of property as two self contained flats.

Application No:	HGY/2006/0504	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	28/04/2006
Location:	60 Wightman Road N4 1RU		
Proposal:	Retrospective planning application for the retention of porch to front of building.		
Application No:	HGY/2006/0427	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	19/04/2006
Location:	126B Beresford Road N8		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2006/0363	Officer:	James McCool
Decision:	GTD	Decision Date:	12/04/2006
Location:	R/O 555 Green Lanes N8		
Proposal:	Insertion of a new entrance gate, fronting Hewitt Road, to the rear of 555 Green Lanes, N8		
Application No:	HGY/2006/0304	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/04/2006
Location:	653 Green Lanes N8		
Proposal:	Use of property as a house of multiple occupation.		
Application No:	HGY/2006/0125	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	14/03/2006
Location:	653 Green Lanes N8		
Proposal:	Change of use of ground floor from A1 (retail) to A5 (takeaway) with provision of extract flue to rear elevation.		
Application No:	HGY/2006/0114	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	15/03/2006
Location:	1-5 Salisbury Promenade, Green Lanes N4		
Proposal:	Change of use of premises from snooker club to banqueting hall.		
Application No:	HGY/2006/0118	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/03/2006
Location:	15 Duckett Road N4		
Proposal:	Erection of single storey rear extension and creation of new access door with stairs to basement. Alterations to elevations.		
Application No:	HGY/2006/0161	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	21/03/2006
Location:	645 Green Lanes N8 0QY		
Proposal:	Variation of condition re opening hours of restaurant / take away attached to planning application reference HGY/2003/0809 granted on appeal to allow opening 8am - 2am Monday to Sunday.		
Application No:	HGY/2006/0059	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	29/03/2006
Location:	Finsbury Park, Endymion Road N4 2NQ		
Proposal:	Change of use of existing toilet block for public use (now redundant) into an Information Kiosk run by the Local Authority (Certificate of Lawfulness).		

Application No: **HGY/2006/0228** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 30/03/2006
Location: 50 Park Road N15 3HR
Proposal: Conversion of property into 2 x two self contained flats.

Application No: **HGY/2006/0252** Officer: James McCool
Decision: GTD Decision Date: 31/03/2006
Location: 83 Turnpike Lane N8 0DY
Proposal: Use of first floor of property as a self contained flat and use of second floor of property as a non-self contained flat (Certificate of Lawfulness for an existing use).

Application No: **HGY/2006/0237** Officer: Brett Henderson
Decision: PERM REQ Decision Date: 03/04/2006
Location: 69 Warham Road N4
Proposal: Use of property as house in multiple occupation containing 7 rooms.

Application No: **HGY/2006/0305** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 04/04/2006
Location: 146 Wightman Road N8 0BD
Proposal: Creation of a vehicle crossover to a classified road.

Application No: **HGY/2006/0380** Officer: Brett Henderson
Decision: GTD Decision Date: 12/04/2006
Location: North Harringay Junior & Infant School, Falkland Road N8 0NU
Proposal: Erection of sheltered outdoor classroom to existing roof garden, providing facilities for teaching workshops and performances.

Application No: **HGY/2006/0457** Officer: Brett Henderson
Decision: REF Decision Date: 25/04/2006
Location: First Floor Flat, 285 Wightman Road N8 0NB
Proposal: Replacement of windows to 1st floor flat with new double glazed PVCU windows.

WARD: Highgate

Application No: **HGY/2006/0138** Officer: James McCool
Decision: GTD Decision Date: 14/03/2006
Location: 31 Stormont Road N6
Proposal: Erection of single storey summerhouse and provision of pond in rear garden.

Application No: **HGY/2006/0159** Officer: James McCool
Decision: REF Decision Date: 14/03/2006
Location: Corner at Dukes Head Yard, Highgate High Street N6
Proposal: Removal of existing asbestos flat roof and reinstatement of original pitched roof.

Application No:	HGY/2006/0012	Officer:	James McCool
Decision:	REF	Decision Date:	22/03/2006
Location:	"Woodley", Compton Avenue N6 4LH		
Proposal:	Erection of side mansard extension at first floor level.		
Application No:	HGY/2006/0189	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	27/03/2006
Location:	3 Storey Road N6 4DR		
Proposal:	Erection of new dormer window and insertion of 2 x rooflights to front elevation. Erection of replacement brick-built shed in rear garden.		
Application No:	HGY/2005/1228	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/03/2006
Location:	27 Hornsey Lane Gardens N6 5NY		
Proposal:	Conversion of basement void to extend existing ground floor flat.		
Application No:	HGY/2006/0272	Officer:	Brett Henderson
Decision:	REF	Decision Date:	04/04/2006
Location:	12 Winchester Place N6		
Proposal:	Erection of single storey rear conservatory extension and plant house extension over existing garage.		
Application No:	HGY/2006/0262	Officer:	Brett Henderson
Decision:	PERM REQ	Decision Date:	31/03/2006
Location:	26D North Hill N6 4QA		
Proposal:	Retention of tree house in rear garden (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2006/0257	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	31/03/2006
Location:	66 North Road N6 4AA		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/0255	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	31/03/2006
Location:	64 North Road N6 4AA		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/0233	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	31/03/2006
Location:	36 Orchard Road N6 5TR		
Proposal:	Erection of rear dormer window and insertion of 1 x rooflight to rear elevation and 2 x rooflights to front.		
Application No:	HGY/2006/0236	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	31/03/2006
Location:	72 North Hill N6 4RH		
Proposal:	Insertion of single width black iron gate to back wall.		

Application No:	HGY/2006/0244	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	30/03/2006
Location:	30 Wood Lane N6 5UB		
Proposal:	Demolition of built in garage and redevelopment of front elevation including provision of new bay window, creation of balcony with railings over existing extension to rear and creation of vehicle crossover. Retention of extension at rear (amended description).		
Application No:	HGY/2006/0209	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	23/03/2006
Location:	236 Archway Road N6 5AX		
Proposal:	Change of use of ground and basement floors from office to veterinary surgery (D1).		
Application No:	HGY/2006/0187	Officer:	Frixos Kyriacou
Decision:	PERM DEV	Decision Date:	16/03/2006
Location:	3 Storey Road N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0439	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	18/04/2006
Location:	19 Broadlands Road N6		
Proposal:	Tree works to include felling of 1 x Silver Birch to rear of property.		
Application No:	HGY/2006/0356	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	13/04/2006
Location:	55A Cholmeley Park N6 5EH		
Proposal:	Erection of single storey extension comprising new teaching and staff offices and erection of enclosure extension to existing mess room.		
Application No:	HGY/2006/0326	Officer:	James McCool
Decision:	REF	Decision Date:	12/04/2006
Location:	19 North Road N6 4BD		
Proposal:	Partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove, N6 (borough road) at rear.		
Application No:	HGY/2006/0327	Officer:	James McCool
Decision:	REF	Decision Date:	12/04/2006
Location:	19 North Road N6 4BD		
Proposal:	Listed Building Consent for the creation of a hardstanding in the rear garden and the partial demolition of rear boundary wall to allow for repair and re-building including creation of vehicle crossover to North Grove to rear.		
Application No:	HGY/2006/0336	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	11/04/2006
Location:	24 Milton Park N6		
Proposal:	Erection of dormer window to front of property.		
Application No:	HGY/2006/0328	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	11/04/2006
Location:	R/O 70 Southwood Lane N6		
Proposal:	Removal of Condition 15 attached to planning permission reference HGY/2004/2356 to allow the retention of bungalow.		

Application No:	HGY/2006/0431	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/04/2006
Location:	51 Shepherds Hill N6		
Proposal:	Tree works to include cutting back overhang and crown thin by 20% to 1 x Sycamore tree to rear of property.		
Application No:	HGY/2006/0243	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/04/2006
Location:	53 Holmesdale Road N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0100	Officer:	David Paton
Decision:	GTD	Decision Date:	15/03/2006
Location:	70 Southwood Lane N6 5DY		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2004/2356, involving use of "Desert Gold" natural stone tile for all external cladding, stainless steel Ugitop 4301/4404 for grass roof parapet eaves and Code 7 lead sheet for lantern and mezzanine floor roofs.		
Application No:	HGY/2006/0615	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/05/2006
Location:	12 Kingsley Place N6		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2006/0589	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	08/05/2006
Location:	6 Causton Road N6		
Proposal:	Erection of rear extension at second floor level.		
Application No:	HGY/2006/0588	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	08/05/2006
Location:	4 North Hill Avenue N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0543	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	08/05/2006
Location:	387 Archway Road N6		
Proposal:	Erection of single storey rear extension and conversion of 1st and 2nd floors to create 2 x 2 bed self contained flats.		
Application No:	HGY/2006/0502	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/05/2006
Location:	Highgate School, Bishopswood Road N6		
Proposal:	Construction of 105m x 44m (approx) all weather pitch with 3m (approx) high sports fencing together with soft landscaping.		
Application No:	HGY/2006/0455	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	25/04/2006
Location:	82 North Road N6 4AA		
Proposal:	Erection of single storey rear extension at ground floor level to create additional room for Dental Surgery. Self-containment of 1st floor flat.		

Application No:	HGY/2006/0448	Officer:	James McCool
Decision:	GTD	Decision Date:	24/04/2006
Location:	5 The Park N6 4EU		
Proposal:	Erection of new boundary wall and gates.		
Application No:	HGY/2006/0412	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/04/2006
Location:	30 Highgate High Street N6 5JG		
Proposal:	Listed Building Consent for the installation of air conditioning unit.		
Application No:	HGY/2006/0413	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	24/04/2006
Location:	30 Highgate High Street N6 5JG		
Proposal:	Installation of air conditioning unit.		
Application No:	HGY/2006/0270	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/04/2006
Location:	Heathways, Courtenay Avenue N6		
Proposal:	Demolition of existing building and erection of 1 x 3 storey eight bedroom dwellinghouse with habitable rooms and gym at basement levels guest suite at 2nd floor and double garage at ground.		
Application No:	HGY/2006/0268	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/04/2006
Location:	Heathways, Courtenay Avenue N6		
Proposal:	Conservation Area Consent for the demolition of existing building.		
Application No:	HGY/2006/0450	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	19/04/2006
Location:	17 Parklands, Cholmeley Park N6		
Proposal:	Erection of single storey rear extension, bay extension to front first floor level and bay extension with French doors to rear first floor level. Alterations to elevations.		
Application No:	HGY/2006/0547	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	18/04/2006
Location:	3 Broadbent Close N6		
Proposal:	Change of use of premises from offices to health consultancy and performance and well-being centre.		
Application No:	HGY/2006/0496	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	18/04/2006
Location:	Palladio, Compton Avenue N6		
Proposal:	Approval Of Details pursuant to Conditions 5 and 11 (levels and thresholds and means of enclosure) attached to planning permission reference HGY/2004/1490.		
Application No:	HGY/2006/0465	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/04/2006
Location:	53 Southwood Lane N6		
Proposal:	Erection of rear dormer window.		

Application No: **HGY/2006/0151** Officer: James McCool
 Decision: GTD Decision Date: 15/03/2006
 Location: 51 Sheldon Avenue N6
 Proposal: Canopy reduction and thin to live growth points of a maximum of 20% to 1 Oak tree to front of property.

WARD: Hornsey

Application No: **HGY/2006/0510** Officer: Brett Henderson
 Decision: GTD Decision Date: 28/04/2006
 Location: Ground Floor Flat 63 Rathcoole Avenue N8 9LY
 Proposal: Erection of single storey rear extension

Application No: **HGY/2006/0432** Officer: Oliver Christian
 Decision: GTD Decision Date: 27/04/2006
 Location: 33a Tottenham Lane N8 9BD
 Proposal: Change of use of storage area and studio flat at rear of property to create 1 x one bed flat.

Application No: **HGY/2005/2162** Officer: Frixos Kyriacou
 Decision: GTD Decision Date: 24/04/2006
 Location: Former Hornsey Waterworks, High Street N8
 Proposal: Approval of details pursuant to condition 8 (security) attached to planning reference HGY/2004/0862.

Application No: **HGY/2006/0392** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 18/04/2006
 Location: 44 Lightfoot Road N8
 Proposal: Erection of rear dormer window and insertion of rooflight to front elevation.

Application No: **HGY/2006/0352** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 11/04/2006
 Location: 6 Harold Road N8
 Proposal: Erection of single storey rear / side extension with provision of new bay window to rear.

Application No: **HGY/2006/0191** Officer: Oliver Christian
 Decision: GTD Decision Date: 15/03/2006
 Location: 75 High Street N8 7QB
 Proposal: Approval of details pursuant to conditions 3, 7 (materials and design of rear elevation and landscaping) and 6 (refuse storage and collection) attached to planning references HGY/2001/0661, and HGY/2001/0652.

Application No: **HGY/2006/0178** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 22/03/2006
 Location: 40 High Street N8 7NX
 Proposal: Installation of new shop front.

Application No: **HGY/2006/0193** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 27/03/2006
Location: 32 Inderwick Road N8 9LD
Proposal: Certificate of Lawfulness for the erection of single storey rear extension.

Application No: **HGY/2006/0222** Officer: Oliver Christian
Decision: GTD Decision Date: 27/03/2006
Location: 57 Tottenham Lane N8 9BD
Proposal: Retrospective change of use of property from A2 to Sui Generis and B1 (motorcycle showroom and repair shop).

Application No: **HGY/2006/0208** Officer: Oliver Christian
Decision: GTD Decision Date: 29/03/2006
Location: 18 High Street N8 7PB
Proposal: Variation of condition 7 (opening hours) attached to planning reference HGY/2003/1606, to allow premises to open 11.30 am to 12.00 midnight on Thursdays, 11.30 am to 12.30 am Fridays and Saturdays, and 11.30 am to 11.00 pm on Sundays.

Application No: **HGY/2006/0261** Officer: Michelle Bradshaw
Decision: REF Decision Date: 03/04/2006
Location: 87A Rathcoole Gardens N8
Proposal: Erection of 1 x 3 storey three bedroom house.

Application No: **HGY/2006/0332** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 04/04/2006
Location: Moore House, Pembroke Road N8
Proposal: Installation of door entry system.

Application No: **HGY/2006/0371** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 04/04/2006
Location: 37C Rosebery Gardens N8
Proposal: Conversion of garage to form habitable living space with insertion of window to replace garage door.

Application No: **HGY/2006/0342** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 12/04/2006
Location: 25 Harvey Road N8 9PD
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0377** Officer: James McCool
Decision: GTD Decision Date: 18/04/2006
Location: Medici Court, Hillfield Avenue N8
Proposal: Tree works to include reduction by 30% to 4 Horse Chestnut trees to front of property.

Application No: **HGY/2006/0648** Officer: Michelle Bradshaw
Decision: PERM DEV Decision Date: 24/04/2006
Location: 171 Nightingale Lane N8 7LJ
Proposal: Erection of single storey rear extension.

