
Planning Applications Sub-Committee

MONDAY, 26TH JUNE, 2006 at 19:00 HRS - .

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

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AGENDA

1. APOLOGIES

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 11 below.

New items of exempt business will be dealt with at item 11 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 11.

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 - 12)

To confirm the Minutes of the PASC held on 6 June 2006.

6. PERFORMANCE STATISTICS (PAGES 13 - 22)

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

7. APPEAL DECISIONS (PAGES 23 - 28)

8. DELEGATED DECISIONS (PAGES 29 - 50)

Decisions taken under delegated powers 15 May 2006 to 11 June 2006.

9. TOTTENHAM HALE URBAN CENTRE MASTERPLAN - PUBLIC CONSULTATION (PAGES 51 - 60)

To consider the Draft Tottenham Hale Urban Centre Masterplan and Sustainability Appraisal and to agree formal statutory consultation.

10. PLANNING APPLICATIONS (PAGES 61 - 138)

In accordance with Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, normally no speakers will be heard. For items considered previously by the sub committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations. Where the recommendation is to refuse permission, normally no speakers will be heard.

1. **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 detached dwellings houses with associated refuse and cycle storage. RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.
2. **691-693 High Road N17 8AD** - Demolition of existing buildings and erection of part 1, 2, 3 and 4 storey building comprising 180 sq. m. of commercial floor space (B1) and 58 residential units with 20 car parking spaces and associated landscaping.
3. **691-693 High Road N17 8AD** – Conservation Area Consent for the above demolition. RECOMMENDATION: Grant Conservation Area Consent subject to conditions.
4. **40 Coleridge Road N8 8ED** Demolition of existing buildings and redevelopment of site including erection of 8 terraced houses comprising 2 x 3 storey five bed houses in Coleridge Road, 2 x 2 storey three bed houses including rooms at basement level and 4 x 3 storey three bed houses to the rear. Erection of part single/part 3 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage.
5. **Land Between 72-74 Twyford Avenue N2 9NN** Residential development comprising nine units to include 4 x 3 storey five bed, 4 x part 2 / part 3 storey 5 bed, and 1 x 2 storey four bed dwellings. Provision of one tennis court and 1 pavilion to rear of site.

11. TREE PRESERVATION ORDERS (PAGES 139 - 152)

To confirm the following Tree Preservation Orders:

- 13 Birchwood Avenue N10
- 26 Bryanstone Road N8
- 278 High Road N17
- 62 Mount View Road N4
- 34 Ringwood Avenue N2
- 36 Ringwood Avenue N2

12. NEW ITEMS OF URGENT BUSINESS

13. SITE VISITS

Members, applicants and objectors are requested please to bring their diaries in the event that a site visit needs to be arranged.

14. DATE OF NEXT MEETING

25 July 2006 – 7pm.

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

Anne Thomas
Principal Support Officer (Council)
Tel No: 020 8489 2941
Fax No: 0208 489 2660
Email: anne.thomas@haringey.gov.uk

MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 5 JUNE 2006

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC01.	APOLOGIES FOR ABSENCE Apologies were received from Cllr Adje. Cllr H Lister substituted for Cllr Adje.	
PASC02.	URGENT BUSINESS In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.	
PASC03.	DECLARATIONS OF INTEREST Cllr Lister declared an interest in the application being considered for 16-52 High Road N15 as he had met last week with the legal representative for the applicant on a different matter. The advice he had received from the monitoring officer, although not prejudicial, he had decided to leave the room when this application was being discussed and decided on.	
PASC04.	DEPUTATIONS/PETITIONS None received.	
PASC05.	MINUTES RESOLVED That the minutes of the Planning Applications Sub Committees held on 27 March 2006 and 24 April 2006 be agreed and signed.	
PASC06.	MATTERS ARISING Members raised the following matters from the minutes of the meeting held on 27 March 2006: PASC 118. 315 The Roundway N17 Cllr Bevan requested an update on what action had been taken with respect to a CPO for this application. Officers advised Members that in respect of The Roundway, this application was now at appeal. If the Committee were enquiring in general then this would have to be	

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	<p>implemented through a planned process. The way forward would be for Officers to look at sites and provide a planning brief. Planning briefs would need to fit in and around the work programme.</p> <p>Council Depot, Stoneleigh Road N17</p> <p>Cllr Bevan requested whether the documentary evidence for Members inspection had been provided by the applicant as he had advised the timber had a 50 year guarantee. Officers advised that this had been made a condition of the planning permission. This would only be provided if permission was implemented and this may take one to two years to produce.</p> <p>PASC 119</p> <p>The Chair enquired of Officers whether the Arboriculturist had revisited the Gas Works bordering 123 Hornsey Park Road N8 to inspect the Silver Birches near the substation.</p> <p>RESOLVED</p> <p>Officers agreed to investigate and report back to the next meeting.</p>	
PASC07.	<p>PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT ACTION</p> <p>Members were asked to note that performance was in line with government targets. Planning department were expected to win 70% of appeals. Members were also asked to note the rest of the report.</p>	
PASC08.	<p>APPEAL DECISIONS DURING MARCH AND APRIL 2006</p> <p>Officers reported that the appeals for March – April 2006 were mainly house hold alterations, extensions, conversation and the erection of mobile phone masts. Members were asked to note that with respect to masts, the application in Bounds Green Road was dismissed, however the application near Tesco in the High Road was allowed.</p>	
PASC09.	<p>DECISIONS UNDERTAKEN UNDER DELEGATED POWERS BETWEEN 13 MARCH 2006 AND 14 MAY 2006</p> <p>Members were asked to note there had been a lot of decision made between March and April 2006, which were listed in Ward order.</p>	
PASC10.	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these</p>	

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minutes, be approved or refused, with the following points noted:

16-52 High Road N15

Officers informed the Committee that a site visit had now taken place. The attached report was the same as that presented to the previous committee. The proposal will not have an impact on street parking and provides affordable units. The applicant would enter into a Section 106 agreement. One objector spoke on behalf of local residents, representing JB Planning Associates, Chartered Town Planning and Surveyors who objected for the following reasons:

- The property building
- Density excess
- Five storeys is too high, large, bulky and in a conservation area.
- Poor design which is out of keeping with two and three storey buildings in the vicinity.
- It would have an adverse effect on the area
- The access ramp will affect the street scene on Rostrevor Avenue.
- Will have a detrimental impact, overbearing, loss of outlook, light and visibility – 90 metres of visibility is not achievable because of the bend in the road.
- Safety of young children because of the exit to the road.
- Noise of vehicles using the underground car park.
- Operation of the security gates

Two supporters for the development responded on the safety of access on Rostrevor Avenue. An in depth consultation had been carried out and discussions with Haringey highways. Access from Rostrevor Avenue was deemed to be the most safest. At the meeting with the Design Panel the safety was increased by the installation of a security gate. There is also a provision to provide audio and visual signals at the entrance to the gates which would be sign posted. The applicants had previously been to two pre application meetings and two post application meetings. Comments received had been taken on board and incorporated within the scheme before the Committee. Amenity space was recognised as being limited and the balconies had been enlarged at the design panel. The general size of all the units was in excess of all the standards.

Members decided to refuse the application on the grounds of bulk, height, mass in relation to residential amenity and the character and appearance of the locality.

16-52 High Road N15 (Conservation Area Consent)

Members were asked to consider Conservation Area Consent for the above demolition. Members did not agree to giving consent because planning permission for the above application was not granted.

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R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22

Members noted that this application had been before the Committee previously however, this was a new scheme adjacent to Bowes Park Conservation Area. The proposal included the demolition of existing garages and the erection of four blocks, in total four flats and two houses. The density of the building was within the current density of 145. There was also provision for bins and two way vehicle access. It was suggested that the access be one way in and one way out. There were sixteen letters of objections concerning traffic and parking. The application would require a Section 106 agreement. Officers also recommended that the application be subject to the following conditions:

1. Hours of construction to standard working day:- 8am – 6pm Monday to Friday and 8am – 12noon Saturday
2. Glazing on windows which face the East would require obscure glazing to be submitted and approved.

Two objectors spoke representing the residents of Palm Court and the Houses listed above. They outlined their concerns regarding safety, access, existing drainage, parking, and loss of amenities and generally their views that the area would be over developed. The main cause for concern was access to the site for refuse collection and emergency vehicles. Refuse Vehicles were regularly unable to get into the site because they could not turn in due to parked cars on Palmerston Road and therefore refuse was not collected. When vehicles were able to go down the southern access road, they damaged the windows in the flats adjacent.

The applicant spoke and summarised the position where the development to be approved i.e. Access – Transportation had no objections to the loss of the garages. Fire Officers had been spoken to and fire vehicles would not be required to access the site as fire hydrants would be installed. Refuse vehicles currently visit the site therefore no additional collection would be required due to this development. Amenity – it was not the intention to touch this and would argue that the development attracts to the visual amenity. Windows opening onto the access route is a current problem.

The applicant consented to the following conditions being imposed:

1. The hours of construction.
2. Obscure glazing to the none habitual rooms to the east .
3. On landscaping and boundary treatments.

Members felt it was prudent to delay the decision on this application for a site visit.

Cllrs Haley, Hoban and Thompson joined the meeting at this point.