WARD: **Muswell Hill**

Application No:	HGY/2006/0089	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	14/03/2006
Location:	172 - 174 Muswell Hill Broadway N10		
Proposal:	Variation of Condition 2 (opening hours) attached to planning permission reference HGY/2005/1221 to allow restaurant to open from 0800 to 2300 seven days a week including Bank Holidays.		
Application No:	HGY/2006/0541	Officer:	David Paton
Decision:	GTD	Decision Date:	09/05/2006
Location:	57 Farrer Road N8 8LD		
Proposal:	Erection of rear dormer window with juliette balcony		
Application No:	HGY/2006/0548	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/05/2006
Location:	20 Rookfield Close N10 3TR		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/0521	Officer:	David Paton
Decision:	REF	Decision Date:	05/05/2006
Location:	R/O 10 Muswell Hill N10		
Proposal:	Erection of 2 x 2 storey three bedroom dwellinghouses.		
Application No:	HGY/2006/0419	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	18/04/2006
Location:	5A Hillfield Park N10		
Proposal:	Replacement of existing window and insertion of new window at basement level.		
Application No:	HGY/2006/0416	Officer:	David Paton
Decision:	GTD	Decision Date:	18/04/2006
Location:	76 Wood Vale N10		
Proposal:	Alterations to property including erection of single storey rear / side extension, extension to existing garage with creation of gable roof over, erection of rear dormer window including creation of gable end and installation of lift shaft. Alterations to elevations.		
Application No:	HGY/2006/0361	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	18/04/2006
Location:	90 Cranley Gardens N10		
Proposal:	Creation of a vehicle crossover to a classified road.		
Application No:	HGY/2006/0391	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	13/04/2006
Location:	9 Woodland Rise N10 3UP		
Proposal:	Erection of single storey extension to side of existing two storey rear structure.		

Application No:	HGY/2006/0378	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/04/2006
Location:	65 Hillfield Park N10 3QU		
Proposal:	Approval of details pursuant to condition 1.4) attached to appeal reference APP/Y5420/A/05/1178080 which states that full details of the fenestration shall be submitted and approved by the Local Planning Authority prior to works commencing.		
Application No:	HGY/2006/0303	Officer:	David Paton
Decision:	PERM REQ	Decision Date:	11/04/2006
Location:	35 Muswell Hill Place N10 3RP		
Proposal:	Erection of single storey building in rear garden to provide gym space.		
Application No:	HGY/2006/0294	Officer:	David Paton
Decision:	GTD	Decision Date:	10/04/2006
Location:	35 Muswell Hill Place N10		
Proposal:	Erection of single storey rear extension and excavation of part of rear garden to allow construction of new access stairs to garden.		
Application No:	HGY/2006/0329	Officer:	Valerie Okeiy
Decision:	PERM DEV	Decision Date:	05/04/2006
Location:	78 Cranley Gardens N10		
Proposal:	Erection of rear dormer window and conversion of roof from hip to gable end.		
Application No:	HGY/2006/0192	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/03/2006
Location:	31 Springfield Avenue N10 3SU		
Proposal:	Provision of glazed sloping roof over existing side extension, removal of chimney stack and creation of porch to front elevation.		
Application No:	HGY/2006/0556	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	04/05/2006
Location:	17D Church Crescent N10		
Proposal:	Creation of roof terrace at rear first floor level with balustrade and privacy screen. Insertion of French doors to replace existing window.		
Application No:	HGY/2006/0508	Officer:	Paul Tomkins
Decision:	GTD	Decision Date:	04/05/2006
Location:	26 Grand Avenue N10		
Proposal:	Approval Of Details pursuant to Condition 3 (landscaping) attached to planning permission reference HGY/2005/1229.		
Application No:	HGY/2006/0509	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/05/2006
Location:	13 Wood Vale N10		
Proposal:	Erection of single storey rear extension, erection of rear dormer window and creation of new hip end and remodelling of terrace at lower ground and ground floor levels. Alterations to elevations.		
Application No:	HGY/2006/0495	Officer:	Valerie Okeiy
Decision:	REF	Decision Date:	02/05/2006
Location:	72 Woodland Rise N10		
Proposal:	Erection of rear extension at first floor level and erection of rear dormer window.		

Application No:	HGY/2006/0463	Officer:	Ruma Nowaz	Decision Date:	02/05/2006
Decision:	NOT DEV				
Location:	73 Woodland Gardens N10				
Proposal:	The use of the property as a single dwellinghouse.				
Application No:	HGY/2006/0506	Officer:	Valerie Okeyi	Decision Date:	02/05/2006
Decision:	GTD				
Location:	Top Floor Flat, 21 Woodland Gardens N10				
Proposal:	Erection of rear dormer window and insertion of rooflights to front elevations.				
Application No:	HGY/2006/0444	Officer:	Ruma Nowaz	Decision Date:	25/04/2006
Decision:	GTD				
Location:	45 Wood Vale N10 3DJ				
Proposal:	Erection of single storey side conservatory extension.				
Application No:	HGY/2006/0518	Officer:	Valerie Okeyi	Decision Date:	24/04/2006
Decision:	GTD				
Location:	34 Cascade Avenue N10 3PU				
Proposal:	Insertion of rooflights to front, rear and side elevation.				
Application No:	HGY/2006/0440	Officer:	Valerie Okeyi	Decision Date:	19/04/2006
Decision:	GTD				
Location:	100 Priory Road N8				
Proposal:	Provision of access ramp to front entrance of property.				
Application No:	HGY/2006/0162	Officer:	Ruma Nowaz	Decision Date:	20/03/2006
Decision:	REF				
Location:	4A Cranley Gardens N10 3AR				
Proposal:	Erection of single storey rear extension and rear dormer window				
Application No:	HGY/2006/0176	Officer:	Luke McSoriley	Decision Date:	21/03/2006
Decision:	REF				
Location:	132 Muswell Hill Road N10 3JD				
Proposal:	Erection of dormer window to front elevation to replace existing window at second floor / roof level, and erection of new dormer window and enlargement of existing window to rear elevation to allow loft conversion.				
Application No:	HGY/2006/0168	Officer:	Valerie Okeyi	Decision Date:	22/03/2006
Decision:	GTD				
Location:	57 Onslow Gardens N10 3JY				
Proposal:	Excavation to basement at rear and erection of a two storey rear extension at ground and lower ground floor levels with glass balustrade at ground floor level.				
Application No:	HGY/2006/0182	Officer:	Joyce Wong	Decision Date:	27/03/2006
Decision:	REF				
Location:	Muswell Hill Primary School, Muswell Hill N10 3ST				
Proposal:	Installation of new 2m high welded mesh or chain link fence with 3m high fencing behind goals around playground area.				

Application No: **HGY/2006/0198** Officer: Valerie Okeiy
Decision: PERM DEV Decision Date: 22/03/2006
Location: 4 Onslow Gardens N10 3JU
Proposal: Certificate of Lawfulness of the erection of rear first floor level with terrace area.

Application No: **HGY/2006/0130** Officer: Luke McSoriley
Decision: REF Decision Date: 17/03/2006
Location: 184 Park Road N8 8JT
Proposal: Creation of a vehicle crossover to a metropolitan road.

Application No: **HGY/2006/0137** Officer: Valerie Okeiy
Decision: GTD Decision Date: 15/03/2006
Location: 2 Park Avenue North N8
Proposal: Erection of side extension over existing ground floor extension.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2006/0717** Officer: Michelle Bradshaw
Decision: RNO Decision Date: 10/05/2006
Location: 81 Stroud Green Road N4
Proposal: Refurbishment of shopfront and change of use from A1 (retail) to A2 (estate agent) (Observations to L.B. Islington).

Application No: **HGY/2006/0493** Officer: Oliver Christian
Decision: RNO Decision Date: 10/05/2006
Location: 1 Bishops Grove N2
Proposal: Replacement of front bay windows from timber to UPVC to match existing (observations to LB Barnet).

Application No: **HGY/2006/0704** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 25/04/2006
Location: Wilbury Primary School, Wilbury Road N18
Proposal: Submission of reserved matters in respect of design, external appearance and landscaping, pursuant to conditions 01, 02 and 03 of outline approval under Ref: LBE/04/0035 for erection of early years wing incorporating sports pavilion and changing rooms and 2-storey extension to block D, extension of playing field and hard play surface multi use games area and vehicular access to Weir Hall Road (observations to L.B. Enfield).

Application No: **HGY/2006/0411** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 06/04/2006
Location: Land adjacent to Ikea, Glover Drive N18 3HE
Proposal: Extension to west of existing store to provide an additional 2,495 sqm of warehouse floor space together with construction of additional external fire escape to south elevation, relocation of external fire escapes to west elevation and provision of additional car parking spaces (Observations to L. B. Enfield).

WARD: **Noel Park**

Application No:	HGY/2006/0093	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	14/03/2006
Location:	168 Moselle Avenue N22		
Proposal:	Demolition of existing single storey lean- to and erection of replacement single storey rear extension.		
Application No:	HGY/2006/0574	Officer:	Valerie Okeyi
Decision:	GTD	Decision Date:	10/05/2006
Location:	22-24 Turnpike Lane N8 0PS		
Proposal:	Relocation of existing cooling units to the adjacent flank wall.		
Application No:	HGY/2006/0520	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	08/05/2006
Location:	6 The Broadway, High Road N22 6DS		
Proposal:	Retention of storage container at first floor level		
Application No:	HGY/2006/0478	Officer:	Valerie Okeyi
Decision:	GTD	Decision Date:	02/05/2006
Location:	6 - 7 Cheapside, High Road N22		
Proposal:	Re-cladding of existing ATM granite wall with blue diabond sheet.		
Application No:	HGY/2006/0491	Officer:	David Paton
Decision:	GTD	Decision Date:	02/05/2006
Location:	42 Barratt Avenue N22		
Proposal:	Erection of rear dormer window and insertion of rooflight to front elevation.		
Application No:	HGY/2006/0489	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	25/04/2006
Location:	40 Hornsey Park Road N8 0JP		
Proposal:	Erection of single storey rear conservatory extension.		
Application No:	HGY/2006/0553	Officer:	Mark Connellan
Decision:	GTD	Decision Date:	24/04/2006
Location:	First Floor 1-9 Lymington Avenue N22		
Proposal:	Alterations to Planning application reference HGY/2005/1091 (proposed insertion of fenestration at first floor level) granted 25.07.05 to include insertion of new fenestration at first floor level to match existing, creation of external staircase from 1st to 2nd floor and installation of new plant area adjacent to existing.		
Application No:	HGY/2006/0479	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	24/04/2006
Location:	151-153 Westbury Avenue N22 6RX		
Proposal:	Demolition of existing garages and change of use of site to create hand car wash.		
Application No:	HGY/2006/0415	Officer:	James McCool
Decision:	REF	Decision Date:	19/04/2006
Location:	67 Turnpike Lane N8		
Proposal:	Replacement of existing single storey extension with new and alteration to existing studio flat to rear of property.		

Application No:	HGY/2006/0321	Officer:	Valerie Okeyi	Decision Date:	04/04/2006
Decision:	GTD				
Location:	Unit A, Eclipse House 35 Station Road N22				
Proposal:	Display of 2 externally illuminated projecting vinyl signs.				
Application No:	HGY/2006/0369	Officer:	Luke McSoriley	Decision Date:	22/03/2006
Decision:	GTD				
Location:	Shropshire Hall, Gladstone Avenue N22 6LD				
Proposal:	Erection of 1.5m high perimeter railings to be erected around the building.				
Application No:	HGY/2006/0409	Officer:	Ruma Nowaz	Decision Date:	21/04/2006
Decision:	GTD				
Location:	Wood Green Animal Shelter 601 Lordship Lane N22				
Proposal:	Erection of 2 x single storey rear extensions.				
Application No:	HGY/2006/0235	Officer:	Valerie Okeyi	Decision Date:	29/03/2006
Decision:	GTD				
Location:	43 Birkbeck Road N17 8NH				
Proposal:	Conversion of property into 2 x one bedroom flats.				
Application No:	HGY/2006/0254	Officer:	Ruma Nowaz	Decision Date:	29/03/2006
Decision:	GTD				
Location:	2 The Broadway, High Road N22 6DS				
Proposal:	Change of use of premises from cafe/ patisserie to cafe/ restaurant (A3) with installation of extract flue to rear.				
Application No:	HGY/2006/0194	Officer:	John Ogenga P'Lakop	Decision Date:	27/03/2006
Decision:	GTD				
Location:	66 Turnpike Lane N8 0PR				
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2005/0148.				

WARD: Northumberland Park

Application No:	HGY/2006/0142	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	15/03/2006
Decision:	GTD				
Location:	133 Northumberland Park N17 0TL				
Proposal:	Approval of details pursuant to condition 3 (building samples) attached to planning reference HGY/2005/0633.				
Application No:	HGY/2006/0171	Officer:	David Paton	Decision Date:	21/03/2006
Decision:	REF				
Location:	Unit 12 Northumberland Park Industrial Estate, Willoughby Lane N17				
Proposal:	Change of use of building from warehouse to D1 (place of worship) and internal alterations to create more floorspace				

Application No:	HGY/2006/0184	Officer:	Joyce Wong	Decision Date:	23/03/2006
Decision:	GTD				
Location:	St. Francis De Sales RC Junior School, Church Road N17 8AZ				
Proposal:	Installation of new 3m high welded mesh or chain link fence around playground area.				
Application No:	HGY/2006/0247	Officer:	Valerie Okeyi	Decision Date:	04/04/2006
Decision:	REF				
Location:	7 Orchard Place N17				
Proposal:	Redevelopment of site to provide 3 storey building comprising 6 x two bed flats with 4 parking spaces and amenity space.				
Application No:	HGY/2006/0273	Officer:	Ruma Nowaz	Decision Date:	06/04/2006
Decision:	GTD				
Location:	16 Ruskin Road N17				
Proposal:	Conversion of property to form 3 x 2 bed self contained flats.				
Application No:	HGY/2006/0338	Officer:	Valerie Okeyi	Decision Date:	12/04/2006
Decision:	REF				
Location:	814 High Road N17 0DH				
Proposal:	Erection of additional floor at 2nd floor level to create a further 2 x studio flats and 1 x two bed flat.				
Application No:	HGY/2006/0490	Officer:	Frixos Kyriacou	Decision Date:	13/04/2006
Decision:	GTD				
Location:	6-8 James Place N17 8NR				
Proposal:	Planning application for the reconstruction of the garden party wall between 6 - 8 James Place and 707 High Road, N17.				
Application No:	HGY/2006/0584	Officer:	Frixos Kyriacou	Decision Date:	24/04/2006
Decision:	GTD				
Location:	6-8 James Place N17 8NR				
Proposal:	Temporary change of use of rear garden of 707 High Road, N17 to use as a builders compound to serve the construction of new flats for 6 - 8 James Place, N17 (see Planning application reference HGY/2005/0550).				
Application No:	HGY/2006/0511	Officer:	Joyce Wong	Decision Date:	04/05/2006
Decision:	PERM REQ				
Location:	132 Park Lane N17				
Proposal:	Erection of part single / part 2 storey rear extension and single storey residential building in rear garden.				
Application No:	HGY/2006/0585	Officer:	Joyce Wong	Decision Date:	11/05/2006
Decision:	REF				
Location:	31 Penshurst Road N17 8BT				
Proposal:	Loft conversion including erection of rear dormer window and side dormer window, and raising of roof line. Alterations to elevations.				
Application No:	HGY/2006/0583	Officer:	Joyce Wong	Decision Date:	11/05/2006
Decision:	REF				
Location:	29 Penshurst Road N17 8BT				
Proposal:	Loft conversion including erection of rear dormer window, side dormer window and raising of roof line. Alterations to elevations.				

Application No: **HGY/2006/0485** Officer: Ruma Nowaz
Decision: GTD Decision Date: 27/04/2006
Location: 104 White Hart Lane N17 8HP
Proposal: Conversion of property into 3 x one bed self contained flats. Insertion of 4 x rooflights onto front and rear elevations and alterations to elevations.

Application No: **HGY/2006/0494** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 18/04/2006
Location: 6 - 8 James Place N17
Proposal: Listed Building Consent for the reconstruction of the garden party wall between 6 - 8 James Place and 707 High Road, N17.

Application No: **HGY/2006/0381** Officer: David Paton
Decision: GTD Decision Date: 12/04/2006
Location: 192A Park Lane N17 0JA
Proposal: Erection of 2 storey rear extension.

Application No: **HGY/2006/0017** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 12/04/2006
Location: 761-767 High Road N17 8AH
Proposal: Approval of details pursuant to condition 6 (materials) attached to planning reference HGY/2004/1574.

Application No: **HGY/2006/0404** Officer: Luke McSoriley
Decision: GTD Decision Date: 05/04/2006
Location: 695 - 697 High Road N17
Proposal: Display of non-illuminated advertisement panel to front of building.

Application No: **HGY/2006/0403** Officer: Luke McSoriley
Decision: GTD Decision Date: 05/04/2006
Location: 695 - 697 High Road N17
Proposal: Listed Building Consent for display of non-illuminated advertisement panel to front of building.

Application No: **HGY/2006/0265** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 04/04/2006
Location: 831 - 833 High Road N17
Proposal: Erection of a two storey rear extension to create 8 x 1 bed flats in total.

WARD: **St. Ann's**

Application No: **HGY/2006/0604** Officer: John Ogenga P'Lakop
Decision: PERM REQ Decision Date: 10/05/2006
Location: Rear of 28 Avenue Road N15
Proposal: Retrospective application for use of premises as vehicle repair garage (Certificate of Lawfulness for an existing use).

Application No:	HGY/2006/0372	Officer:	James McCool
Decision:	GTD	Decision Date:	13/04/2006
Location:	32-33 Grand Parade, Green Lanes N4 1LG		
Proposal:	Change of use of existing ground floor A2 unit to A3 including installation of new shopfront. Change of use of recently approved (ref: HGY/2005/2179) rear extension to B2 (Office) unit including amended elevations. Provision of extract flue to side elevation.		
Application No:	HGY/2006/0382	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/04/2006
Location:	Fairfax Hall, 11 Portland Gardens N4 1HU		
Proposal:	Provision of garden space for users of the centre including planting of trees, creation of seating area and soft and hard landscaping.		
Application No:	HGY/2006/0314	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/04/2006
Location:	60 Avenue Road N15		
Proposal:	Conversion of property into 2 x 2 bedroom self contained flats.		
Application No:	HGY/2006/0249	Officer:	Brett Henderson
Decision:	PERM REQ	Decision Date:	31/03/2006
Location:	45 Cranleigh Road N15 3AB		
Proposal:	Erection of rear dormer window and conversion of roof to form hip to cable end (Certificate of Lawfulness).		
Application No:	HGY/2006/0206	Officer:	James McCool
Decision:	PERM DEV	Decision Date:	29/03/2006
Location:	77 Rutland Gardens N4 1JW		
Proposal:	Loft conversion to include erection of rear dormer window and extension beyond existing roof line (Certificate of Lawfulness).		
Application No:	HGY/2006/0185	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	23/03/2006
Location:	St. Ignatius Primary School, St Anns Road N15 6ND		
Proposal:	Installation of 3m to 4m high welded mesh or chain link fence around the multi use games area.		

WARD: Seven Sisters

Application No:	HGY/2006/0561	Officer:	James McCool
Decision:	GTD	Decision Date:	10/05/2006
Location:	228 Hermitage Road N4 1NN		
Proposal:	Change of use of ground floor from retail to 1 x two bed flat. Alterations to elevations.		
Application No:	HGY/2006/0673	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	09/05/2006
Location:	22A St. Johns Road N15		
Proposal:	Retention of velux window and staircase.		

Application No: **HGY/2006/0542** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 09/05/2006
Location: 115 Craven Park Road N15
Proposal: Erection of front and rear dormer windows to provide additional office space.

Application No: **HGY/2006/0538** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 495 Seven Sisters Road N15 6EP
Proposal: Installation of new shopfront with security roller grille.

Application No: **HGY/2006/0537** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 507 Seven Sisters Road N15 6EP
Proposal: Installation of new shopfront with security roller grille.

Application No: **HGY/2006/0536** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 525 Seven Sisters Road N15 6EP
Proposal: Installation of shopfront with security roller grille.

Application No: **HGY/2006/0535** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 527 Seven Sisters Road N15 6EP
Proposal: Installation of new shopfront with security roller grille.

Application No: **HGY/2006/0533** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 517 Seven Sisters Road N15 6EP
Proposal: Installation of new shopfront with security roller grille.

Application No: **HGY/2006/0555** Officer: James McCool
Decision: REF Decision Date: 08/05/2006
Location: 127 Gladesmore Road N15
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0534** Officer: James McCool
Decision: GTD Decision Date: 05/05/2006
Location: 521 Seven Sisters Road N15
Proposal: Installation of new shopfront with security roller grille.

Application No: **HGY/2006/0550** Officer: James McCool
Decision: GTD Decision Date: 05/05/2006
Location: 115 Crowland Road N15
Proposal: Erection of front and rear dormer windows.

Application No:	HGY/2006/0546	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/04/2006
Location:	15 Overbury Road N15 6RH		
Proposal:	Erection of two storey extension to front of property to allow change of use of ground floor to office (B1) and showroom and additional bedroom at first floor level.		
Application No:	HGY/2006/0492	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	28/04/2006
Location:	3a Holmdale Terrace N15 6PP		
Proposal:	Erection of single storey bathroom extension to ground floor flat, installation of French doors to rear elevation and new window to side elevation.		
Application No:	HGY/2006/0466	Officer:	James McCool
Decision:	REF	Decision Date:	25/04/2006
Location:	4 Grovelands Road N15 6BU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0586	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	19/04/2006
Location:	23 Wellington Avenue N15		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0418	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/04/2006
Location:	106 Wargrave Avenue N15		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0410	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	19/04/2006
Location:	14 Lockmead Road N15		
Proposal:	Erection of single storey rear extension and extension to side of property at first floor level. Conversion of loft space to include erection of front and rear dormer windows and creation of gable end.		
Application No:	HGY/2006/0324	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	13/04/2006
Location:	118 Gladesmore Road N15 6TH		
Proposal:	Conversion of property to form 1 x three bed and 1 x one bed self contained flats.		
Application No:	HGY/2006/0367	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/04/2006
Location:	6 Wellington Avenue N15 6AS		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2006/0355	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	11/04/2006
Location:	14 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey rear extension and erection of front and rear dormer windows.		

Application No:	HGY/2006/0280	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/04/2006
Location:	46 Elm Park Avenue N15		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2005/1687	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	05/04/2006
Location:	2 - 6 High Road N15		
Proposal:	Redevelopment of of the existing service station to include new retail building, forecourt and canopy, single storey storage building, underground fuel storage tank and associated works.		
Application No:	HGY/2006/0313	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/04/2006
Location:	351- 353 Seven Sisters Road N15		
Proposal:	Conversion of 2nd floor into 1 x 1 bed and 1x 2 bed self contained flats.		
Application No:	HGY/2006/0282	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	04/04/2006
Location:	14 Barry Avenue N15		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0277	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	04/04/2006
Location:	71 Elm Park Avenue N15		
Proposal:	Retrospective planning application for the retention of a single storey rear extension.		
Application No:	HGY/2006/0318	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	04/04/2006
Location:	45 Vartry Road N15 6PR		
Proposal:	Conversion of property to 5 x self contained flats (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2006/0231	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	31/03/2006
Location:	30 Wargrave Avenue N15 6UD		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2006/0195	Officer:	John Ogenga P'Lakop
Decision:	PERM REQ	Decision Date:	28/03/2006
Location:	10 Holmdale Terrace N15 6PH		
Proposal:	Use of property as two self contained flats.		
Application No:	HGY/2006/0311	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/03/2006
Location:	351- 353 Seven Sisters Road N15		
Proposal:	Use of property as 4 self contained flats (Certificate of Lawfulness for an existing use).		

Application No: **HGY/2006/0241** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 27/03/2006
Location: 19 Elm Park Avenue N15 6AL
Proposal: Erection of front and rear dormer windows and erection of single storey rear extension

Application No: **HGY/2006/0135** Officer: Brett Henderson
Decision: GTD Decision Date: 14/03/2006
Location: Stamford Hill Primary School, Berkeley Road N15
Proposal: Erection of 3.9m high jumbo timber gazebo in playground.

Application No: **HGY/2006/0112** Officer: Brett Henderson
Decision: REF Decision Date: 14/03/2006
Location: Rear of 602 Seven Sisters Road N15
Proposal: Erection of two storey building comprising 2 office units.

WARD: **Stroud Green**

Application No: **HGY/2006/0567** Officer: James McCool
Decision: REF Decision Date: 10/05/2006
Location: 48 Perth Road N4 3HB
Proposal: Erection of extension at rear first floor level.

Application No: **HGY/2006/0660** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 16 Upper Tollington Park N4
Proposal: Approval Of Details pursuant to Condition 6 (parking scheme) attached to planning permission reference HGY/2005/1407.

Application No: **HGY/2006/0659** Officer: James McCool
Decision: GTD Decision Date: 09/05/2006
Location: 16 Upper Tollington Park N4
Proposal: Approval Of Details pursuant to Condition 5 (obscure glazing) attached to planning permission reference HGY/2005/1407.

Application No: **HGY/2006/0629** Officer: Oliver Christian
Decision: GTD Decision Date: 09/05/2006
Location: Video Court, 2 Mount View Road N4
Proposal: Installation of 3 no. 300mm diameter transmission dishes and ancillary development.

Application No: **HGY/2006/0500** Officer: Oliver Christian
Decision: REF Decision Date: 28/04/2006
Location: 79 Stapleton Hall Road N4 4EH
Proposal: Removal of existing front boundary wall and creation of vehicle crossover to a classified road, including construction of new low walls and landscaping.

Application No:	HGY/2006/0436	Officer:	James McCool
Decision:	REF	Decision Date:	19/04/2006
Location:	1st Floor, 2 Oakfield Road N4		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/0402	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/04/2006
Location:	23 Ferme Park Road N4		
Proposal:	The retention of UPVC windows.		
Application No:	HGY/2006/0407	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	18/04/2006
Location:	53 Mount Pleasant Villas N4		
Proposal:	Erection of new floor to create 4 x additional one bed flats. Replacement of existing windows with new UPVC double glazed windows		
Application No:	HGY/2006/0357	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	12/04/2006
Location:	37 Lancaster Road N4 4PJ		
Proposal:	Retrospective planning application for the retention of roof terrace at rear first floor level.		
Application No:	HGY/2006/0401	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	06/04/2006
Location:	10 Ferme Park Road N4		
Proposal:	Variation to Condition 2 attached to planning permission reference HGY/27000 to allow cafe to open from 6:00am to 5:00pm and on Sundays and Bank Holidays.		
Application No:	HGY/2006/0335	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	05/04/2006
Location:	24 Stroud Green Road N4		
Proposal:	Erection of single storey rear extension and alterations to front elevation including new shopfront.		
Application No:	HGY/2006/0317	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	05/04/2006
Location:	62 Mount View Road N4		
Proposal:	Tree works to include thinning and trimming to 4 x Lime trees to rear of property.		
Application No:	HGY/2006/0306	Officer:	James McCool
Decision:	PERM DEV	Decision Date:	04/04/2006
Location:	109 Mayfield Road N8 9LN		
Proposal:	Erection of rear dormer window with French doors and Juliet balcony and insertion of 1 x rooflight to front elevation (Certificate of Lawfulness).		
Application No:	HGY/2006/0302	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/04/2006
Location:	164 Ferme Park Road N8		
Proposal:	Raising of existing roof over existing single storey rear extension by 0.6m.		

Application No:	HGY/2006/0298	Officer:	Brett Henderson
Decision:	REF	Decision Date:	04/04/2006
Location:	21 Ferme Park Road N4		
Proposal:	Replacement of existing timber windows on rear elevation with white UPVC double glazed windows and refurbishment of existing windows to front elevation.		
Application No:	HGY/2006/0253	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/04/2006
Location:	50 Stroud Green Road & 1 Ennis Road N4		
Proposal:	Demolition of ground floor rear building, enlargement of 2nd floor rear extension and change of use of 1st, 2nd and 3rd floors of main building to create 2 x 1 bedroom and 1 x 1 bedroom (and study) self contained flats with balconies at 2nd and 3rd floor levels. Modification and extension to existing 2 storey unit to rear to form 2 x 2 bed self contained flats.		
Application No:	HGY/2006/0215	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	30/03/2006
Location:	180 Stroud Green Road N4 3RS		
Proposal:	Installation of new shopfront with electrically operated roller shutter.		
Application No:	HGY/2006/0286	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	29/03/2006
Location:	23b Oxford Road N4 3HA		
Proposal:	Retention of balcony at rear first floor level (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2006/0526	Officer:	James McCool
Decision:	GTD	Decision Date:	27/03/2006
Location:	37B Uplands Road N8		
Proposal:	Approval of details pursuant to condition 3 (details of staircase) attached to planning reference HGY/2005/2237		
Application No:	HGY/2006/0214	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	27/03/2006
Location:	77 Ferme Park Road N8 9SA		
Proposal:	Erection of front and rear dormer window and alteration to roof to form gable end.		
Application No:	HGY/2006/0190	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/03/2006
Location:	94 Upper Tollington Park N4 4NB		
Proposal:	Erection of rear extension at first floor level and erection of rear dormer window. Alterations to elevations including insertion of new windows to side elevation		
Application No:	HGY/2006/0186	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	27/03/2006
Location:	St. Aidans Primary School, Albany Road N4 4RR		
Proposal:	Installation of new 3m to 4m high welded mesh or chain link fence around sports pitch.		
Application No:	HGY/2006/0210	Officer:	Amanda Jacobs
Decision:	GTD	Decision Date:	27/03/2006
Location:	46a Nelson Road N8 9RU		
Proposal:	Erection of single storey rear extension.		