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	<p>24A Birstall Road N15</p> <p>Officers explained to members that this application would be subject to at Section 106 agreement with a contribution of approximately £40k. The overall density was 95 above the limit and this figure was deemed to be acceptable.</p> <p>Members noted that the room sizes on the ground floor flats were below the required size standards.</p> <p>Members agreed the application with conditions on:</p> <ol style="list-style-type: none"> 1. A division of the party walls between the two properties on the roof. 2. Inset front doors to be provided. 3. Communal satellite dish to be provided to service all the proposed flats. 	
PASC11.	<p>TREE PRESERVATION ORDERS</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ul style="list-style-type: none"> • 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 and T7 Purple Plum. <p>In respect of the TPOs at 707 High Road, N17 the Chair enquired of Officers whether the trees at the front of Moselle House had been subject to TPOs and also the trees in the front of St Francis De Sales School. Officers agreed to ask the Arboriculturist to look at them.</p> <p>In respect of 21-27 Sussex Gardens, N6 – the recommendation at the end of the report on page 146 excluded the T3 Silver Birch from the trees to be confirmed.</p>	
PASC12.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>None received.</p>	
PASC13.	<p>SITE VISITS</p> <p>R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22</p>	

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	A site visit was arranged to take place on Friday 23 June 2006 at 9:30am at the site.	
PASC14.	DATE OF NEXT MEETING 26 June 2006 at 7:00pm. The meeting ended at 9:55pm	

Attached Schedule as Annex A

COUNCILLOR SHEILA PEACOCK

Chair

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0323
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 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.

Recommendation
Decision REF

Drawing No.s 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Conditions and/or Reasons

.1 The proposed demolition of the existing buildings on th site would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the South Tottenham High Road Conservation Area contrary to policy DES 2.4 Demolition Partial Demoition and Changes to Appearance of Buldings in Conservation Areasand policy CSV1A Development in Conservation Areas of the Haringey Unitary Development Plan revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0322
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 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.

Recommendation

Decision REF

Drawing No.s 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Conditions and/or Reasons

1. The proposed development by reason of excessive height, bulk, massing, and general appearance would be out of keeping with the street scene and character and appearance of the locality and would detract from the amenities of adjoining residential properties contrary to Policies DES1.1 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 Assesment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Building Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenities of Neighbour, DES 1.10 Overdevelopment, of the Haringey Unitary Devlopment Plan and UD2 General Principles, SPG1A Design Guidance and Design Statements, and SPF3B

Privacy/overlooking, aspect outlook, daylight /sunlight of the Unitary Development Plan revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0323
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 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.

Recommendation
Decision REF

Drawing No.s 7117/10, 11, 12, 13, 14, 15, 16, 17 & 18.

Conditions and/or Reasons

.1 The proposed demolition of the existing buildings on th site would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the South Tottenham High Road Conservation Area contrary to policy DES 2.4 Demolition Partial Demoiton and Changes to Appearance of Buldings in Conservation Areasand policy CSV1A Development in Conservation Areas of the Haringey Unitary Development Plan revised Deposit Consultation Draft September 2004.

INFORMATION RELATING TO APPLICATION REF: HGY/2005/2159
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 05/06/2006

Location: 24A Birstall RoadN15

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

Recommendation LEGAL

Decision LEGAL

Drawing No.s Not numbered

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.

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.

12. That an upstanding party wall shall be constructed above the roof at the point of division between the two properties proposed.

Reason: In order to ensure a satisfactory appearance of the property and protect and enhance the appearance of the street scene.

13. That a detail treatment for the area in front of the property including landscaping and front boundary walls shall be submitted to and approved by the the Local Planning Authority before the works commence.

Reason: In order to ensure a satisfactory appearance of the property and to protect and enhance the appearance of the street scene.

14. That the front doors of the proposed development shall be inset behind the front wall of the proposed development details of which shall be submitted to and approved by the Local Planning Authority before the commencement of the works.

Reason: In order to ensure a satisfactory appearance of the property and the protect and enhance the appearance of the street scene.

15. That a central aerial system be provided and permanently retained thereafter to the satisfaction of the Local Planning Authority details of which shall be submitted to the Local Planning Authority for approval prior to the commencement of the works.

Reason: In order to ensure a satisfactory appearance of the property and to protect and enhance the appearance of the street scene.

INFORMATIVES

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'.

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 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.

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.

Section 106

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Committee: Planning Applications Sub - Committee
Date: 26 June 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title:
 Development Control, Building Control Statistics and Planning Enforcement Work Report.

1. PURPOSE:

To advise Members of performance statistics on Development Control, Planning Enforcement and Building Control.

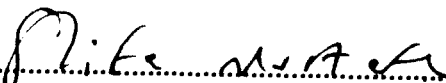
2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 5 June 2006 Committee meeting and Building Control for May 2006.

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:



Shifa Mustafa

**Assistant Director Planning, Environmental Policy
 & Performance**

Planning Applications Sub-Committee 26 June 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

BEST VALUE INDICATOR BV109 - DETERMINING PLANNING APPLICATIONS

May 2006 Performance

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

No major applications were determined in May

94% of minor applications were determined within 8 weeks (44 out of 48 cases)

91% of other applications were determined within 8 weeks (116 out of 128 cases)

For an explanation of the categories see Appendix I

Year Performance – 2006/07

In 2006/07 up to the end of May there were 361 planning applications determined, with performance in each category as follows -

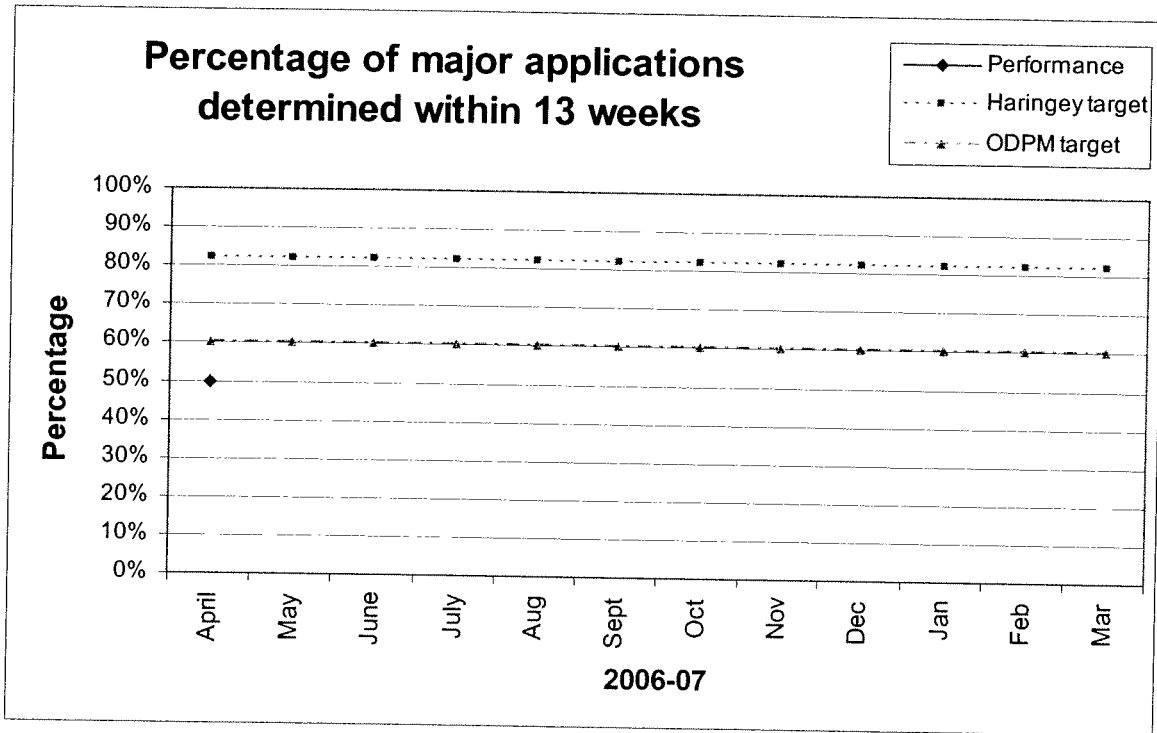
50% of major applications were determined within 13 weeks (1 out of 2 cases)

91% of minor applications were determined within 8 weeks (96 out of 105 cases)

94% of other applications were determined within 8 weeks (239 out of 254 cases)

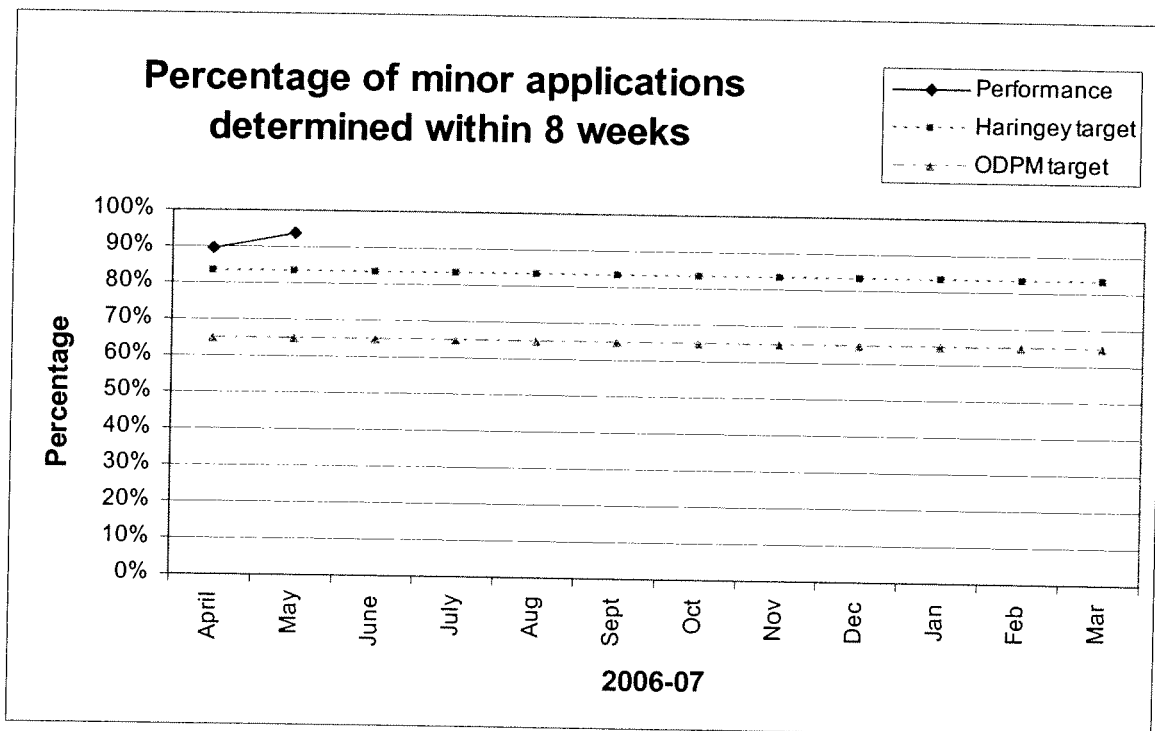
The monthly performance for each of the categories is shown in the following graphs:

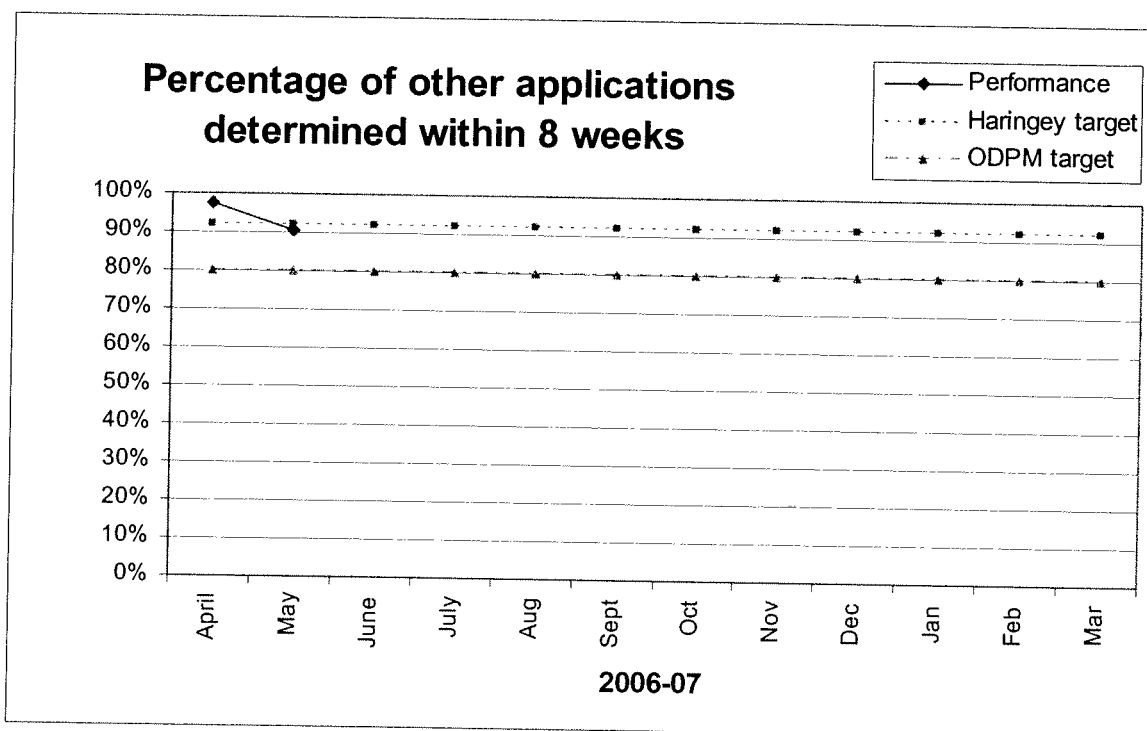
Major Applications 2006/07



N.B. There were no major decisions in May 2006

Minor Applications 2006/07



Other applications 2006/07**Background/Targets**

BV109 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2006/07.

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. 82% of major applications within 13 weeks
- b. 83% of minor applications within 8 weeks
- c. 92% of other applications within 8 weeks

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**

May 2006 Performance

In May 2006 up to the end of May there were 9 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

44% of appeals allowed on refusals (4 out of 9 cases)

56% of appeals dismissed on refusals (5 out of 9 cases)

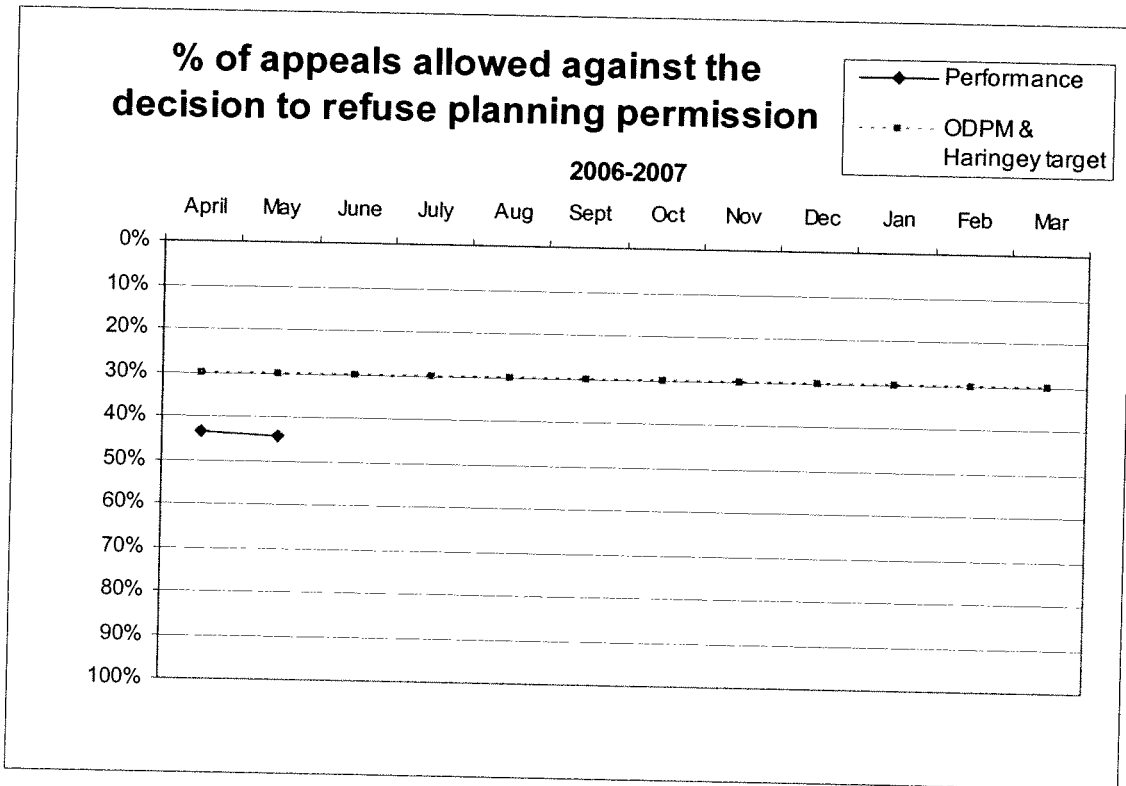
Year Performance – 2006/07

In 2006/07 up to the end of May there were 25 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

44% of appeals allowed on refusals (11 out of 25 cases)

56% of appeals dismissed on refusals (14 out of 25 cases)

The monthly performance is shown in the following graph:



Background/Targets

BV204 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2006/07.

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 2006/07 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 2006/07 is 30%

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

BUILDING CONTROL

During the month of **May 2006**, **187** applications have been received for the purposes of Building Regulations. Of the **187** applications referred to **79** are Building Notices of which **79 (100%)** have been processed within 48 hours.

The remaining **108** are Full Plans Applications of which **73 (68%)** have been responded to within 3 weeks and **108 (100%)** have been decided within the statutory period.

During the same period **714** 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 **9** inspections/visits.

Building Control also carried out **14** 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 **17** inspections were carried out within 2 days of notification.

During the same month **95** letters were received, of which **63 (66%)** were responded to within 10 days.

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
	28 Arcadian Gardens, London N22 5AD (Unauthorised erection of structure)	11/5/06
	474 High Road, Tottenham, N17 9JF (Unauthorised alteration to shop front)	18/5/06
	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
	248 Lyndhurst Road, London N22 (TG)	24/5/06
	99 Mount Pleasant Road, London N17 (TG)	24/5/06
	252 Lyndhurst Road, London N22 (TG)	24/5/06
	109-111 Craven Park Road, London N15 (TG)	24/5/06
19 Dukes Avenue, London N10 (TG)	24/5/06	
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
	2 Upper Tollington Park, London N4 3EL (TG)	25/5/06
	29 Truro Road, London N22 8EH (TG)	25/5/06
406 Lordship Lane, London N17 7QY (TG)	25/5/06	

	105 Frobisher Road, London, N8 OQU 55 The Roundway, Tottenham, London N17 7HB (TG) 488 West Green Road, London N15 3DA (TG)	19/5/06 31/5/06 31/5/06
STOP NOTICES SERVED	2 Upper Tollington Park, London N4 3EL (TG)	25/5/06
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
ENFORCEMENT NOTICES WITHDRAWN	5 Lomond Close, London N15 (Enf Notice withdrawn as breach remedied) (TG) 98 Woodside Road, London N22 (Enf Notice withdrawn and re-issued as incorrect property edged in red on the plan) (TG) 112 Woodside Road, London N22 (Enf Notice withdrawn and re-issued as incorrect property edged in red on the plan) (TG) 101 Pemberton Road, London N4 1AY (Enf Notice withdrawn as breach remedied prior to Notice taking effect) (TG)	

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 26 June 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title:
 Appeal decisions determined during May 2006.

1. PURPOSE:

To advise the Sub-Committee of appeal decisions determined by the Department for Communities and Local Government during May 2006.

2. SUMMARY:

Reports outcome of 9 appeal decisions determined by the Department for Communities and Local Government during May 2006 of which 4 (44%) were allowed, 5 (56%) were dismissed.

3. RECOMMENDATIONS:

That the report be noted.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Control Technical Support on 020 849 5508.

Report Authorised by:


 Shifa Mustafa

**Assistant Director Planning, Environmental Policy
& Performance**

APPEAL DECISION May 2006

Ward:	Fortis Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1983
Decision Level:	Delegated

Land opposite 64 Aylmer Road N2 0PL**Proposal:**

Installation of a 15.5m telegraph pole column, one equipment cabinet and one meter cabinet.

Type of Appeal:

Written Representation

Issue:

The effect of the development upon the character and appearance of Highgate Conservation Area and the visual amenities of neighbouring residential properties and possible health risks.

Result:

Appeal **Allowed** 31 May 2006

Ward:	Hornsey
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1904
Decision Level:	Delegated

Former Thames Water Land, High Street N8 7QB**Proposal:**

Variation of planning consented blocks E & H (HGY/2004/0862) to provide 54 additional studios and 27 fewer one bedroom apartments - (total development 424 units 84 studios, 209 one bed, 105 two bed, 20 three bed, 6 four bed)

Type of Appeal:

Written Representation

Issue:

Overdevelopment of the site in relation to density, unit numbers, the provision of on site open space or parking facilities.

Result: Appeal Dismissed 12 May 2006

Ward:	St Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1823
Decision Level:	Delegated

138 Harringay Road N15 3HL

Proposal:

Extension to kitchen with two new velux rooflights to a flat roof.

Type of Appeal:

Written Representation

Issue:

The impact on residential amenity.

Result:

Appeal **Dismissed** 12 May 2006

Ward:	Muswell Hill
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1344
Decision Level:	Delegated

Farrer Mews, Building, Farrer Mews, Off Priory Road N8

Proposal:

The rebuilding of existing buildings on ground floor, with flats at first floor level (live-units) above.

Type of Appeal:

Written Representation

Issue:

The impact on people living in the houses immediately to the south at 46-50 Farrer Road.

Result:

Appeal **Dismissed** 2 May 2006

Ward:	Northumberland Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0687
Decision Level:	Delegated

104 Northumberland Park Road N 17 OTS

Proposal:

Change of use of upper parts with alterations for use of 3 no. (2 x 2 bed, 1 x 1 bed) residential flats.

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of Northumberland Park Road and the surrounding area with particular regard to the density of the development.

Result:

Appeal **Allowed** 2 May 2006

Ward:	Seven Sisters
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0734
Decision Level:	PASC

The Oakdale Arms Public House, Hermitage Road N4 1NP

Proposal:

Demolition of public house to provide for nine new dwellings (apartments)

Type of Appeal:

Written Representation

Issue:

Overdevelopment of the site

Demonstrable harm to the street scene

Loss of existing public house

Result: Appeal **Allowed** 22 May 2006

Ward:	Stroud Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1760
Decision Level:	Delegated

38 Mount Pleasant Crescent N4 4HP

Proposal:

Erection of rear dormer window.

Type of Appeal:

Written Representation

Issue:

Preserving or enhancing the character or appearance of the area.

Result:

Appeal **Dismissed** 2 May 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2188
Decision Level:	Delegated

42 West Green Road N15

Proposal:

Proposed non-illuminated 48 sheet poster panel.

Type of Appeal:

Written Representation

Issue:

Whether the sign harms the character and appearance of the surrounding area.

Result:

Appeal **Dismissed** 23 May 2006

Ward:	Tottenham Hale
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/40863
Decision Level:	PASC

David Court, Lansdowne Road N17

Proposal:

Demolition of garages with two storey side addition and new third floor to create six new flats.

Type of Appeal:

Written Representation

Issue:

The effect upon the appearance and character of the area

The effect upon the living conditions of residents in the adjacent flats at 72-74 Lansdowne Road

Result:

Appeal **Allowed** 2 May 2006



PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
15/05/2006 AND 11/06/2006**

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/2006/0944** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 07/06/2006
Location: 85 Clyde Road N22 7AD
Proposal: Certificate of lawfulness (proposed) for a loft conversion involving the erection of a rear dormer window.

Application No: **HGY/2006/0767** Officer: David Paton
Decision: GTD Decision Date: 06/06/2006
Location: 2 Rosebery Mews, Rosebery Road N10 2LG
Proposal: Use of property as single dwelling unit (certificate of lawfulness for an existing use).

Application No: **HGY/2006/0766** Officer: David Paton
Decision: GTD Decision Date: 06/06/2006
Location: 4 Rosebery Mews, Rosebery Road N10 2LG
Proposal: Use of property as single dwelling unit (Certificate of Lawfulness for an existing use).

Application No: **HGY/2006/0720** Officer: Joyce Wong
Decision: GTD Decision Date: 01/06/2006
Location: 32 Thirlmere Road N10
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/0790** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 05/06/2006
Location: Norfolk House Preparatory School 10 Muswell Avenue N10
Proposal: Erection of single storey dining hall extension.

Application No: **HGY/2006/0645** Officer: Ruma Nowaz
Decision: GTD Decision Date: 06/06/2006
Location: 36 Albert Road N22 7AH
Proposal: Demolition of existing commercial building, garages to rear and lean to and erection of 1 x 2 storey building comprising 1 x one bed and 1 x two bed self contained flats. (amended scheme).

Application No: **HGY/2006/0723** Officer: Joyce Wong
Decision: GTD Decision Date: 01/06/2006
Location: 48 Winton Avenue N11
Proposal: Erection of rear dormer window & erection of a single storey rear extension.

Application No: **HGY/2006/0663** Officer: Luke McSoriley
Decision: GTD Decision Date: 23/05/2006
Location: Flat 2 103 Rosebery Road N10 2LD
Proposal: Erection of 2 storey rear extension

Application No: **HGY/2006/0642** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 16/05/2006
Location: 85 Clyde Road N22
Proposal: The erection of single storey rear extension.

Application No: **HGY/2006/0641** Officer: Joyce Wong
Decision: GTD Decision Date: 16/05/2006
Location: 175 Albert Road N22
Proposal: Erection of rear dormer window and insertion of rooflights to front elevation.

Application No: **HGY/2006/0840** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 18/05/2006
Location: 140 Victoria Road N22
Proposal: Use of property as 3 self contained flats.

Application No: **HGY/2006/0707** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 31/05/2006
Location: 6 Coniston Road N10
Proposal: Erection of rear dormer window and insertion of 1 rooflight to front elevation.

WARD: **Bounds Green**

Application No: **HGY/2006/0714** Officer: David Paton
Decision: GTD Decision Date: 23/05/2006
Location: 6 Northbrook Road N22 8YQ
Proposal: Retention of single storey rear extension (Certificate of Lawfulness for an existing use).

Application No: **HGY/2006/0637** Officer: Joyce Wong
Decision: GTD Decision Date: 16/05/2006
Location: 10 Commerce Road N22
Proposal: Provision of ramp for disabled access to front elevation.

WARD: **Bruce Grove**

Application No: **HGY/2006/0899** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 07/06/2006
Location: 81 St. Loys Road N17 6UE
Proposal: Erection of single storey rear extension (Certificate of Lawfulness proposed).

Application No: **HGY/2006/0728** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 02/06/2006
Location: 124 St. Loys Road N17
Proposal: Erection of single storey rear extension and change of use of ground floor space from office to 1 x one bed flat.

Application No: **HGY/2005/2264** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 15/05/2006
Location: 529-535 High Road N17 6SB
Proposal: Approval of details pursuant to conditions 1 to 7 (commencement date, external materials, materials, fenestration and glazed elevations, rainwater goods, naming/numbering and details of illuminated signage) attached to planning reference HGY/057351.

Application No: **HGY/2006/0670** Officer: Brett Henderson
Decision: REF Decision Date: 17/05/2006
Location: 11 Greyhound Road N17
Proposal: Use of property as 4 self contained flats.

Application No: **HGY/2006/0752** Officer: Joyce Wong
Decision: REF Decision Date: 06/06/2006
Location: 56 Newlyn Road N17 6RX
Proposal: Conversion of property into 2 x one bed flats

WARD: **Crouch End**

Application No: **HGY/2006/0763** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 02/06/2006
Location: Garages Adjacent To 2 Coleridge Road N8
Proposal: Demolition of existing garage and garden shed and erection of single storey replacement garage.

Application No: **HGY/2006/0739** Officer: Brett Henderson
Decision: REF Decision Date: 02/06/2006
Location: 19 Colwick Close N6
Proposal: Retrospective planning application for retention of rear dormer window with balustrade.

Application No: **HGY/2006/0876** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 01/06/2006
Location: Duke House, 75 Crouch Hall Road N8
Proposal: Partial change of use of ground floor from office to 1 x 1 bedroom flat.

Application No: **HGY/2006/0675** Officer: James McCool
Decision: GTD Decision Date: 25/05/2006
Location: Melior Court 79 Shepherds Hill N6
Proposal: Tree works to include felling of 1 x Silver Birch.