WARD: **Tottenham Green**

Application No:	HGY/2005/2348	Officer:	Stuart Cooke	Decision Date:	23/03/2006
Decision:	GTD				
Location:	1- 9 Ventnor Terrace, Broad Lane N15				
Proposal:	Partial approval of details (Bricks) pursuant to condition 3 (materials) attached to planning referenece HGY/2002/1018				
Application No:	HGY/2006/0398	Officer:	Oliver Christian	Decision Date:	04/04/2006
Decision:	GTD				
Location:	60 Antill Road N15				
Proposal:	Conversion of property into 1 x 2 and 1 x 1 bedroom flats.				
Application No:	HGY/2006/0364	Officer:	Brett Henderson	Decision Date:	12/04/2006
Decision:	REF				
Location:	1A Lawrence Road N15 4EP				
Proposal:	Change of use of property from vacant shop to snooker club.				
Application No:	HGY/2006/0651	Officer:	Michelle Bradshaw	Decision Date:	09/05/2006
Decision:	REF				
Location:	14 - 16 Bedford Road N15				
Proposal:	Erection of 2 x 2 storey side extensions creating 2 x additional one bed maisonettes.				
Application No:	HGY/2006/0532	Officer:	James McCool	Decision Date:	09/05/2006
Decision:	GTD				
Location:	625 Seven Sisters Road N15 5LE				
Proposal:	Installation of new shopfront with security roller grille.				
Application No:	HGY/2006/0529	Officer:	James McCool	Decision Date:	05/05/2006
Decision:	GTD				
Location:	633 Seven Sisters Road N15				
Proposal:	Installation of new shopfront with security roller grille.				
Application No:	HGY/2006/0524	Officer:	James McCool	Decision Date:	05/05/2006
Decision:	PERM DEV				
Location:	181 Philip Lane N15				
Proposal:	Replacement of existing single storey rear extension with new single storey rear extension.				
Application No:	HGY/2006/0451	Officer:	Michelle Bradshaw	Decision Date:	04/05/2006
Decision:	REF				
Location:	Tottenham Hale Retail Park, Unit 5 Broad Lane N15				
Proposal:	Display of 1 x fascia sign and 4 x poster frames.				

Application No:	HGY/2006/0505	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	28/04/2006
Location:	28 Seaford Road N15 5DY		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0456	Officer:	Brett Henderson
Decision:	REF	Decision Date:	25/04/2006
Location:	328 High Road N15 4BN		
Proposal:	Display of 1 x internally illuminated box sign and 2 x banner signs.		
Application No:	HGY/2006/0430	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	24/04/2006
Location:	110 Broad Lane N15 4DT		
Proposal:	Erection of a four storey building comprising 1 x 3 bed and 7 x 2 bed self contained flats with bin storage.		
Application No:	HGY/2006/0525	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	19/04/2006
Location:	10 & 11 Ventnor Terrace, Broad Lane N15		
Proposal:	Change of use of ground floor from retail to residential including erection of 2 x single storey rear extensions, erection of 2 x bay windows to front of properties, 2 x bay windows to rear / side, demolition of outbuildings allowing conversion of property creating 4 x one bedroom self contained flats.		
Application No:	HGY/2006/0395	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	18/04/2006
Location:	Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Amendments to approved scheme reference number HGY/2005/1447 in course of construction encompassing minor re-siting of Units A and B, increase in width by 1.5m, change in ground floor unit area, enlargement of mezzanine by 446 square metres and provision of plant area.		
Application No:	HGY/2006/0383	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/04/2006
Location:	143 Broad Lane N15 4DT		
Proposal:	Erection of single storey break tank and booster pump housing within courtyard of approved residential development.		
Application No:	HGY/2006/0554	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	08/05/2006
Location:	627 Seven Sisters Road N15		
Proposal:	Use of ground floor rear, first and second floors of property as 4 self contained flats.		
Application No:	HGY/2006/0531	Officer:	James McCool
Decision:	GTD	Decision Date:	05/05/2006
Location:	673 Seven Sisters Road N15		
Proposal:	Installation of new shopfront with security roller grille		
Application No:	HGY/2006/0530	Officer:	James McCool
Decision:	GTD	Decision Date:	05/05/2006
Location:	645 Seven Sisters Road N15		
Proposal:	Installation of new shopfront with security roller grille		

Application No: **HGY/2006/0353** Officer: Oliver Christian
Decision: GTD Decision Date: 11/04/2006
Location: Land on Corner of Rangemoor Road and Herbert Road N15
Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2004/2366.

Application No: **HGY/2006/0299** Officer: James McCool
Decision: REF Decision Date: 04/04/2006
Location: 250 High Road N15
Proposal: Retrospective planning application for the retention of canopy on forecourt.

Application No: **HGY/2006/0197** Officer: James McCool
Decision: GTD Decision Date: 27/03/2006
Location: 230 High Road N15 4AJ
Proposal: Installation of 3 position ATM room, including 2 ATMs, together with associated enabling works.

Application No: **HGY/2006/0220** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 29/03/2006
Location: 8 Bedford Road N15 4HA
Proposal: Conversion of property to provide an additional 2 self contained flats, creating in total 3 x one bed and 2 x two bed self contained flats.

Application No: **HGY/2006/0246** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 31/03/2006
Location: 711 Seven Sisters Road N15 5JT
Proposal: Variation of condition 2 (hours of operation) attached to planning permission HGY/42964 to allow premises to open from 08.00am to 00.00am midnight Sunday to Wednesday and 08.00am to 03.00am Thursday to Saturday.

WARD: **Tottenham Hale**

Application No: **HGY/2006/0499** Officer: David Paton
Decision: REF Decision Date: 02/05/2006
Location: 209 Lansdowne Road N17
Proposal: Rebuilding of existing single storey rear extension with new roof terrace at first floor and conversion into three self contained flats (1 x studio, 1 x 1 bed and 1 x 2 bed).

Application No: **HGY/2006/0507** Officer: Michelle Bradshaw
Decision: REF Decision Date: 28/04/2006
Location: 418 High Road N17 9JB
Proposal: Erection of extension at rear first floor level and conversion of first and second floors to create 2 x one bedroom flats. Alterations to front elevation including reinstatement of concrete ballusters at second floor level.

Application No: **HGY/2006/0487** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 27/04/2006
Location: Ashley Road Depot, Ashley Road N17
Proposal: Installation of emergency generator on roof of building, raising of parapet wall to building roof perimeter and erection of roof guard rail.

Application No: **HGY/2006/0454** Officer: John Ogenga P'Lakop
Decision: PERM DEV Decision Date: 18/04/2006
Location: 45 Mafeking Road N17
Proposal: Erection of rear dormer window and insertion of rooflight to front elevation.

Application No: **HGY/2006/0564** Officer: Michelle Bradshaw
Decision: PERM DEV Decision Date: 04/04/2006
Location: 123 Seymour Avenue N17
Proposal: The erection of a rear dormer window.

Application No: **HGY/2006/0260** Officer: James McCool
Decision: GTD Decision Date: 27/03/2006
Location: 538- 554 High Road N17 9SY
Proposal: Improvements to front and side elevations, roofs and shopfronts. Improvement and repair works to existing internal conversions and creation of new rear enclosed courtyard.

Application No: **HGY/2006/0211** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/03/2006
Location: Red Lion 634 High Road N17 9TP
Proposal: Erection of 3 storey rear extension and infil extension at 2nd floor level to allow conversion of rear and upper floors to create 4 x one bed and 2 x two bed flats.

Application No: **HGY/2006/0110** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 14/03/2006
Location: 36 Sherringham Avenue N17
Proposal: The erection of a single storey rear extension.

WARD: **West Green**

Application No: **HGY/2006/0563** Officer: Valerie Okeyi
Decision: GTD Decision Date: 09/05/2006
Location: 196 Walpole Road N17 6BW
Proposal: Erection of side extension at first floor level.

Application No: **HGY/2006/0476** Officer: David Paton
Decision: REF Decision Date: 02/05/2006
Location: 124 Downhills Park Road N17
Proposal: Erection of single storey extension to existing garage and continuation of use of premises as car repair workshop. Formation of new crossover to Colton Gardens N17 to rear.

Application No: **HGY/2006/0376** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 12/04/2006
Location: 24 Boundary Road N22 6AD
Proposal: Erection of rear dormer window and insertion of rooflight to front elevation.

Application No:	HGY/2006/0359	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/04/2006
Location:	159 Carlingford Road N15 3ET		
Proposal:	Retrospective planning application for conversion of loft space into habitable living space.		
Application No:	HGY/2006/0196	Officer:	David Paton
Decision:	REF	Decision Date:	12/04/2006
Location:	20 Belmont Avenue N17 6AX		
Proposal:	Conversion of property to form 1 x one bed and 1 x two bed self contained flats. Insertion of rooflights to front and rear elevation.		
Application No:	HGY/2006/0251	Officer:	David Paton
Decision:	GTD	Decision Date:	04/04/2006
Location:	18 Wilmot Road N17		
Proposal:	Erection of rear dormer window and insertion of 2 x rooflights to front elevation. Erection of single storey rear extension to replace existing.		
Application No:	HGY/2006/0442	Officer:	Frixos Kyriacou
Decision:	REF	Decision Date:	30/03/2006
Location:	25 Frome Road N22 6BP		
Proposal:	Alteration to existing planning consent HGY/2004/2219 (Partial demolition of existing house, erection of a two storey building with rear dormer window and rooms in roof, conversion to form 1 x 3 bed, 3 x 2 bed and 1 x 1 bed self contained flats) to allow enlargement of rear dormer window to flat 5 (top floor) during course of construction.		
Application No:	HGY/2006/0275	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	29/03/2006
Location:	172 Boundary Road N22 6AJ		
Proposal:	Conversion of property to form 2 self contained flats (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2006/0226	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	29/03/2006
Location:	60 Westbury Avenue N22 6RS		
Proposal:	Conversion of property to form a 1 bedroom flat on the ground floor and a 2 bedroom flat on the first floor.		
Application No:	HGY/2006/0173	Officer:	David Paton
Decision:	REF	Decision Date:	23/03/2006
Location:	304 Philip Lane N15 4AB		
Proposal:	Erection of 2 single storey rear extensions and conversion of property to create 3 x 1 bed and 1 x 2 bed self contained flats. Provision of 3 x car parking spaces and refuse storage to front of property (amended description)		
Application No:	HGY/2006/0132	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	15/03/2006
Location:	309 Lordship Lane N17		
Proposal:	Creation of a vehicular crossover to a metropolitan road.		

Application No:	HGY/2006/0127	Officer:	Joyce Wong	Decision Date:	10/05/2006
Decision:	GTD				
Location:	Bruce Castle Park, Lordship Lane N17 8NS				
Proposal:	Listed Building Consent for the localised repairs and repointing of brick boundary wall along Lordship Lane (forming part of Bruce Castle Grade 1 listing).				
Application No:	HGY/2006/0591	Officer:	Luke McSoriley	Decision Date:	04/05/2006
Decision:	PERM DEV				
Location:	21 Devonshire Gardens N17				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2006/0480	Officer:	Tara Jane Fisher	Decision Date:	02/05/2006
Decision:	REF				
Location:	21 Great Cambridge Road N17				
Proposal:	Erection of single storey building to rear of property for office use.				
Application No:	HGY/2006/0482	Officer:	Valerie Okeiy	Decision Date:	02/05/2006
Decision:	GTD				
Location:	21 Devonshire Gardens N17				
Proposal:	Erection of single storey rear conservatory.				
Application No:	HGY/2006/0287	Officer:	Mark Connellan	Decision Date:	24/04/2006
Decision:	GTD				
Location:	374 Lordship Lane N17 7QX				
Proposal:	Change of use of property from retail (Class A1) to community office (Class A2).				
Application No:	HGY/2006/0337	Officer:	David Paton	Decision Date:	11/04/2006
Decision:	REF				
Location:	133 Devonshire Hill Lane N17 7NL				
Proposal:	Demolition of existing outbuilding in front garden and its replacement with a new two storey building with a single storey building linking it to a new two storey side extension to the existing house.				
Application No:	HGY/2006/0202	Officer:	Joyce Wong	Decision Date:	27/03/2006
Decision:	REF				
Location:	39 Creighton Road N17 8JU				
Proposal:	Construction of a vehicular crossover to a classified road.				
Application No:	HGY/2006/0141	Officer:	Amanda Jacobs	Decision Date:	21/03/2006
Decision:	REF				
Location:	38 Waltheof Avenue N17 7DU				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/0107	Officer:	Ruma Nowaz	Decision Date:	14/03/2006
Decision:	PERM DEV				
Location:	77 Creighton Road N17				
Proposal:	Installation of 4 rooflights to front and rear elevation.				

Application No: **HGY/2006/0091** Officer: Luke McSorley
Decision: PERM DEV Decision Date: 14/03/2006
Location: 27 Balliol Road N17
Proposal: Erection of single storey rear extension.

WARD: **Woodside**

Application No: **HGY/2006/0610** Officer: Valerie Okeiy
Decision: GTD Decision Date: 10/05/2006
Location: 324B High Road N22 8PJ
Proposal: Creation of a vehicular crossover to a metropolitan road.

Application No: **HGY/2006/0559** Officer: David Paton
Decision: GTD Decision Date: 09/05/2006
Location: 123 Arcadian Gardens N22 5AE
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0551** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 09/05/2006
Location: 32 Homecroft Road N22 5EL
Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2006/0428** Officer: Tara Jane Fisher
Decision: REF Decision Date: 25/04/2006
Location: 149 Granville Road N22 5LS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0417** Officer: Ruma Nowaz
Decision: REF Decision Date: 19/04/2006
Location: 55 The Roundway N17
Proposal: Erection of 2.13 metre high concrete and wooden fence with barbed wire.

Application No: **HGY/2006/0405** Officer: Tara Jane Fisher
Decision: REF Decision Date: 19/04/2006
Location: 358 High Road N22
Proposal: Erection of rear extension at first floor level.

Application No: **HGY/2006/0354** Officer: Valerie Okeiy
Decision: PERM DEV Decision Date: 11/04/2006
Location: 56 Cranbrook Park N22 5NA
Proposal: Erection of a single storey rear extension and the erection of a rear dormer window.

Application No: **HGY/2006/0331** Officer: David Paton
Decision: GTD Decision Date: 11/04/2006
Location: 31A Arcadian Gardens N22
Proposal: Installation of double glazed windows to replace existing.

Application No: **HGY/2006/0549** Officer: Valerie Okeyi
Decision: PERM DEV Decision Date: 04/04/2006
Location: 15 Grainger Road N22
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0245** Officer: Frixos Kyriacou
Decision: PERM DEV Decision Date: 04/04/2006
Location: 58 Dunbar Road N22
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0232** Officer: Joyce Wong
Decision: REF Decision Date: 29/03/2006
Location: 110 Perth Road N22 5QP
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0169** Officer: Valerie Okeyi
Decision: REF Decision Date: 21/03/2006
Location: 1 Chapmans Green, Highfield Close N22 5TP
Proposal: Erection of rear dormer window and insertion of rooflights to front elevation.