Application No: **HGY/2006/0689** Officer: Oliver Christian
Decision: GTD Decision Date: 16/05/2006
Location: 26 The Broadway N8
Proposal: Installation of new entrance door and provision of ventilation grill. Internal refurbishment including new kitchen, office and toilet and closing off two doors to Council area, making premises self sufficient allowing the premises to be used for the consumption of food on the premises, namely A3 restaurant use.

Application No: **HGY/2006/0605** Officer: Brett Henderson
 Decision: REF Decision Date: 16/05/2006
 Location: Flat 3, 44 Avenue Road N6
 Proposal: Creation of balcony at 2nd floor level over and within outline of existing 1st floor bay to front elevation.

Application No: **HGY/2006/0620** Officer: James McCool
 Decision: GTD Decision Date: 15/05/2006
 Location: Rear Of 69 Priory Gardens N6 5QU
 Proposal: Erection of replacement shed in rear garden.

Application No: **HGY/2006/0716** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/05/2006
 Location: 14 Middle Lane N8
 Proposal: Variation of Condition 5 (storage) attached to planning permission HGY/2001/1273 to allow extension to be used for dining purposes.

Application No: **HGY/2006/0598** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 16/05/2006
 Location: 4 Avenue Road N6
 Proposal: Erection of 2 x single storey studio buildings in rear garden and provision of vehicle crossover to front of property with creation of 4 x car park spaces in existing forecourt. Repositioning of access through garden wall.

Application No: **HGY/2006/0688** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/05/2006
 Location: 26 The Broadway N8
 Proposal: Listed Building Consent for the installation of new entrance door and provision of ventilation grill. Internal refurbishment including new kitchen, office and toilets and closing off two doors to Council area, making premises self sufficient allowing the premises to be used for the consumption of food on the premises, namely A3 Restaurant Use.

Application No: **HGY/2006/0623** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 19/05/2006
 Location: 41 Barrington Road N8
 Proposal: The erection of a rear dormer window.

WARD: **Fortis Green**

Application No: **HGY/2006/0758** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 06/06/2006
 Location: 4 Barrenger Road N10
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0802** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 05/06/2006
 Location: 16 - 18 Midhurst Avenue N10
 Proposal: Alterations to fenestration at rear including insertion of 2 x new French doors with balustrade at second floor level and conversion of properties to create 1 dwellinghouse.

Application No:	HGY/2006/0746	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	05/06/2006
Location:	28A Eastern Road N2		
Proposal:	Erection of 2 storey side extension to replace existing single storey side extension.		
Application No:	HGY/2006/0330	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/05/2006
Location:	39 Ringwood Avenue N2		
Proposal:	Tree works to include crown reduction and thin to a maximum of 15% with the removal of deadwood to 1 Oak tree to rear of property.		
Application No:	HGY/2006/0621	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/05/2006
Location:	33 Church Vale N2 9PB		
Proposal:	Erection of single storey rear extension and alteration to elevation.		
Application No:	HGY/2006/0665	Officer:	David Paton
Decision:	REF	Decision Date:	23/05/2006
Location:	96 Steeds Road N10 1JD		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/0669	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	23/05/2006
Location:	24 Leaside Avenue N10 3BU		
Proposal:	Erection of rear dormer window and front dormer window. Erection and alteration to existing single storey rear extension. Alteration to fenestration.		
Application No:	HGY/2006/0761	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/05/2006
Location:	54A Tetherdown N10 1NG		
Proposal:	Erection of single storey rear extension at lower ground floor level		
Application No:	HGY/2006/0684	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	24/05/2006
Location:	47-51 Kings Avenue N10 1PA		
Proposal:	Demolition of existing extensions to 47, 49 and 51 Kings Avenue, and erection of replacement single storey rear extensions to 47, 49 and 51 Kings Avenue. Alterations to elevations.		
Application No:	HGY/2006/0854	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	25/05/2006
Location:	53-55 Queens Avenue N10 3PE		
Proposal:	Approval of details pursuant to condition 4a (landscaping) attached to planning reference HGY/2005/0580		
Application No:	HGY/2006/0745	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	01/06/2006
Location:	19 Western Road N2		
Proposal:	Tree works to include crown reduction by 33% and removal of lower branches to 1 x Oak tree to rear of property.		

Application No:	HGY/2006/0733	Officer:	Valerie Okeiyi	Decision Date:	02/06/2006
Decision:	PERM DEV				
Location:	5 Wellfield Avenue N10				
Proposal:	The erection of a single storey rear conservatory extension.				
Application No:	HGY/2006/0617	Officer:	Joyce Wong	Decision Date:	16/05/2006
Decision:	GTD				
Location:	41 Lanchester Road N6				
Proposal:	Excavation to basement to create habitable living space with creation of lightwell to front of property.				
Application No:	HGY/2006/0635	Officer:	Mark Connellan	Decision Date:	16/05/2006
Decision:	PERM DEV				
Location:	24 Ringwood Avenue N2				
Proposal:	Erection of rear dormer window and side dormer window.				
Application No:	HGY/2006/0724	Officer:	Joyce Wong	Decision Date:	16/05/2006
Decision:	GTD				
Location:	R/O 2 Nelson Mandela Close N10				
Proposal:	Creation of 0.7m high trellis on top of existing 1.8m high fence				
Application No:	HGY/2006/0815	Officer:	David Paton	Decision Date:	05/06/2006
Decision:	GTD				
Location:	23 Eastern Road N2				
Proposal:	Erection of summer house in rear garden				
Application No:	HGY/2006/0644	Officer:	David Paton	Decision Date:	06/06/2006
Decision:	GTD				
Location:	The Lodge, Creighton Avenue N10 1NT				
Proposal:	Approval of details pursuant to condition 6 (parking and turning) attached to planning reference HGY/2005/1633.				

WARD: **Harringay**

Application No:	HGY/2006/0772	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	07/06/2006
Decision:	REF				
Location:	87 Cavendish Road N4 1RR				
Proposal:	Erection of three storey front / side extension.				
Application No:	HGY/2006/0777	Officer:	John Ogenga P'Lakop	Decision Date:	31/05/2006
Decision:	GTD				
Location:	137 & 137A Effingham Road N8				
Proposal:	Use of property as two self contained flats.				

Application No:	HGY/2006/0718	Officer:	James McCool
Decision:	REF	Decision Date:	31/05/2006
Location:	17 St. Margarets Avenue N15		
Proposal:	Conversion of property into 2 x 1 bedroom flats.		
Application No:	HGY/2006/0581	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/05/2006
Location:	433 Green Lanes N4		
Proposal:	Conversion of 1st and 2nd floors of property creating 1 x 1 bed and 1 x 2 bed self contained flats.		
Application No:	HGY/2006/0602	Officer:	James McCool
Decision:	GTD	Decision Date:	15/05/2006
Location:	571 Green Lanes N8 0RL		
Proposal:	Erection of single storey rear extension and installation of new shopfront creating new access to upstairs flats.		
Application No:	HGY/2006/0654	Officer:	John Ogenga P'Lakop
Decision:	PERM REQ	Decision Date:	15/05/2006
Location:	255 Wightman Road N8 0NB		
Proposal:	Erection of rear dormer window including extension over existing 2 storey rear extension (Certificate of Lawfulness).		
Application No:	HGY/2006/0618	Officer:	Brett Henderson
Decision:	REF	Decision Date:	16/05/2006
Location:	16 Willoughby Road N8		
Proposal:	Erection of single storey rear conservatory extension and erection of extension at rear second floor level.		
Application No:	HGY/2006/0671	Officer:	Brett Henderson
Decision:	REF	Decision Date:	16/05/2006
Location:	76 Seymour Road N8		
Proposal:	The use of the property as four self contained flats.		
Application No:	HGY/2006/0632	Officer:	Brett Henderson
Decision:	REF	Decision Date:	17/05/2006
Location:	61 Duckett Road N4		
Proposal:	Erection of single storey rear extension and erection of rear dormer window to allow conversion of property to create 1 x 2 bed and 2 x 1 bed self contained flats.		
Application No:	HGY/2006/0778	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	17/05/2006
Location:	5 Alroy Road N4		
Proposal:	Use of property as three self contained flats.		
Application No:	HGY/2006/0694	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	25/05/2006
Location:	6 Seymour Road N8 0BE		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		

Application No:	HGY/2006/0460	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/05/2006
Location:	593 Green Lanes N8 ORG		
Proposal:	Rebuilding of existing derelict garage.		
Application No:	HGY/2006/0575	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	26/05/2006
Location:	15 Duckett Road N4 1BJ		
Proposal:	Use of property as a residential care home for up to 6 people with learning disabilities (Certificate of Lawfulness).		
Application No:	HGY/2006/0744	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	31/05/2006
Location:	24 Raleigh Road N8		
Proposal:	Erection of single storey rear / side extension.		
Application No:	HGY/2006/0764	Officer:	Brett Henderson
Decision:	REF	Decision Date:	06/06/2006
Location:	R/O 657 Green Lanes N8		
Proposal:	Demolition of existing 2 storey building and erection of 4 storey building comprising 9 x one bed and 4 x two bed self contained flats with associated refuse and bike storage.		

WARD: **Highgate**

Application No:	HGY/2006/0782	Officer:	James McCool
Decision:	GTD	Decision Date:	09/06/2006
Location:	Ground Floor, Stanhope House 4-8 Highgate High Street N6 5JL		
Proposal:	Replacement of an existing window with a new entrance door to provide direct access to the ground floor office		
Application No:	HGY/2006/0741	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	05/06/2006
Location:	18 Bishopswood Road N6		
Proposal:	Erection of front dormer window; erection of single storey rear conservatory extension; erection of sunken single storey building comprising gym and swimming pool and associated ancillary buildings consisting of passage to swimming pool and changing rooms; erection of replacement garage; removal of chimney stack and re-instatement of fenestration.		
Application No:	HGY/2006/0732	Officer:	James McCool
Decision:	GTD	Decision Date:	05/06/2006
Location:	17 North Road N6		
Proposal:	Tree works to include crown reduction, thinning by 20% and removal of deadwood to one Sycamore tree to rear of property.		
Application No:	HGY/2006/0601	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	30/05/2006
Location:	32 Sheldon Avenue N6 4JR		
Proposal:	Erection of single storey garage extension. Alterations to elevations including changes to garage door.		

Application No:	HGY/2006/0596	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	17/05/2006
Location:	M W B Cottage, Tile Kiln Lane N6		
Proposal:	Demolition of existing buildings and erection of a terrace of 8 residential units with gardens and 5 x parking spaces.		
Application No:	HGY/2006/0608	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/05/2006
Location:	20A Hillside Gardens N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0609	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/05/2006
Location:	25 Cromwell Avenue N6 5HN		
Proposal:	Erection of rear dormer window and insertion of 3 rooflights to front elevation.		
Application No:	HGY/2006/0611	Officer:	James McCool
Decision:	REF	Decision Date:	15/05/2006
Location:	2 North Hill N6 4PU		
Proposal:	Retrospective advertisement application for the display of internally illuminated letter sign and projecting sign		
Application No:	HGY/2006/0612	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	15/05/2006
Location:	173 Archway Road N6 5BL		
Proposal:	Partial change of use of ground floor from A2 to 1 x 1 bedroom flat.		
Application No:	HGY/2006/0616	Officer:	James McCool
Decision:	REF	Decision Date:	15/05/2006
Location:	Sports Ground, Hampstead Lane N6		
Proposal:	Installation of 8m high flexicell 2 Type C (special) equipment cabinet (1400 w x 730d x 1800h) and ancillary development.		
Application No:	HGY/2006/0631	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	16/05/2006
Location:	14 Southwood Lawn Road N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0597	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	16/05/2006
Location:	M W B Cottage, Tile Kiln Lane N6		
Proposal:	Conservation Area Consent for the demolition of existing buildings and erection of a terrace of 8 x sustainable residential units with gardens and 5 x parking spaces.		
Application No:	HGY/2006/0614	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	16/05/2006
Location:	10 Causton Road N6		
Proposal:	The use of the property as four self contained flats.		

Application No: **HGY/2006/0736** Officer: David Paton
 Decision: GTD Decision Date: 25/05/2006
 Location: Rear of 70 Southwood Lane N6 5DY
 Proposal: Approval of details pursuant to condition 5 (landscaping scheme) attached to planning reference HGY/2004/2356

WARD: **Hornsey**

Application No: **HGY/2006/0719** Officer: Brett Henderson
 Decision: GTD Decision Date: 31/05/2006
 Location: 51 Rosebery Gardens N8
 Proposal: Erection of single storey rear extension and conversion of garage into habitable living space.

Application No: **HGY/2006/0721** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 31/05/2006
 Location: 5 The Campsbourne N8
 Proposal: Creation of lightwells to front and side elevations to allow creation of 1 x one bed flat at basement level and conversion of loftspace including insertion of 3 x rooflights.

Application No: **HGY/2006/0809** Officer: Frixos Kyriacou
 Decision: PERM DEV Decision Date: 24/05/2006
 Location: 1 Clovelly Road N8 7RL
 Proposal: Erection of single storey rear extension (Certificate of Lawfulness).

Application No: **HGY/2006/0698** Officer: Brett Henderson
 Decision: REF Decision Date: 25/05/2006
 Location: 5A Glebe Road N8 7DD
 Proposal: Erection of single storey rear extension

Application No: **HGY/2006/0893** Officer: Brett Henderson
 Decision: GTD Decision Date: 30/05/2006
 Location: Greig City Academy, Hillfield Avenue N8
 Proposal: Retention of advertising board.

Application No: **HGY/2006/0628** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 16/05/2006
 Location: 93 Tottenham Lane N8
 Proposal: Demolition of existing storage area to rear and erection of single storey one bed residential unit.

Application No: **HGY/2006/0693** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 15/05/2006
 Location: 152A Nelson Road N8 9RN
 Proposal: Alterations to rear elevation including installation of patio doors, replacement of existing door and blocking up of 2 x side windows.

Application No: **HGY/2006/0512** Officer: James McCool
Decision: REF Decision Date: 16/05/2006
Location: 92A Hillfield Avenue N8
Proposal: Retention of single storey rear extension.

WARD: **Muswell Hill**

Application No: **HGY/2006/0738** Officer: Tara Jane Fisher
Decision: REF Decision Date: 02/06/2006
Location: 56 Farrer Road N8
Proposal: Erection of single storey rear extension and erection of rear dormer window with conversion of roof from hip to gable end.

Application No: **HGY/2006/0729** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 01/06/2006
Location: 33 Church Crescent N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0661** Officer: David Paton
Decision: REF Decision Date: 24/05/2006
Location: 21 Wood Vale N10 3DJ
Proposal: Retrospective planning application for the retention of bike shed at front of property and garden shed to rear.

Application No: **HGY/2006/0808** Officer: Mark Connellan
Decision: GTD Decision Date: 24/05/2006
Location: 132 Muswell Hill Road N10 3JD
Proposal: Erection of a dormer window to the front elevation and enlargement of existing rear dormer window

Application No: **HGY/2006/0177** Officer: Luke McSoriley
Decision: GTD Decision Date: 25/05/2006
Location: 53 Warner Road N8 7HB
Proposal: Erection of single storey rear extension and raising chimney stack on the party wall (amended description)

Application No: **HGY/2006/0755** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 23/05/2006
Location: 8 Wood Vale N10 3DP
Proposal: Loft conversion involving erection of rear dormer window and alterations from hip to gable end.

Application No: **HGY/2006/0682** Officer: Tara Jane Fisher
Decision: REF Decision Date: 23/05/2006
Location: 71 Park Avenue South N8 8LX
Proposal: Retrospective planning application for retention of roof terrace with decking and railings.

Application No: **HGY/2006/0627** Officer: Ruma Nowaz
Decision: REF Decision Date: 22/05/2006
Location: 188A Muswell Hill Road N10 3NG
Proposal: Excavation to front of property to create garage and bin storage at lower ground floor level. Erection of single storey replacement building to rear of property to be used for storage.

Application No: **HGY/2006/0630** Officer: David Paton
Decision: GTD Decision Date: 16/05/2006
Location: 302 Park Road N8
Proposal: Change of use of premises from post office to podiatry consulting room.

Application No: **HGY/2006/0789** Officer: Mark Connellan
Decision: PERM DEV Decision Date: 17/05/2006
Location: 53 Warner Road N8
Proposal: Erection of rear dormer window with balustrade, conversion of roof to form gable end. Raising of existing chimney stacks.

Application No: **HGY/2006/0674** Officer: Joyce Wong
Decision: GTD Decision Date: 23/05/2006
Location: 118 Cranley Gardens N10 3AH
Proposal: Extension of existing vehicle crossover to a classified road

Application No: **HGY/2006/0731** Officer: David Paton
Decision: GTD Decision Date: 23/05/2006
Location: 197 Muswell Hill Broadway N10 3RS
Proposal: Erection of extension to rear of property to accommodate a staircase link between ground floor and part first floor levels.

WARD: Not Applicable - Outside Borough

Application No: **HGY/2006/0701** Officer: Oliver Christian
Decision: ROB Decision Date: 05/06/2006
Location: Athlone House Hampstead Lane N6
Proposal: Observation to London Borough of Camden for the variation of planning permission dated 05/10/05 (2003/2670/P) for alterations, extensions and conversion of Athlone House, The Coach House, The Gate House and Caen cottage to four houses: demolition of all post war buildings and erection of three new blocks to provide 22 flats with underground parking, donation of 0.98 hectare of land to Heath and significant landscaping. Variations entail alterations to the new blocks including: reassignment of windows, repositioning of chimneys, infilling of roof terraces in blocks Band C, alterations to all roofs including terraces, access stairs and lift overruns.

Application No: **HGY/2006/0700** Officer: Oliver Christian
Decision: RNO Decision Date: 05/06/2006
Location: Athlone House, Hampstead Lane N6
Proposal: Relocation of existing substation with construction of new brick enclosure, to north east corner of site, adjacent to coach house and immediately behind former gate which is to be reinstated to allow access to substation from Hampstead Lane (Observations to L.B. Camden).

Application No: **HGY/2006/0691** Officer: Oliver Christian
Decision: RNO Decision Date: 05/06/2006

Location: Land To West Of Beechwood Road, South Of Dalston Lane East Of Roseberry Place & North Of Holy Trinity Primary School, Dalston
 Proposal: Redevelopment of the site through the erection of two blocks being part 8, part 10 and part 19 storey buildings for the purposes of a mixed use development comprising a total of 244 residential units (68 x 1 bed, 95 x 2 bed, 67 x 3 bed and 14 x 4 bed); 1711sqm of Class A1 (Retail), A2 (Financial & Professional Services), A3 (Restaurant/Café), A4 (Drinking Establishments) floor space; 424sqm of B1/D1 floor space (Workshop, Studio, Community); 3168sqm of D1 floor space (Library and Archive); 4900sqm public open space, 112 car parking spaces, 4 motor cycle spaces, 196 secure cycle parking spaces, 62 cycle spaces for public use; new site access points, relocation to taxi stands from Roseberry Place to Dalston Lane; The proposal includes all demolition of all existing building on the subject site. (Observations to LB Hackney).