Application No: **HGY/2006/0131** Officer: Luke McSoriley
Decision: REF Decision Date: 15/03/2006
Location: 306 High Road N22 8JR
Proposal: Change of use of shop to restaurant and takeaway.

Application No: **HGY/2006/0106** Officer: Luke McSoriley
Decision: REF Decision Date: 14/03/2006
Location: 114 Arcadian Gardens N22
Proposal: Erection of rear dormer window and alterations to roof to form gable end.

Planning Applications Sub-Committee 5 June 2006

Item No. 1

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/0322

Ward: Seven Sisters

Date received: 15/02/2006

Last amended date: N/A

Drawing number of plans 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Address: 16 - 52 High Road N15

Proposal: Demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking at basement level.

Existing Use: Workshops

Proposed Use: Mixed use/residential

Applicant: Sumal & Sons Properties Ltd & Tate Developments Ltd

Ownership: Private

THIS APPLICATION WAS DEFERRED FROM THE 24 APRIL 2006 COMMITTEE MEETING FOR MEMBERS SITE VISIT.

PLANNING DESIGNATIONS

Area Plans and Planning Briefs

Conservation Area

Area of Community Regeneration

Road - Trunk

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The proposal site consist of 2 individual building currently part used as a garage and workshop. It sits on the southern end of a block that front the High

Road between Norfolk and Rostrevor Avenues. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining roads are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is an acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within an area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls away westward and northward toward St Ann's Road.

PLANNING HISTORY

There is no planning history that is relevant to the proposal.

DETAILS OF PROPOSAL

The current proposal seeks planning permission for erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking at basement.

The commercial unit is capable of being split into 3 separate units and is serviced not from the High Road but from the basement area where parking for the scheme will also be provided. The basement area will be accessed from an access point on Rostrevor Avenue.

CONSULTATION

98 local residents
Transportation Group
Legal Service
Arboriculturist
Crime Prevention Officer

Conservation Advert 03/03/2006

Major Minor 03/03/2006

Conservation Officer

Building Control

Waste Management

Ward Councillors

RESPONSES

18 letters of objection and 1 letter of support received from local residents – a summary of the objections is as follows:

The height of the development is too high and out of character with the adjacent buildings – density is too great – detrimental effect on the street scene – lack of amenity and low level of parking is indicative of high density – adverse effect on views of St Ignatius church and on the character and appearance of the conservation area.

The proposal will add to the already high levels of traffic in the area – cars entering and leaving the car park will be a danger to local children. There will be increased overlooking and loss of privacy to the houses nearby.

Impact on water pressure that will be caused by this development.

Building Control – Access for fire fighting vehicles and personnel is considered satisfactory. Means of escape will be checked on submission of building regulation application.

Crime prevention officer – Access to underground parking needs to be made secure.

Transportation Comments - This proposed development is located near the busy bus route High Rd where the public transport accessibility level is medium and, which provides some 47buses per hour (two-way) for frequent connection to Seven Sisters tube/over ground stations. In addition, our interrogation with TRAVL trip prediction software has revealed that based on similar sites (Albion Wharf, SW11, Frazer Close, RM1, Parliament View, and SE1 and Water gardens, SM1); the residential aspect of this development would generate a combined traffic inflow/outflow of 8 vehicles in a critical am peak hour.

Also, using comparative site (Blockbuster Video, CR0), the retail element of this development would generate some 13 car trips in/out of this development during the worst case pm peak hour. We have therefore considered that the overall 21 vehicular trips into and out of this site would not have any significant traffic impact on the adjoining highway network. Furthermore, as

detailed in Basement/Ground Floor Plan No.7117/14 the applicant has also proposed some 20 car parking spaces, which is in line with the 23 maximum car parking spaces stipulated in the Council's SPG.

However, it was observed during our site visit that whilst there is traffic calming measures at the western side of the proposed vehicular access on Rostrevor Avenue, there is none immediately at the eastern side of the access to slow traffic down and minimise vehicular conflict at this point. Nevertheless, this problem can be rectified by installing a speed hump at this side of the proposed access.

Consequently, the highway and transportation authority would not object to this application subject to the conditions that:

- (1) The applicant provides 20 (twenty) bicycle racks with secure shelter.
- (2) The applicant contributes £5000 (five thousand pounds) as part of S.106 agreement, towards traffic calming measures and other highway improvement, in the vicinity of the site access on Rostrevor Avenue.

Informative

(1) The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

(2) The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

Design Panel – comment as follows:-

Positives

The Panel considered that the proposed design is a strong urban form of development fronting onto the High Road. It is 4 storeys high with a distinctive corner bay rising up to 5 floors on the junction of Tottenham High Road and Rostrevor Avenue. It establishes an architectural vocabulary and built form which potentially may be continued in a future development adjacent on its northern side.

The development proposes commercial at ground floor level with residential units which are notably spacious internally.

The design is well modelled, however to be successful the proposals for the scheme need to be very well detailed, with facing materials of a high standard. All elements of the structure need to be well articulated, the individual bays, the balconies, cantilevered roof, etc. Brick sample board should be erected on site and agreed with planning

Negatives

The side elevation to Rostrevor Avenue appears to be dominated by the large service entrance, the effect of which seriously diminishes the scheme. The relationship between the ramp and the adjoining house in Rostrevor Avenue is unsatisfactory. The new building reduces in scale as it approaches the house, but it is too close to the neighbouring house and the ramp dominates the street.

The ramp appears to be far too wide and far too dominant. The panel suggested that this needs to be reconsidered. Rather than taking cars and deliveries through an arch why not a form a gap with the existing terrace along Rostrevor Avenue? or create a larger gap between the new build and the house.

The main entrance to the flats in Rostrevor Avenue is very poorly detailed and needs improvement. The drawings shown to the panel included photovoltaic panels on the roof facing south on a pitched plane, which would be visible, but are not, showed on the elevation drawings. Also guard railing to roof (for maintenance) needs to be detailed on the drawings.

The panel raised the issue of archaeological investigation, officers have subsequently checked and the site is not designated in the Unitary Development Plan as an area of archaeological interest.

English Heritage – response is in respect of archaeological works (it should be noted that the site is not in a designated area of archaeological importance).

Waste Management – no objection to the proposed location for waste storage.

Ward Councillors – 1 letter of support received.

RELEVANT PLANNING POLICY

National Policies

The policies relevant to the current proposal are as follows:

Planning Policy Guidance Note 3: Housing. This PPG provides guidance on a range of issues relating to the provision of housing. PPG3 states that Local planning authorities should:

Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;

secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;

avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes;

introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Local planning authorities should therefore:

seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

Para 61 recommends that local authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments in locations, where services are readily accessible by walking, cycling or public transport.

PPG13 provides further guidance on the relationship between the residential development and transport provision, indicating that when considering planning applications, local authorities should:

“accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling” (para.6)

THE LONDON PLAN

The London Plan has now been adopted by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional ‘homes’ (970 per year) out of a target for London of 457950 (23000 per year). Future target will include the more efficient use of existing stock as well as new-build.

LOCAL POLICIES

Policy HSG1.3 Changes of Use to Residential refers to changes of use where the buildings or sites concerned are, or have been, in B1, B2 or B8 use and specifies when a change can be allowed i.e. if the site does not lie within a Defined Employment Area, where there would be no serious adverse impact on the local environment or traffic conditions, if the land or buildings are no

longer considered suitable on economical, environmental, amenity or transport grounds for continued employment and there would be no loss of urban space.

Policy EMP1.1 Employment protection relates to: Land or buildings in employment generating use, for which there is a clear demand, will be retained in that use.

Policy DES1.1 Good Design and How Design Will Be Assessed states that the Council will require development to be of good design and set out how design quality will be assessed. In particular development should relate to site character and its potentiality and should seek to improve the quality of the local environment and urban landscape.

Policy DES1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, sets out the criteria for assessing design quality.

Policy DES1.3 Assessment of Design Quality (2): Enclosure, Height and Scale state how the Council assess the design of development schemes in relation to the following: Enclosure, height, scale and human scale.

Policy DES1.9 Privacy and Amenity of Neighbours refers to the protection of amenity of neighbours in respect of proposed developments or change of use and the criteria that should be met.

Policy HSG2.2 Residential Densities refers to the density consideration of applications for residential development (including redevelopments, conversions and mixed-used schemes) the density of the development should normally be in the density range of 175 hrh- 250 hrh (70 hra-100 hra).

Policy TSP7.1 Car Parking Standards – outlines the car parking required for differing developments and locations.

Emerging UDP Policies

UD3 Quality Design – Sets the standard of design required on all new development within the borough.

UD6 Waste Storage – requires accessible and appropriate storage facility to be provided on all schemes.

HSG4 Affordable housing – Housing development capable of providing 10 or more units will be required to provide a proportion of affordable housing to meet the borough target of 50%.

HSG8 Density Standards – The Council will allow higher density within the main town centres.

ASSESSMENT

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with good public transport links that accord with many of the development principles being espoused by central government. However, the redevelopment of the site does raise a number of issues and these can be considered under the following headings:

- i) Principle of residential use on the site.
- ii) Design
- iii) Density
- iv) Amenity
- v) Parking
- vi) Response to objector comments
- vii) Affordable housing
- viii) Section106 obligations

i) Principle of residential use

It is proposed that the ground floor of the development to be retained in potential employment creating use in the form of commercial use.

The proposed use of the building for commercial use of the ground floor will help to re-animate this end of the High Road. The proposed ground floor will help reinforce the streetscape and allow for the commercial space to be independent and legible. It is proposed that the commercial frontage has integrated signage and lighting, whilst the entrance to the residential element is well defined.

Planning permission has been granted on a number of similar sites along the High Road incorporating commercial use on the ground and basement floors with residential use on upper floors; as such it is considered that residential development of the site is therefore acceptable in principle.

ii) Design, Bulk, Massing & Height

The design of the development will be assessed against the criteria included in Policy DES1.1. The existing building is poor in quality but the site is an important three-dimensional node; being on the corner it is the first/last of the block between Norfolk and Rostrevor Avenues.

The height of the proposed building especially on the corner where it rises from 4 to 5 storeys is taller than that of the neighbouring buildings except for the church. However it is considered that it contrasts well to the site's setting, the streetscape, scale and architecture of the existing buildings. It is considered that the proposed elevation treatment enhances the street scene. The proposed commercial frontage/shop-front will provide a considerable improvement to the existing situation thereby improving the positive impression of the surrounding area.

The proposed development takes its theme from the existing street scene and has been configured to respect the surrounding built form. Meeting the aim of the draft UDP policy UD3 Quality Design, UDP policy DES1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area also DES1.3 Assessment of Design Quality (2): Enclosure, Height and Scale: These policies set the standard of design required on all new development within the borough and PPG3.

The proposed scheme was brought before the Design Panel who were on the whole satisfied with the scheme however they were concerned that the proposed ramp appears to be far too wide and far too dominant. The panel suggested that this needs to be reconsidered. Rather than taking cars and deliveries through an arch why not a form a gap with the existing terrace along Rostrevor Avenue? or create a larger gap between the new build and the house.

The width and height of the ramp is necessitated by the fact that servicing of the commercial unit will be from the basement parking area and the height allows delivery vans to access the site.

In respect of the gap between the properties – there is a change in level and a massive retaining wall between the site and the end property on Rostrevor Avenue that is best served by the building being brought as close to the boundary as possible.

Additionally in order to meet the requirement of 'Secure by Design' the access to the parking area will be gated and controlled.

The Panel also considered that the main entrance to the flats in Rostrevor Avenue is very poorly detailed and needs improvement.

This has been addressed in that additional glazing and more detailing has been added to accentuate the access point.

It is considered that the proposed development provides an appropriate frontage having regard to the surrounding street scene, and reinstates the 'historic' building line.

iii) Density.

The site is within Tottenham High Road Corridor where there is good accessibility to local shopping facilities: policy HSG8 Density Standards and the London Plan states higher densities are acceptable in townscape terms. In addition, the proposal incorporates commercial and residential uses; the scheme is of high quality design and will enhance the street scene and the immediate locality.

The site covers an area of 0.1260hectares and proposes a density of 444 habitable rooms to the hectare (hrh). The density is within the Emerging UDP recommended density of 450hrh and appropriate for the location.

PPG3 Paragraph 54 suggests that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment. Local planning authorities should therefore: Seek greater intensity of development at places with good public transport accessibility such as local centres or along good quality public transport corridors.

It is considered to be acceptable in that the proposed development fits well onto the site.

Policy HSG2.2 Residential Densities also states that in considering the density of all schemes the Council will have particular regard to the overall design and layout of the development, availability and capacity of Statutory Undertaker Services, the amenities of adjacent proposal and the area as a whole. It is considered that the proposed development has no adverse impact upon the amenity of adjacent occupiers and the locality.

In accordance with PPG3 states - "planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling".

The proposed density promotes sustainable patterns of development and makes the best use of previously developed urban land. It is maintained that the proposed scheme is wholly appropriate in terms of height and density. It also accords with the emerging Unitary Development Plan and London Plan policies, which promote higher densities for developments that are attractive and well designed.

iv) Amenity

It is considered that the proposed scheme has no detrimental impact on the existing privacy enjoyed by the adjoining residents of Rostrevor Avenue, the neighbouring and surrounding properties and as such is not contrary to policy DES1.9 Privacy and amenity in that the windows at the rear of the proposal that have the potential for overlooking are all bedroom or bathroom windows – additionally there is only one property namely No.1 Rostrevor that is likely to suffer overlooking of its rear garden – it is considered that although the potential for overlooking exists it is unlikely to cause sufficient harm to warrant refusal of the proposal.

In terms of individual amenity of the occupiers of the proposed flats, many of the units is provided in terms of spacious unit well above the required standard and also in the form of external secure balconies.

The site is well serviced by local amenities shops, religious facilities, buses, a local park located within a short distance that will provide additional amenity facility for residents.

v) Parking and Waste Management.

There is a dedicated and accessible waste storage facility proposed.

It is considered that the site is well placed, being a previously used site with strong public transport links that accord with many of the development principles being espoused by central government.

The Council's Transportation Group supports redevelopment in this location in conjunction with the basement parking provided.

It was considered that the proposal would not lead to additional on street car parking pressure.

vi) Response to objector comments

The height of the development is too high and out of character with the adjacent buildings – density is too great – detrimental effect on the street scene – lack of amenity and low level of parking is indicative of high density – adverse effect on views of St Ignatius church and on the character and appearance of the conservation area.

Response: It is considered that the density of the scheme is in accordance with Council and Government policy additionally the design is of high quality appropriate for the location and will enhance rather than detract from the street scene. The Council's Conservation Officer and the Design Panel assessed the proposal in terms of adverse impact on St Ignatius Church – It was concluded that the church and its setting was not adversely affected.

The proposal will add to the already high levels of traffic in the area – cars entering and leaving the car park will be a danger to local children. There will be increased overlooking and loss of privacy to the houses nearby.

Response: Transportation considers that the proposal will generate lower levels of traffic than the existing situation and will have no adverse impact on pedestrian safety. The access point is considered to acceptable for the development and the location.

Impact on water pressure that will be caused by this development.

Response: This issue will be addressed by the applicant and Thames water and is not considered highly relevant to the recommendation of the proposal.

vii) Affordable housing

HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development provides affordable units in the form of 2 x 4 bed and 4 x 3 bed units (the larger units within the scheme meeting Council needs) equating to approximately 47% of the habitable rooms within the development. This is in line with Council policy and supplementary planning guidance¹¹.

vii) Section 106 obligations - Education – Transport and Administrative Charges.

Under the terms of Circular 1/97 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits as part of the proposal.

These are principally - The proposed development is made up of six 1 bedroom units, six x 2 bedroom units, 2 x 4 bedroom units and four x 3 bedroom units and would result in a total of 18 residential units.

- An education contribution of £108,909.57 in accordance with the formula in SPG12

2 x 4 bedroom flats = 3.82 Children
6 x 2 bedroom flats = 1.972 Children
4 x 3 bedroom flats = 4.448 Children
Total = 11.226 Children

Primary contribution: $11.226 / 16 \times 7$ (number of years of primary education) = 4.911

$4.911 \times £10,378.00$ (three year average amount of DfEE primary funding 05/06) = 50,970.24

Secondary contribution: $11.226 / 16 \times 5$ (number of years of secondary education) = 3.508

$3.508 \times £16,297.00$ (three year average amount of DfEE secondary funding 05/06) = £57,171.91
 $£50,970.24 + £57,171.91 = £108,142.15$
Total Contribution = £108,142.15

The applicant has agreed to enter into an agreement to contribute £108,142.15 toward education facilities in line with the requirements of Supplementary Planning Guidance 12.

Additionally the applicant has agreed to Transportation request to contribute £5000 toward traffic calming measures and £9,000 toward environmental infrastructure plus administrative charges of £3,664.26.

The total financial contribution amounts to £125,806.41

SUMMARY AND CONCLUSION

It is considered that the proposed development would not be detrimental to the amenity of nearby and adjoining residents especially properties situated to the rear of the proposed development site.

The proposed development is considered consistent with Policy DES 1.9. 'Privacy & Amenity of Neighbours' and Supplementary Planning Guidance 3b 'Privacy and Overlooking, Aspect/Outlook and Daylight/Sunlight'.

The design is modern with strong vertical and horizontal emphasis, using a mix of traditional and contemporary materials.

Amenity space has been designed into scheme in the form balconies at the front.

The scheme is in accordance with Council policies in terms of design, height, bulk and massing.

The proposed development is located in an area of High Transport Accessibility and is considered to be of a high quality design.

The density of the proposed development is 444 habitable rooms per hectare is considered consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan.

Car Parking has been proposed within the site which is also it is situated in an area with High Public Transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY2006/0322, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended). The Agreement or Agreements is necessary in order to secure the

provision of 4 x 3 bed and 2 x 4 bed units equating to 47% of the habitable rooms hereby approved to be affordable housing accommodation.

The report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £108,142.15 toward local education facilities, £5000 toward Transportation works in the form of traffic calming in the locality and £9,000 for environmental improvements and £3664.26 toward administrative charges.

RECOMMENDATION 2

(i) That planning permission be granted in accordance with planning application reference number HGY/2006/0322 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: the units 2 x 4 bed and 4 x3 bed as affordable housing units having a 70/30% (Shared ownership/Rented), education contribution of £108,142.15 and £9,000 for environmental improvement of the local area.

ii). That the Agreements referred to in Resolution (1) above is to be completed no later than 5/5/2006 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

iii). That in the absence of the Agreements referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning application reference number HGY2006/0322 be refused for the following reason:

The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 'Affordable Housing' attached to the emerging Haringey Unitary Development Plan.

vi). That, following completion of the Agreement referred to in resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY2006/0322 & applicant's drawing Nos. 7117/10 to 18 subject to the following conditions:

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

Reason: This condition is imposed by virtue of 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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. That not more than 18 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

7. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

REASONS FOR APPROVAL

It is considered that the proposed development would not be detrimental to amenity of nearby and adjoining residents especially properties situated to the rear of the proposed development site. The proposal accords with policies HSG1.3 Change of use to residential, EMP1.1 Employment Protection, DES1.1 Good Design, DES1.2 Assessment of Design Quality (1), DES 1.3 Assessment of Design Quality (2), and DES 1.9. 'Privacy & Amenity of Neighbours', UD3 Quality Design, UD6 Waste Storage, HSG4 Affordable Housing also Policy HSG 8 'Density Standards' of the Emerging Haringey Unitary Development Plan. Appropriate car parking has been proposed on site which is situated in an area with High Public Transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

The proposal is in accordance with Supplementary Planning Guidance especially 1a design guidance, 3a Density , dwelling mix, 3b'Privacy and Overlooking, 4 Access for all, 7a Parking standards, 10 Negotiation and monitoring of obligations, 11 Affordable housing, 12 educational needs generated by new housing development and 8a waste and recycling.

1. RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/XXXXXX, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended). The Agreement or Agreements is necessary in order to secure the provision of 50% of the units hereby approved to be affordable housing accommodation.

The report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £XXXXX toward local education facilities and £XXXXx for environmental improvements.

RECOMMENDATION 2

(1) That planning permission be granted in accordance with planning application reference number HGY/XXXXX subject to a pre-condition that XXXX shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: 50% of the units as affordable housing units having a 70/30% (Shared ownership/Rented), education contribution of £XXXXXX for environmental improvement of the local area.

2. That the Agreements referred to in Resolution (1) above is to be completed no later than XXXXX or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

3. That in the absence of the Agreements referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning application reference number HGY/XXXXX be refused for the following reason:

The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 'Affordable Housing' attached to the emerging Haringey Unitary Development Plan.

4. That, following completion of the Agreement referred to in resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/XXXX & applicant's drawing Nos. XXXX subject to the following conditions:

2. 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.

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

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. That not more than 18 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

8. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

9. 8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: In order to

10. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Reason: In order for the Local Planning Authority to ensure the site is contamination free.

REASONS FOR APPROVAL
NAMING/NUMBERING
NEW SHOPFRONT & SIGNS
BOUNDARY TREATMENT - ADJ OCCUPIERS
CRIME PREVENTION 1 (MUSWELL HILL STN)
HIGHWAY WORKS
non standard informative

It is considered that the proposed development would not be detrimental to amenity of nearby and adjoining residents especially properties situated to the rear of the proposed development site. The proposal accords with policies HSG1.3 Change of use to residential, EMP1.1 Employment Protection, DES1.1 Good Design, DES1.2 Assessment of Design Quality (1), DES 1.3 Assessment of Design Quality (2), and DES 1.9. 'Privacy & Amenity of Neighbours', UD3 Quality Design, UD6 Waste Storage, HSG4 Affordable Housing also Policy HSG 8 'Density Standards' of the Emerging Haringey Unitary Development Plan. Appropriate car parking has been proposed on site which is situated in an area with High Public Transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

The proposal is in accordance with Supplementary Planning Guidance especially 1a design guidance, 3a Density, dwelling mix, 3b'Privacy and Overlooking, 4 Access for all, 7a Parking standards, 10 Negotiation and monitoring of obligations, 11 Affordable housing, 12 educational needs generated by new housing development and 8a waste and recycling.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such work commences.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.

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REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0323 **Ward:** Seven Sisters

Date received: 15/02/2006 **Last amended date:** N/A

Drawing number of plans 7117/10; 11; 12; 13; 14; 15; 16; 17 & 18

Address: 16 - 52 High Road N15

Proposal: Conservation Area Consent for the demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking in basement.

Existing Use:	Workshop	Proposed Use:	
Commercial/Residential			

Applicant: Sumal & Sons Properties Ltd & Tate Developments Ltd

Ownership: Private

**THIS APPLICATION WAS DEFERRED FROM 24 APRIL COMMITTEE FOR MEMBERS SITE VISIT.
PLANNING DESIGNATIONS**

Road - Trunk
Area Plans and Planning Briefs
Conservation Area
Area of Community Regeneration

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

SITE AND SURROUNDINGS

The proposal site consist of 2 individual building currently part used as a garage and workshop. It sits on the southern end of a block that front the High Road between Norfolk and Rostrevor Avenues. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining road are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is and acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within and area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

PLANNING HISTORY

There is very little relevant recorded planning history.

DETAILS OF PROPOSAL

The current proposal seeks Conservation Area Consent for the demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking in basement.

CONSULTATION

Conservation Advert 03/03/2006
Conservation officer
Ward Councillors

RESPONSES

Conservation officer – no objection to the proposed demolition.

RELEVANT PLANNING POLICY

Unitary Development Plan

DES2.4 Demolition Partial Demolition & Changes To The Appearance Of Buildings In Conservation Areas.

DES2.3 Applications In Conservation Areas

Emerging Unitary Development Plan

UD2 General Principles

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed demolition should be viewed in conjunction with the full application HGY2006/0322.

SUMMARY AND CONCLUSION

The buildings or of no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss. It would therefore be appropriate to recommend that consent be granted for demolition.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0323

Applicant's drawing Nos. 7117/10; 11; 12; 13; 14; 15; 16; 17 & 18.

Subject to the following conditions:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVALThe existing building are of no architectural merit and the proposal demolition accord with the relevant policies of Haringey unitary Development plan and emerging Unitary Development Plan.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/0705

Ward: Bounds Green

Date received: 06/04/2006

Last amended date:

Drawing number of plans 2842 P-01, 2842 P-02

Address: R/OPalm Court, Lionel House, Maxwell House and Lawrence House Palmerston RoadN22

Proposal: Demolition of existing garages and erection of 2 x 2 storey blocks comprising 5 x two bed and 1 x three bed dwellings and 2 x three bed detached dwellinghouses with associated refuse and cycle storage

Existing Use: Garages

Proposed Use: Residential

Applicant: Mithril Homes Ltd

Ownership: Ruma

PLANNING DESIGNATIONS

Retrieved from GIS on 06/04/2006
ROAD - CLASSIFIED
Conservation Area
Ecological Corridor

Officer Contact: Ruma Nowaz

RECOMMENDATION

GRANT PERMISSION subject to conditions and Sec. 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is a backland site comprises of a row of 35 lock-up garages located behind four blocks of flats comprising of Palm Court (18 units), Lionel House(12 units), Maxwell House (18 units) and Lawrence House (18 units). The site is adjacent to the Bowes Park Conservation Area and the ecological corridor through which the New River runs. As such, the proposed development would be highly visible from New River. Across the New River are located a row of residential terrace properties.

PLANNING HISTORY

- In 1986 planning permission was refused for the erection of 13 lock up garages on existing open car park.
- On 22/9/2000 Planning permission was refused for the demolition of 35 lock up garages and the erection of twelve dwelling houses with garden terraces and forty two garage parking spaces under (HGY/2000/0774).
- 30.04.01 - demolition of 35 existing garages and erection of 7 dwelling houses with garden terraces. Consent refused ref: HGY/2001/0607for the following reasons:-

1. The loss of the lock-up garages would result in a loss of valuable parking facilities in a congested area which would, as a consequence, prejudice the free-flow of traffic and conditions of general safety along the neighbouring highway.
 2. Unsatisfactory form of backland development which is out of character with the existing form of development in the area. .general bulk and massing within the site thereby resulting in an incongruous pattern of development; overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy DES 1.10 'Overdevelopment' and DES 1.9 'Privacy and Amenity of Neighbours' of the Haringey Unitary Development Plan by reason of: - the overall size and bulk, height.
 - Excessive site coverage and massing
 - Excessive site coverage prejudicing the provision of adequate communal space.
 -
 - absence of adequate parking accommodation,
- On the 1/9/2005 and 3/10/2005 respectively Conservation Area Consent and an application for planning permission for the demolition of garages and erection of 5x2 bed and 4x3 bed three x two storey houses units, were withdrawn.
 - On 02/03/06 Planning permission was refused for the demolition of the existing garages and erection of 3 x 2 blocks comprising of 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping, for the following reasons:-
 1. The proposed development represents overdevelopment reason of:
 - 1). the number of units and habitable rooms within the site
 - 2). excessive site coverage prejudicing the provision of adequate amenity space
 2. the length, scale, height and location of the proposed development abutting the New River an when taken cumulatively with the adjoining development would result in an unacceptable urbanising effect on the Green Chain and lead to a deterioration of the quality and green nature of the informal open space and ecological corridor.

DETAILS OF PROPOSAL

This revised proposal seeks the demolition of existing garages and erection of 2 x 2 storey blocks comprising 5 x two bed and 1 x three bed dwelling houses and 2 x 3 bed detached dwelling houses with associated refuse and cycle storage. This proposal reduces the number of units from 9 units to 8 units.

CONSULTATION

21/04/2006
157 Whittington Road
Mall House, 10b Archway Road N 22
77a High Street EN11
60-90 Palmerston Road N22
1-18 (c) Palm Court, Palmerston Road N 22
1-12 (c) Lionel House
1-18(c) Maxwell House
1-18(c) Lawrence House
43, 45, 45a, 84(c), Palmerston Road
46-60 (e) Myddleton Road
1-19(c) Grassmere Court, Palmerston Road
45-55 Palmerston Road

RESPONSES

11 Letters of objection received from neighbouring properties and management services of Lawrence House, and managing agents for Palm Court and Maxwell House on the following grounds:-

1. The Fence to the narrow access way is already damaged by large vehicles directly adjacent to no. 45 Palmerston Road. Concerned that there would be resultant overlooking of from the Town Houses.
2. There is not sufficient land or open space for such a development. The lawns at the rear of each four blocks belong to these blocks; these grounds offer privacy for residents. This privacy and amenity would be lost if this development was to take place and could result in increased crime.
3. Access to the site via the small narrow alleyways is completely unacceptable to the residents. This would result in greater disturbance to residents and result in loss of privacy.
4. Lack of proper parking provision which will lead to on street parking, which will be detrimental to traffic flow and street safety.
5. This will affect the collection of rubbish which is already an issue. It would result in rubbish being pushed on to the main road instead of behind the property.
6. The loss of lock up garages likely to lead to additional street parking, thereby adding to the already serious problems of traffic flow and road safety in Palmerston Road. This is in conflict with Policy DES 7.4"Loss of garages".
7. Palmerston is a very busy rat-run particularly during the morning and evening rush hours. The Council are well aware of the problems and various traffic calming measures are being implemented following discussions with local residents and the Bowes Park Community Association.
8. Gross overdevelopment of a narrow strip of land in close proximity to existing properties, resulting in greater density compared to the existing 35 lock-up garages on site. This would be out of keeping with the development plan for the area.
9. A number of problems would result during the construction period. Access for heavy vehicles would be difficult and would present a health and safety issue. Also due to the proximity to the New River, it could also affect the water table and the quality of life of all existing residents in the area.
10. There would be a resultant loss of view of the New River for existing residents. Furthermore, the new block would encroach on the existing properties as it would only be 20 yards away.
11. Elderly residents would be affected by the noise and dust pollution from the building site for several months; their quality of life will be further diminished.
12. Already a degree of subsidence between Lawrence house and Maxwell House caused by Council rubbish trucks collecting rubbish.
13. A fence would have to be erected at the rear of the green space. The canal behind has a large amount of wildlife, especially birds/waterfowl. Serious concerns about how this development may impact on the flora and fauna.
14. Houses would be next to an electricity sub-station.
15. 45c Palmerston Road, -Garden will be overlooked by town houses and as the garden shares a garage wall, this would result in loss of shrubs and plants in my garden and privacy during construction.
16. Location is unsuitable for proposed development.
17. New flats will mean traffic coming and going directly inches from my bedroom window.