Application No: **HGY/2006/0848** Officer: Oliver Christian
 Decision: RNO Decision Date: 31/05/2006

Location: Tabard Square, Site bounded by Long Lane, Tabard Street SE1
 Proposal: Variation Of Condition 13 pursuant to planning permission 04-AP-0190 as amended by 04-AP-0780 (car parking) (Observations to Southwark Council).

Application No: **HGY/2006/0818** Officer: Frixos Kyriacou
 Decision: ROB Decision Date: 24/05/2006

Location: R/O 2 Green Lanes N13 6JR
 Proposal: Demolition of existing garages and erection of detached building for use as warehouse storage (observations to L.B. Enfield).

WARD: Noel Park

Application No: **HGY/2006/0757** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 06/06/2006

Location: 49 Whymark Avenue N22 6DJ
 Proposal: Erection of 3 x rear dormer windows

Application No: **HGY/2006/0743** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 02/06/2006

Location: 1A Waldegrave Road N8
 Proposal: Change of use of property from warehouse to social club.

Application No: **HGY/2006/0484** Officer: David Paton
 Decision: GTD Decision Date: 01/06/2006

Location: Unit C, 2 Coburg Road N22
 Proposal: Change of use of property from warehouse / distribution to indoor childrens play area.

Application No: **HGY/2006/0894** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 30/05/2006

Location: 12B Alexandra Road N8 0PP
 Proposal: Erection of single storey garage in rear garden.

Application No: **HGY/2006/0783** Officer: Mark Connellan
 Decision: GTD Decision Date: 23/05/2006

Location: 75 Westbury Avenue N22 6SA
 Proposal: Conversion of 1st and 2nd floors to create 1 x one bed and 1 x two bed self contained flats. Alterations to rear elevation including erection of staircase from first floor to garden.

Application No: **HGY/2006/0639** Officer: Luke McSoriley
Decision: REF Decision Date: 23/05/2006
Location: 19 Lakefield Road N22 6RR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0643** Officer: David Paton
Decision: REF Decision Date: 16/05/2006
Location: Texaco Garage, 573 Lordship Lane N22
Proposal: Installation of 1 no. 14.7m high slimline monopole with 1 no. trisector antenna, radio equipment housing and ancillary development at Texaco Garage, Lordship Lane, N22.

WARD: **Northumberland Park**

Application No: **HGY/2006/0805** Officer: Tara Jane Fisher
Decision: REF Decision Date: 08/06/2006
Location: 665 High Road N17 8AD
Proposal: Variation of condition 1(b) of planning permission HGY/2004/0132 dated 27.04.2004 to allow premises to open from 08:00am to 02:30am Monday to Sunday.

Application No: **HGY/2006/0713** Officer: David Paton
Decision: REF Decision Date: 31/05/2006
Location: 271 Park Lane N17
Proposal: Erection of single storey extension to be used as retail / commercial unit (A1).

Application No: **HGY/2006/0825** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 25/05/2006
Location: Middlesex University, White Hart Lane N17
Proposal: Approval of details pursuant to condition E3 (building samples) attached to planning reference HGY/2005/1439

Application No: **HGY/2006/0634** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 23/05/2006
Location: 1A Willoughby Grove N17 0RS
Proposal: Erection of 2 x single storey one bedroom dwelling units with rooms in roof.

Application No: **HGY/2006/0678** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 23/05/2006
Location: 22 Farningham Road N17 0PP
Proposal: Erection of single storey rear extension (Certificate of Lawfulness).

Application No: **HGY/2006/0607** Officer: David Paton
Decision: REF Decision Date: 16/05/2006
Location: 9A & 9B Northumberland Park N17
Proposal: Erection of two storey rear extension at 1st and 2nd floor levels.

Application No: **HGY/2006/0374** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 16/05/2006
Location: Middlesex University, White Hart Lane N17
Proposal: Approval Of Details pursuant to Conditions E6 and E7 (central aerial system and extract fan) attached to planning permission reference HGY/2005/1439.

Application No: **HGY/2006/0248** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 15/05/2006
Location: 761 - 767 High Road N17 8AH
Proposal: Approval of details pursuant to condition 7 (surrounds and planting) attached to planning reference HGY/2004/1574.

WARD: **St. Ann's**

Application No: **HGY/2006/0806** Officer: Brett Henderson
Decision: REF Decision Date: 08/06/2006
Location: 21 Etherley Road N15 3AL
Proposal: Erection of single storey rear extension

Application No: **HGY/2006/0791** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 08/06/2006
Location: 10-13 Olive Grove Abbotsford Avenue N15
Proposal: Conversion of roof including erection of 2 x side dormer windows and raising of roof level to create an additional 1 x one bedroom flat at roof level (amended description)

Application No: **HGY/2006/0861** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 01/06/2006
Location: 173 Haringay Road N15
Proposal: Use of property as 5 self contained flats.

Application No: **HGY/2006/0687** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 25/05/2006
Location: 58 Station Crescent N15 5BE
Proposal: Erection of rear dormer window (Certificate of Lawfulness).

Application No: **HGY/2006/0685** Officer: Brett Henderson
Decision: REF Decision Date: 25/05/2006
Location: 8 Portland Gardens N4 1HU
Proposal: Erection of single storey rear extension and rear dormer window.

Application No: **HGY/2006/0667** Officer: Brett Henderson
Decision: REF Decision Date: 17/05/2006
Location: 13 Ritches Road N15
Proposal: Use of property as 4 self contained flats.

WARD: **Seven Sisters**

Application No: **HGY/2006/0771** Officer: John Ogenga P'Lakop
Decision: PERM DEV Decision Date: 08/06/2006
Location: 35 Daleview Road N15 6PL
Proposal: Erection of single storey rear extension (certificate of lawfulness).

Application No: **HGY/2006/0730** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 02/06/2006
Location: 19 Elm Park Avenue N15
Proposal: Erection of front and rear dormer windows and erection of single storey rear extension.

Application No: **HGY/2006/0702** Officer: James McCool
Decision: GTD Decision Date: 31/05/2006
Location: 296 Hermitage Road N4
Proposal: Change of use of storeroom at rear of property to office.

Application No: **HGY/2006/0649** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 29/05/2006
Location: Units 3A, 6, 7, 8 At 2 Overbury Road N15
Proposal: Use of property as 13 self contained flats.

Application No: **HGY/2006/0699** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 25/05/2006
Location: 145 Castlewood Road N15 6BD
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2006/0760** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 17/05/2006
Location: 54 Richmond Road N15
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/0205** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 17/05/2006
Location: Unit 4, Hermitage Works, Vale Grove N4
Proposal: Change of use of unit from B1 to B2 (roasting and packaging of seeds and nuts).

Application No: **HGY/2006/0712** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 16/05/2006
Location: 351 - 353 Seven Sisters Road N15
Proposal: Conversion of 2nd floor into 2 x 1 bed self contained flats.

Application No: **HGY/2006/0677** Officer: Oliver Christian
Decision: GTD Decision Date: 16/05/2006
Location: Crowland Primary School Crowland Road N15
Proposal: Provision of new main entrance and construction of ramp and steps to provide access for users of the building.

Application No: **HGY/2006/0622** Officer: Brett Henderson
Decision: REF Decision Date: 16/05/2006
Location: 123 Gladesmore Road N15
Proposal: Erection of two storey rear extension. Alteration to side elevation.

Application No: **HGY/2006/0823** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 15/05/2006
Location: 93 St. Anns Road N15 6NU
Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2005/1503

WARD: **Stroud Green**

Application No: **HGY/2006/0796** Officer: Oliver Christian
Decision: GTD Decision Date: 08/06/2006
Location: Flat 2 119 Upper Tollington Park N4 4ND
Proposal: Replacement of existing single glazed kitchen window with a larger double glazed box-sash window

Application No: **HGY/2006/0773** Officer: James McCool
Decision: REF Decision Date: 08/06/2006
Location: 87A Woodstock Road N4 3EU
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to front elevation.

Application No: **HGY/2006/0762** Officer: James McCool
Decision: REF Decision Date: 31/05/2006
Location: 15 - 17 Perth Road N4
Proposal: Erection of 3 storey rear extension to 15 Perth Road, N4 and a 2 storey rear extension to 17 Perth Road, N4.

Application No: **HGY/2006/0742** Officer: Brett Henderson
Decision: REF Decision Date: 31/05/2006
Location: 74 Mount View Road N4
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0740** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 31/05/2006
Location: Rear of 100 Denton Road N8
Proposal: Erection of 1 x 2 storey three bedroom dwellinghouse with rooms at lower ground and ground floor level.

Application No: **HGY/2006/0666** Officer: James McCool
Decision: REF Decision Date: 30/05/2006
Location: 4 Florence Road N4
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0653** Officer: Brett Henderson
 Decision: REF Decision Date: 17/05/2006
 Location: 79 Uplands Road N8
 Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2006/0619** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 15/05/2006
 Location: 86A Stroud Green Road N4 3EN
 Proposal: Erection of a 2 storey rear extension at 1st and 2nd floor levels to allow conversion of 1st, 2nd and 3rd floors of property to create 2 x two bed and 1 x one bed self contained flats. Creation of balcony at rear 1st floor level.

WARD: **Tottenham Green**

Application No: **HGY/2006/0901** Officer: Oliver Christian
 Decision: REF Decision Date: 08/06/2006
 Location: Rear of 245 Philip Lane N15 4AE
 Proposal: Demolition of existing single storey garage and erection of a part two storey, part single storey one bed house fronting Mansfield Avenue.

Application No: **HGY/2006/0708** Officer: James McCool
 Decision: GTD Decision Date: 05/06/2006
 Location: 20 Talbot Road N15
 Proposal: Tree works to include re-pollarding to 1 x Tilia Platyphyllos 'Rubra' (Red Twigged Lime) to front of property.