Building Control: - Site access for fire fighting vehicles and personnel can be considered acceptable subject to the minimum width of the Road being 3.7m and the construction capable of sustaining minimum 12.5 Tonnes. A letter has been received from LFEPA dated 8th November 2005 supporting the application.

Conservation Officer: - Does not object on design grounds subject to conditions regarding materials, fenestration etc.

Transportation:-

The site is in an area with a low public transport accessibility level, however, the site has not been identified by the Council's SPG3a as a restricted conversion area.

A site visit conducted on the 25th of April observed that the garages are still in good working condition, however the garages are in private ownership and are being used as storage units.

As the garages are in private ownership the loss of the garages will not affect the off street

parking provision for Palm Court, Lionel House, Maxwell House and

Palmerston

Road.

The applicant has proposed providing 8 off street parking spaces for the proposed 5x2 bed units 1x3 bed dwelling and 2x3 bed houses. This satisfies the parking requirements as outlined by the Council's parking standard SPG7a.

As the proposed development will not generate any significant increase in traffic and parking demand to have any adverse effect on the highway and transportation network.

The transportation and highways authority would not object to this application subject to

the following condition.

The applicant must provide two access points to the site with a one way traffic system

through the site.

Reason: The access road is very narrow and cannot support two-way traffic.

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

Council Arboriculturalist:- The following comments and observations relate to the proposed new development on the existing trees on site. Drawing indicating plan elevations was used for reference purposes.

Tree cover

The only significant tree rear of the existing flats is a multi-stemmed Hornbeam. It has previously been damaged by fire but appears to be in a fair condition. It provides a screen to the occupants of the flats of the new development and is of considerable value as a wildlife habitat.

No tree removals are proposed.

In the rear garden of 45 Palmerston Road, adjacent to the boundary fence, is a mature Walnut tree, the branches of which are overhanging the access road. To improve height clearance, pruning works must be specified and undertaken to BS 3998: Recommendation for Tree works,

Adjacent to the Northern boundary with Grasmere Court, is located a row of pollarded Lime trees, under regular maintenance. The construction of the new sub station is in very close proximity to the trees. All excavations must follow guidelines set out in National Joint Utilities Group: Installing and maintaining utility services close to trees (NJUG 10).

Proposed layout

No significant trees will be affected by proposed site layout.

Tree protection

Robust tree protection measures must be implemented to ensure the future health of the existing trees to be retained.

New tree planting

It is proposed to plant a number of new trees, this must be conditioned into planning approval.

The proposed development can be constructed with minimal impact on the existing mature trees on site. However, conditions must be attached to any planning approval to ensure the protection measures specified are implemented.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan Adopted March 1998

OP 1.1 Protection of urban open space
OP 1.2 Informal Open Space
OP 1.4 Private Gardens
OP 1.5 Green Chains
OP 1.6 Tree Protection, Tree massing and spines
OP 4.1 Protection of Ecologically valuable sites and Ecological corridors.
HSG 2.3 Backland Housing
SPG 3c Backland Developments
DES 1.10 Overdevelopment
DES 1.1 Good Design and How Design Will Be Assessed
DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area.
DES 2.2 Preservation and Enhancement of Conservation Areas.
DES 1.9 Privacy and Amenity of Neighbours
TSP 7.1 Parking for Development

Haringey Unitary Development plan Revised Deposit Consultation Draft 2004

OS5 Ecologically valuable sites and their corridors
OS9 Other Open Space
SPG3a Density, Dwelling Mix, Floorspace minima

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues here are considered to be:-

1. Principle of development adjacent to informal open space and Conservation Area.
2. Density and design.
3. Parking and access.
4. Refuse
5. Privacy and amenity of neighbouring residents.

Principle of development adjacent to informal open space and Conservation Area

The site is immediately adjacent to the grassy banks of the New River: from which the existing low garage block on the site is screened by a line of low trees and shrubs at the top of the embankment. This section of the New River is an Ecologically valuable site of Metropolitan importance (OP 4.1) and is an Ecological Corridor. This area is also a proposed extension to the Green Chain. The Open Space Study 2003, has identified the potential to increase the Green Chains and also to use them to increase accessibility to existing open space. This study suggests improved walking and cycling links and greening of these links.

Policy OS5 Ecologically valuable sites and their corridors in the Haringey Unitary Development plan Revised Deposit Draft 2004, states that 'these corridors should be protected and their green nature enhanced, in order that they do not become fragmented and thereby diminish their ecological value.

The locality of this ecological corridor and green chain is fairly open and green in character. Policy OP 1.5 states that development adjacent to existing or proposed Green Chains will be

assessed in detail in terms of any detrimental impact they have on the function of the Green Chain

This revised proposal comprises of a modern flat roofed development and the individual blocks are spaced out along the New River frontage. It comprises of two blocks and two individual houses. The number of units has been reduced from the previous proposal from 9 to 8 dwellings and increased the gaps between these blocks. The overall height of the development has been reduced from the previous proposal and is now a flat roofed development with a slight variation in height, the highest part being 6.2m. The largest section, block D has a length of 19.2m, on the east side, and block A, 16.8m to the west side of the development. Blocks B and C, the individual dwelling houses are approximately 9m in width. The gaps between the blocks have been increased to approximately 8m between block A and B, 16m between B and C and 7.4m between Block C and D. The development has been set back from the boundary with the New River by approximately 1.4m, although the first floor balconies do extend out almost to this boundary.

The revised proposal, due to its set back from the boundary and dispersal along the frontage, retains larger gaps between the blocks and would provide some security. It would enable more views through the development and the retention of existing natural bushes and trees on the New River side of the boundary fence.

Density, Design and layout

Backland Housing

This would be regarded technically as a backland site. The back to back distances of the proposed dwellings to the existing flats is 28 to 30m and meets the back to back distances required for two storey developments.

The last refusal of planning permission (HGY/2006/0057) was on the grounds of overdevelopment due to the excessive number of units and excessive site coverage and poor relation to the existing pattern of development. Secondly due to the length, scale and height of the development and its proximity to the New River and when taken cumulatively with the adjoining development would result in an unacceptable urbanising effect on the Green Chain and lead to a deterioration of the quality and green nature of the informal open space and ecological corridor.

Density

The site area of the land is 1887m². The number of habitable rooms is 26. The density of the site is therefore 137hrh. This is under the 145hrh outlined in the Haringey Unitary Development Plan DES 2.3 Backland sites. Policy HSG 8 of the deposit draft UDP seeks to ensure lower densities in order to prevent town cramming. The proposal is in keeping with this density and is therefore not in conflict with the provisions of this policy.

Design

The design of the proposed development is in four blocks, Block A of 16.8m width, Block B and C having a width of 7.4m and Block D being 19.2m width. The gaps between the blocks are 8 and 16m lengths. The main windows of the two storey development look out onto the River, with the kitchens, bathrooms and toilet and staircase windows being directly opposite the existing blocks of flats.

The design of the development has been altered to contemporary two storey flat blocks, the elevations of which are modulated by the set in of external walls and the addition of balconies and large windows on the River front elevation. The elevation fronting the flats are proposed as green walls as are the flat roofs. The windows on this frontage are shown as opaque windows.

The materials proposed are powder coated aluminium windows and red brick. The proposal is not therefore in conflict with policy DES 1.1 Good Design and how it should be assessed and Policy DES 2.2 Preservation and Enhancement of Conservation Areas.

Layout

Block A comprises of two x two bedroom flats (61.5sqm and 63.4sqm), and a two bedroom dwelling house, comprising of 74sqm floor area. The floors sizes of the flats are appropriate for a three person unit. The dwelling house meets the floor standard for a four person unit.

Block B and C comprises of two x three bedrooms, five person units (123.8sqm).

Block D comprises of 2 x 2 bedroom flats (61sqm and 58.6sqm) and a three bedroom dwelling (113sqm). The two flats meet the required floor standards for three person units. The three bedroom dwelling is acceptable as a five person units. The room's sizes also meet the required standards although a small number of bedrooms are slightly under size.

External amenity space has been provided for the dwelling houses, of approximately 46sqm for unit 1, 56sqm for unit 4, 96sqm for unit 5 and 43 sqm for unit 6. The ground floor flats have a small external space, whilst the upper two flats have external balconies. The requirement for family units is 50sqm, and although some of the external amenity space is lower then this, on balance, the proposal is in keeping with the overall provisions of HSG 2.8 Layout and SPG 3a.

Parking and Access

Loss of Lock up garages and parking for development

As the above policy in the Revised Deposit Consultation Draft UDP, has been removed, Transportation has not objected to the loss of lock-up garages. Transportation has required that apart from the provision of integral garages, a further five parking spaces would be adequate. The proposal therefore meets the requirements of Policy TSP 7.1 Parking for Development.

Access

In order to overcome the narrow vehicular access width to the site, the applicants have agreed to a one way gyratory vehicular access arrangement which uses the existing western and eastern accesses for vehicular entry and exist respectively.

Transportation has requested that a pedestrian access be provided. The applicant has agreed that a condition be attached to provide appropriate surface to the access road in the interest of pedestrian movement and vehicular traffic.

The applicants have received a letter from LFEPA in respect of fire service access to the site at the rear of the block of flats. They have stated that the access is acceptable provided that statutory or private water hydrants are provided.

Although the access to the site is very narrow, transportation is satisfied that providing that the applicant meets the above conditions, the proposal would be satisfactory, and would be in keeping with the provisions of Policy TSP 7.1 Parking for Development.

Refuse

As refuse is presently collected from the site, providing that individual wheelybins were provided for each dwelling, refuse collection could be accommodated.

Currently the paladin bins for the existing flats are located at the rear of the site. The agent has stated that these would remain at the rear on the land which belongs to the existing flats.

Privacy and Amenity of Neighbours

The main issues are the impact of the development of the site on the amenity of the existing residents. Consultation responses have raised a number of issues of which the following are the main issues of concern. They are concerned that the proposal would be an

overdevelopment of the site resulting in the open nature of the water front being lost and resulting in a loss of view to existing residents.

They are concerned that the resultant residential development would result in a loss of privacy and amenity for existing residents as the new occupants would be able to access the rear private garden area.

Furthermore, the proposal would result in a loss of amenity to ground floor flats from the attraction of an increased no of vehicles and people. Concern that the access way is very narrow and use of this by large vehicles knock into or cause a nuisance to the existing flats. The bedroom windows of a number of ground floor flats in these blocks look out onto the access ways. Furthermore they are concerned about services, which are located on the building or close to the surface of the road, which may be affected from heavy vehicular use.

Whilst a new development at the rear would have some impact on the amenity of the existing residents, this development has overcome the main objections raised in the last two previous schemes. This proposal has spaced out the units along the frontage, retaining gaps which will allow views in and out of the site. They also have external amenity space for the dwelling houses and small amounts for each flat, the first floor flats having balconies.

Transportation has not objected to the development or the narrow access to the site. However in order to overcome the problems of this narrow access, they have requested conditions which improves the paving of the access way and makes it into a one way system. This will overcome some of the problems incurred by the narrow access way. LEFDA have also agreed that the development is acceptable providing statutory or private fire hydrants are provided.

The proposal is now more in keeping with the provisions of Policy DES 1.9 Privacy and Amenity of neighbours.

Educational needs generated by new housing developments

The development would require a section 106 Agreement covering the contribution towards Educational provision, based on the following formula:-

No of Units	No of bedrooms	Average No. Per dwelling		Av. Child Yield
5	2 (private)	0.493	=	2.465
3	3 (private)	1.112	=	3.336
Total = 8				5.801

Primary Contribution

$5.801 \times 7/16 = 2.538$ (Expected Child Yield)

$2.538 \times \text{£}4,007.33 = \text{£}10,170.35$

Total Primary Contribution + £ 10,170.35

Secondary contribution:

$5.801 \times 5/16 = 1.8128$ (Expected Child Yield)

$1.8128 \times \text{£} 5318.33 = \text{£} 9,641.14$

Total Secondary Contribution = £ 9,641.14

Total Education Contribution = £19,811.49

Administrative contribution;

5% of £19,811.49 = £990.574

Total to be covered in S. 106. = £20,802.06

SUMMARY AND CONCLUSION

This application site abuts onto the New River. It but is located on the site of lock up garages, which was originally part of the block of four flats. Adjoining the site is three-storey development, which is set back from the Green Chain but nevertheless has an urbanizing effect. This modern development is now more in keeping with this location and the open and green character of this ecological corridor and green chain. This proposal is now more in keeping with the provisions of Policies OP1.5 and OS 15 Green Chains, Policy OS9 Other Open Space and OS5 Ecologically valuable sites. It is low- profile development with adequate amenity and parking provision, and does not give rise to undue overlooking to the existing flats. Subject to the introduction of separate in-put arrangements for traffic, there are no objections raised on traffic generation grounds. Accordingly approval is recommended.

RECOMMENDATION

1. That planning permission be granted in accordance with planning application Ref. No; HGY/2006/0705, subject to a pre-condition that the applicants and owner of the site shall first have entered into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), in order to secure a contribution towards local education facilities, of £19,811.48; and towards the administration of such contribution, of £ 990.574.
2. That the Agreement referred to in resolution 1 above shall be completed no later than 6 July 2006, or within such extended time as may be agreed in by the Council's Assistant Director (Planning Environmental Policy, and Performance).
3. That in the absence of the Agreement referred to in resolution 1 above being signed in the timescale referred to in Resolution 2 above, the application be refused for the following reason;

The proposal fails to provide a contribution towards the educational needs of the Borough in accord with the requirements of SPG12 of the Haringey Unitary Development Plan.
4. That following completion of the Legal Agreement referred to in resolution 1 above, planning permission for the development be granted in respect of the following drawings and subject to the following conditions:-

Registered No. HGY/2006/0705

Applicant's drawing No.(s) 2842 P-01, 2842 P-02

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

c. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The area where the trees are to be planted must be protected to ensure that there is no damage to soil structure. Native species, such as those being removed should be considered due to their benefits for local biodiversity and suitability to the type of soil. Such an 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority. An aftercare plan must be provided ensuring watering and monitoring of the new trees, this must be approved in writing by the local planning authority and implemented in accordance with this approved plan.

Reason: In order for the Local 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.

5. Before any works herein permitted are commenced, all those trees to be retained, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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.

6. The applicant shall construct traffic calming measures along the accessroads and erect appropriate IN/OUT and 'no entry' signage at the entry and exit points.

Reason: To minimise conflict between road users at this location.

7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to E shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The proposed development is now more in keeping with this location and the open and green character of this ecological corridor and green chain. The proposal is not therefore in conflict with the provisions of Policy OP 4.1 'Ecologically valuable sites of Metropolitan importance' and OS5 'Ecologically Valuable Sites and their Corridor.' The proposal is in keeping with the provisions of Policy HSG 2.3 Backland housing and the provisions of SPG 3a Density, dwelling mix and Floorspace minima. The revised design is now more in keeping with the provisions of Policy DES 1.1 Good Design and How Design will be Assessed and DES 1.2 Assessment of Design Quality (1) Fitting new buildings into surrounding areas. Accordingly Approval is recommended.

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Planning Applications Sub Committee 5 June 2006 Item. No 4

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2159

Ward: Tottenham Green

Date received: 23/11/2005

Last amended date: N/A

Drawing number of plans: No number.

Address: 24A Birstall Road, N15

Proposal: Erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats.

Existing Use: Vacant Light Industrial Building

Proposed Use: Residential

Applicant: Pure Linen (Holdings) Ltd.

Ownership: Pure Linen (Holdings) Ltd.

PLANNING DESIGNATIONS

ROAD – BOROUGH
RIM 1.2 UPGRADING AREAS IN GREATEST NEED

Officer contact: Brett Henderson

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The subject site is located at 24A Birstall Road and contains a vacant two-storey light industrial building, which is located in a predominantly residential, two-storey terraced area within close proximity of Seven Sisters Station. The eastern side of the site borders a railway line and an ecological corridor.

The subject site area is in a central location close to the Seven Sisters Town Centre and has an area of 0.0302 hectares.

PLANNING HISTORY

28/09/93 – Granted – 46868 – Use of the premises for class B1 (Light Industrial) purposes.

10/05/2005 – Refuse – 2005/0127 – Demolition of existing buildings and erection of a 2 storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats and 2 x 1 bed houses.

This application has changed from the refused application above through the removal of the 2 x 1 bed houses.

DETAILS OF PROPOSAL

The proposal is for the demolition of existing building and erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats.

The proposal will have a maximum height of 8.5 metres and a length of 18 metres with a depth of between 8.5 metres and 8 metres.

No car parking is provided on site.

CONSULTATION

Transportation Group
Waste Management
Building Control
Ward Councillors
Scientific Officer
Network Rail
20-24 (e) Birstall Road, N15
23-51 (o) Birstall Road, N15

RESPONSES

Transportation – No objection – Informative:

- (i) *The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.*
- (ii) *The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.*

Scientific Officer – No objection – Condition:

*A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.
Reason: To protect the health of future occupants of the site.*

Waste Management – No objection

Network Rail – No objection

Building Control – No objection

Ward Councillors – No comments

Adjoining residents and occupiers – No objection

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Guidance 3 Housing

The principal national policy guidance relating to residential development is contained in Planning Policy Guidance Note 3: Housing. This PPG provides guidance on a range of issues relating to the provision of housing. Circular 6/98 *Planning and Affordable Housing* will continue to apply, within the framework of policy set out in this guidance.

PPG3 states that Local Planning authorities should:

- provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;
- promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and
- Introduce greater flexibility in the application of parking standards, which the government expects to be significantly lower than at present.

Planning Policy Guidance 13 Transport

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

- promote more sustainable transport choices for people and for moving freight.
- promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.
- reduce the need to travel especially by car.

The London Plan

The London Plan was adopted in February 2004 by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19,370 additional 'homes' (970 per year) out of a target for London of 457,950 (23000 per year).

The London Plan also sets out density targets for residential development in London. Various ranges are specified. Of particular relevance to this site - central sites close to transport corridors with a high accessibility index proposed for flatted development may have a range of 650-1100 hrh.

Local Policy Background

Current Unitary Development Plan 1998

HSG 1.1 Strategic Housing Target

Sets out the Council's strategic housing targets based on central government advice.

HSG 2.1 Dwelling Mix For New Build Housing

The Council will normally expect all new development to include a mix of housing types to cater for both family and non-family households.

HSG 2.2 Residential Densities

In considering applications for residential development (including redevelopments, conversions and mixed-used schemes) the density of the development should normally be in the density range of 175 hrh - 250 hrh. This policy has been superseded by the London Plan and the Emerging Unitary Development Plan which reflects the requirements of the London Plan

DES 1.1 Good Design and How Design Will Be Assessed

The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.

DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area.

Infill development in areas of varied townscape of significant quality. (including most conservation areas) can create new compositions and points of interest but should be disciplined by building lines, scale of area, heights, massing, characteristic or historic plot widths.

DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale

The Council will assess the design of development schemes in relation to enclosure, height and scale.

DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

In assessing the design of new development, alterations and extensions the Council will have regard to building lines, layout and form, rhythm and massing.

DES 1.8 Landscaping and Trees in Development Schemes

The Council will require developments to be appropriately landscaped to provide a suitable and pleasant setting for the proposed development.

DES 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours.

TSP 1.1 Transport and New Development

All development proposals will be assessed for their contribution to traffic generation and their impact on congestion and against the present and potential availability of public transport and its capacity to meet increased demand.

TSP 7.1 Parking for Development

The proposal should provide an acceptable level of parking in line with current national and local policy advice.

RIM 1.2 Upgrading Areas in Greatest Need

Council will give priority for public and private sector investment in regeneration projects.

Emerging Unitary Development Plan – Revised Deposit September 2004

HSG1 New Housing Developments

The Council will increase the supply of housing in the Borough in order to meet targets.

HSG8 Density Standards

Reflects the advice in the London Plan and increased densities.

HSG9 Dwelling Mix

Requires that the dwelling mix meet the Council's housing requirements.

UD1A Sustainable Design and Construction

This policy is concerned with the environmental/natural resource aspects of sustainable development.

UD2 General Principles

New development in the Borough should complement the existing pattern of development.

UD3 Quality Design

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

UD 10 Planning Obligations

The Council, where appropriate, will enter into Planning agreements under section 106 of the Town and Country Planning Act.

EMP3R Non Employment Generating Uses

Requires that a change of use of land from an employment generating use meets certain stringent requirements which demonstrate that an employment generating use on the land is no longer viable.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are i) the principal of the residential use of the land, ii) density, iii) size, bulk and design, iv) privacy and overlooking, v) access and parking, vi) contributions. Each of these issues is discussed below.

Principle of Residential Use

No evidence has been submitted to demonstrate that the subject site is no longer commercially viable for light industrial purposes. However, the site is in the middle of a residential area and is considered a suitable location for residential development. Furthermore, the Planning Enforcement records identify that the site has been occupied by squatters since 2005 and has not contained an employment generating use for some period of time. The applicant will be required to pay a contribution of cash in lieu payment for the employment not provided on site.

The London Plan sets housing targets for Local Authorities for the period up to 2016. The target for Haringey is 19,370 additional 'homes' (970 per year). These targets are generally reflected in Unitary Development Plan policy HSG 1.1 'Strategic Housing Target'. This development will contribute toward the Council meeting its target.

PPG 3 and the London Plan encourage the residential development of brownfield sites. The pressure of land for new housing in the Borough means that brownfield sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the

opportunities for an acceptable form of this development are increasingly limited as the available sites decrease. Policy DES 1.9 'Privacy and Amenity of Neighbours' recognises this pressure and seeks to provide an appropriate level of development for these sites which ensures that existing amenity is not harmed. In this case, the proposed development has been designed to fit in without compromising the Council's standards of distances between houses or having an unduly overbearing affect on the neighbouring properties.

Density

Policy HSG 2.2 'Residential Densities' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*" This advice supersedes the housing density policy in the adopted Unitary Development Plan which is currently under review. The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 650-1100 hrh for flatted developments in central locations with a high accessibility index rating such as this one. The Unitary Development Plan sets a density range of 175 – 250 hrh. The densities allowed in the emerging Unitary Development Plan reflect more closely with the densities set out in the London Plan.

Applying the method of calculation set out in Supplementary Planning Guidance Note 2.2 Residential Densities, this scheme has a density of 795 hrh based on a gross residential site area of 0.0302 hectares. This density is considered to be appropriate in this location and is in line with the ranges set out in the London Plan. The density marginally exceeds the maximum density of 700 hrh prescribed in draft Haringey UDP policy HSG 8. However, given the central location and the fact that the development matches the prevailing development in the vicinity, the proposed density is considered acceptable.

Size, Bulk and Design

Policies DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; and DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing' require that new buildings are of an acceptable standard of design and fit in with the surrounding area.

The proposed building is 2 storeys in height, which reflects the height of the surrounding two storey terrace dwellings. The proposal respects and assimilates with the prevailing development in the area. It is considered that the development will not have an adverse affect on any adjoining property. In fact it will have a positive regenerative impact on the streetscape and the amenity of the area.

Policy HSG 2.1 'Dwelling Mix For New Build Housing' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 4 two bedroom flats and 4 one bedroom flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 2.3 'Standards for New Build Residential Development'.

No landscaping details have been provided. A condition will be attached requiring a landscaping scheme to be submitted and approved prior to any works commencing on site.

Privacy and Overlooking

Policy DES 1.9 'Privacy and Amenity of Neighbours' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed buildings meet the requirements of Policy and will not therefore result in loss of privacy from overlooking.

It is considered that there will be no significant loss of sunlight and daylight to any adjoining property as a result of the development. The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

Access and Parking

Council's Transportation Group have not objected to the proposed car parking free development, because of the site's close proximity to Seven Sisters Station and the variety of bus links in the vicinity.

Contributions

Education - Supplementary Planning Guidance Note 8.2 Education Needs Generated by New Housing Development requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units with children bed spaces are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should Planning permission be granted. The applicant is required to contribute a sum of £22,852.90.

Employment – The contribution is cash in lieu payment for the employment not provided on site of: £15,000.

Cost Recovery – £1,892.65

Total Contribution – £39,745.55

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location. Whilst a relatively high density is proposed, the scheme meets the relevant policy requirements for sites of this type as well as being in line with general national policy and guidance which encourages Local Planning Authorities to approve higher density schemes.

The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight as the distances between the proposed buildings and the existing properties surrounding the site meet the Council's guidelines. The design approach is modern which fits in with the surrounding area.

Planning permission is therefore recommended subject to a legal agreement and conditions.

RECOMMENDATION 1

The Sub-Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with Planning application no. HGY/2005/2159, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (as amended) in order to secure a contribution of £22,852.90 toward educational facilities within the Borough, a contribution of £15,000 in lieu of the employment not provided, and a contribution of £1,892.65 toward cost recovery.

That, following completion of the Agreement referred to in resolution (1), Planning permission be granted in accordance with Planning application reference number HGY/2005/2159.

RECOMMENDATION 2

GRANT PLANNING PERMISSION

Registered No. HGY/2005/2159

Applicant's drawing Nos. No number

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an 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 maintained and retained thereafter to the satisfaction of 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.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. An enclosure for 8 x 240 litre dustbins and 8 green recycling boxes in accordance with guidance issued by the Local Planning Authority shall be provided prior to occupation of the building. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to any works commencing on site.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
7. That not more than 8 separate flats shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.
8. An enclosed shelter accommodating 3 bicycle parking spaces in accordance with guidance issued by the Local Planning Authority shall be provided prior to any works commencing on site. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to any works commencing on site.
Reason: To provide an alternative mode of transport to residents, which will reduce traffic and parking demand.
9. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.
Reason: To protect the health of future occupants of the site.
10. The proposed development shall have no more than 2 central dishes/aerial systems for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to works commencing on site and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
11. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular Planning application to the Local Planning Authority for its determination.
Reason: To avoid overdevelopment of the site.

INFORMATIVES

- (i) The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.
- (ii) The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

- (iii) The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposal at 24A Birstall Road, N15 for the erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats complies with Policies HSG 1.1: 'Strategic Housing Target'; HSG 2.1: 'Dwelling Mix For New Build Housing'; HSG 2.2: 'Residential Densities'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.8 'Landscaping and Trees in Development Schemes'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

PLANNING APPLICATIONS SUB-COMMITTEE 5 June 2006

**TOWN AND COUNTRY PLANNING ACT
1990**

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**SUMMARY:**

This report seeks to confirm the Tree Preservation Order placed on the tree specified in
This report.

REPORT:

The tree is located 707 High Road N17

SPECIES: T1 Scots Pine

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The tree is of significant amenity value, clearly visible from public place.
2. The tree is a semi –mature specimen of good form and appears healthy for its species.
3. The tree is a native species providing a habitat for local wildlife.

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning (Trees) Regulations 1990 is confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 5 June 2006
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY:

This report seeks to confirm the Tree Preservation Order placed on the tree specified in
This report.

REPORT:

The tree is located 707 High Road

SPECIES: T2 Hornbeam

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The tree is high amenity value, clearly visible from public place.
2. The tree is a semi-mature specimen of good form and appears healthy for its species.
3. The tree is a native species and provides a habitat for wildlife.

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning (Trees) Regulations 1990 is confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 5 June 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY:

This report seeks to confirm the Tree Preservation Order placed on the trees specified in

This report.

REPORT:

The trees is located 21-27 Sussex Gardens N6 4LS

SPECIES: G1 : Various Species including T1 False Acacia, T2 Ornamental Apple, T3 Silver Birch, T4 Ornamental Apple, T5 Norway Maple, T6 Goat Willow, T7 Purple Plum.

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1.The trees are of amenity value, clearly visible to many local residents and from the

Great North Road (public place)

2. The trees appear healthy for their species.

3. The trees also provide a habitat for local wildlife.

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1 objection received from 43 Sussex Gardens N6, making the following points:-

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning (Trees) Regulations 1990 be confirmed; with the exception of the Silver Birch tree (Tree T3).

1. As occupier of 43 Sussex Gardens since it was building 1984; and noting that 41, 43 and 45 Sussex Gardens own the Title to the small green square where all the trees proposed for T.P.O are situated, I question the need for a T.P.O here: these are all healthy and attractive trees which residents are very happy with. Not aware of any threat or damage to trees, so does not understand why T.P.O is being made.
2. The owners have always carefully maintained the T3 to prevent it obscuring light from street-lamp. If it has a T.P.O, then there will be unnecessary need to make application every time the resident want to prune the tree. It would be a waste of the Council's time and money.
The T.P.O's are really unnecessary.

The Council's Arboriculturalist comments:-

Need for T.P.O

Ms Morris states that there is no immediate threat to the trees and pending development application. However, the trees are of significant amenity value being an important feature of the local streetscene and fulfil the criteria for TPO status. If covered by a TPO, it gives the Local Planning Authority the opportunity of enforcing replacement trees if any are removed.

The inclusion of the Silver Birch

It is stated that this tree requires regular pruning to prevent obstruction of the adjacent street lamp. To mitigate the need for multiple application for **tree pruning**, it may then be prudent exclude this tree from the TPO.