Application No: **HGY/2006/0800** Officer: Oliver Christian
 Decision: NOT DEV Decision Date: 31/05/2006
 Location: B & Q Unit, Tottenham Hale Retail Park, Broad Lane N15
 Proposal: The installation of a 10,810 sq ft (1,004.2 sq. m.) internal mezzanine floor.

Application No: **HGY/2006/0735** Officer: Oliver Christian
 Decision: REF Decision Date: 26/05/2006
 Location: 97-99 Philip Lane N15 4JR
 Proposal: Conservation Area Consent for the demolition of building at 97-99 Philip Lane due to fire damage.

Application No: **HGY/2006/0360** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 25/05/2006
 Location: 143 Broad Lane N15 4QX
 Proposal: Approval of details pursuant to condition 6 (refuse and waste storage) attached to planning reference HGY/2005/0143.

Application No: **HGY/2006/0753** Officer: James McCool
 Decision: REF Decision Date: 15/05/2006
 Location: 19 Bernard Road N15 4NE
 Proposal: Change of use of property from vacant warehouse to banqueting suite

WARD: **Tottenham Hale**

Application No:	HGY/2006/0798	Officer:	James McCool
Decision:	REF	Decision Date:	08/06/2006
Location:	147 Shelbourne Road N17 9YD		
Proposal:	Creation of a vehicle crossover to a classified road		
Application No:	HGY/2006/0750	Officer:	James McCool
Decision:	REF	Decision Date:	31/05/2006
Location:	205 Shelbourne Road N17		
Proposal:	Creation of a vehicle crossover to a classified road.		
Application No:	HGY/2006/0625	Officer:	James McCool
Decision:	REF	Decision Date:	15/05/2006
Location:	R/o 372 High Road N17		
Proposal:	Retrospective planning application for the retention of part single / part 2 storey extension and creation of 1 x one bed and 1 x three bed self contained flats.		
Application No:	HGY/2006/0655	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/05/2006
Location:	60 Reedham Close N17 9PT		
Proposal:	Replacement of existing windows with double glazed uPVC windows (to match existing).		
Application No:	HGY/2006/0348	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	15/05/2006
Location:	614 High Road and 2-12 Scotland Green N17		
Proposal:	Approval of details pursuant to condition 3 (building samples) attached to planning reference HGY/2002/0968		

WARD: **West Green**

Application No:	HGY/2006/0749	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	02/06/2006
Location:	40 Belmont Road N15		
Proposal:	Erection of single storey rear extension.		

WARD: **White Hart Lane**

Application No:	HGY/2006/0747	Officer:	Amanda Jacobs
Decision:	GTD	Decision Date:	06/06/2006
Location:	38 Walthef Avenue N17 7DU		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/0686	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	26/05/2006
Location:	87 Creighton Road N17 8JS		
Proposal:	Retrospective planning application for the erection of single storey rear extension, erection of rear dormer window and conversion of property to form 1 x 2 bed and 1 x 1 bed self contained flats.		

Application No: **HGY/2006/0756** Officer: Mark Connellan
Decision: GTD Decision Date: 23/05/2006
Location: 48-50 Great Cambridge Road N17 7BU
Proposal: Display of halo illuminated shop fascia sign and internally illuminated projecting box sign

Application No: **HGY/2006/0754** Officer: Mark Connellan
Decision: GTD Decision Date: 23/05/2006
Location: 48-50 Great Cambridge Road N17 7BU
Proposal: Installation of new shopfront and roller shutter

WARD: **Woodside**

Application No: **HGY/2006/1015** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 07/06/2006
Location: 11 Park Avenue N22 7HA
Proposal: Certificate Of Lawfulness (Existing) for the use of the property as three self contained flats.

Application No: **HGY/2006/0843** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 07/06/2006
Location: 71 Eldon Road N22
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/0765** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 23/05/2006
Location: 48 Station Road N22 7TY
Proposal: Installation of disabled ramp to front of building

Application No: **HGY/2006/0672** Officer: Valerie Okeiyi
Decision: REF Decision Date: 23/05/2006
Location: 518-520 Lordship Lane N22 5DD
Proposal: Retrospective planning application for the installation of roller shutter and canopy over shop entrance

Application No: **HGY/2006/0587** Officer: Ruma Nowaz
Decision: REF Decision Date: 17/05/2006
Location: 20 Park Avenue N22
Proposal: Replacement of existing windows with UPVC windows.

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Agenda item:

Planning Applications Sub-Committee
On 26th June 2006
Report Title: Tottenham Hale Urban Centre Masterplan – Public Consultation

Forward Plan reference number (if applicable):

Report of: Assistant Director, Planning Environmental Policy and Performance

 Wards(s) affected: Northumberland Park,
Tottenham Green and Tottenham Hale

Report for: non-key decision

1. Purpose


1.1 To consider the Draft Tottenham Hale Urban Centre Masterplan and Sustainability Appraisal (SA), and to agree formal statutory consultation on both documents.

2. Recommendations

 2.1 That the Sub-Committee approves the Tottenham Hale Urban Centre Masterplan and Sustainability Appraisal, which are appended to this report, for a statutory six-week period of public and stakeholder consultation, commencing on 3rd July 2006.

2.2 That a further report be made to the Sub-Committee recommending any appropriate changes to the Masterplan as a result of statutory consultation in order to seek authorisation to carry out pre-adoption notifications and recommend the Masterplan to the Executive for adoption as a Supplementary Planning Document.

 Report Authorised by: **Shifa Mustafa, Assistant Director, Planning Environmental Policy and Performance.**

 Signature:  Date: 13.06.06

 Contact Officers: **Mark Lucas, Head of Strategic Sites and Projects Group**
Geoff Merry, Senior Project Officer

Telephone: (020) 8489 6908 or (020) 8489 5226

3. Executive Summary

3.1 Tottenham Hale Urban Centre is an area of approximately 39 hectares, designated in the Mayor's London Plan as an 'Opportunity Area' suitable for a substantial number of new homes and jobs, with a significant increase in density. A Draft Masterplan has been prepared which provides a framework for the regeneration of Tottenham Hale. It provides specific, detailed guidance on six key sites and the public realm.

Taken together, the sites will be able to deliver a substantial number of new homes with an integrated mix of employment, retail and leisure uses, as well as community and health facilities. Haringey Council wishes to progress the Draft Masterplan through the statutory process so that it can be approved as a 'Supplementary Planning Document' and used to determine the forthcoming major planning applications for the area. In order to achieve this, both the Masterplan, and its accompanying Sustainability Appraisal must first undergo a period of statutory public consultation.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 [click here to type]

5. Local Government (Access to Information) Act 1985

5.1 Background documents include:

The Tottenham Hale Urban Centre Design Framework (2006)

The London Plan (2004)

Haringey Revised Deposit UDP (2004)

Haringey UDP Post-Inquiry Modifications (2006)

Draft North London Sub-Regional Development Framework

ODPM Sustainable Communities Plan (2003)

6. Background

6.1 Location

Tottenham Hale is located on the eastern side of the London Borough of Haringey, and sits within the Upper Lea Valley. The area is occupied by a number of industrial estates, retail warehouses, a major gyratory road system and public transport interchange. Relatively few people live within the area and the residential community is concentrated mainly within the council-owned High Cross Estate. Tottenham Hale is characterised currently by a high volume of traffic on the gyratory system, a disjointed urban fabric and a general severance from its urban surroundings.

6.2 Rationale

Following a successful bid by the London Development Agency (LDA) for "Sustainable Communities" Growth Area Funding: Round1, the LDA, in association with a client group comprising Haringey Council, GLA and TfL, commissioned the production of a Masterplan for regeneration of the Tottenham Hale area. The client partnership intended that Tottenham Hale should be recognised as a landmark location at the point of entry to the east of the borough, with a sound base for investment and job creation. In town planning terms, the status of the area would change from predominantly industrial and employment uses, to that of residential-led mixed-use and mixed-tenure.

The purpose of creating a Masterplan was to provide an overarching template to guide future applicants, provide coherence and connectivity between development sites, define a set of urban design principles and ensure that the appropriate physical and social infrastructure was commissioned. Tottenham Hale, with its important public

transport interchange, would become a key gateway location into Haringey, the Upper Lea Valley and London for those travellers arriving via Stansted Airport. Given its important London Plan status as a major Opportunity Area, the 39 hectare area would be well-placed to deliver new landmark buildings, sustainable, mixed-use development appropriate to its location and accessibility by public transport.

It was agreed that Haringey Council would subsequently adopt the Masterplan as a Supplementary Planning Document (SPD) in relation to the borough's emerging Unitary Development Plan (UDP). The SPD would expand upon the policies contained in the UDP and Mayor's London Plan and become a strong material consideration when assessing major planning applications for the Tottenham Hale area.

6.3 Production of the Draft Masterplan

Specialist urban design consultants 'Urban Practitioners' were commissioned by the client group to produce the Tottenham Hale Urban Centre Masterplan, with 'Faber Maunsell' appointed by the LDA to prepare the Sustainability Appraisal which accompanies it.

Along side desk-based research and analysis, production of the Masterplan was informed by a detailed process of engagement, including consultation with the local community, local businesses, landowners and other key stakeholders. It should be noted that this element of consultation was informal, and not part of the statutory process. Generally, a good level of support was expressed for the Masterplanning process and its proposals, however, some areas of concern were also highlighted.

The Draft Masterplan subsequently produced by Urban Practitioners was a high-quality, urban design document, aimed primarily at built-environment professionals. However, due to its technical complexity, it was decided that the Council would prepare an abridged version, based upon Urban Practitioners' original plan, which attempted to explain the more challenging design concepts in a 'user friendly' way. It is the edited version which will be progressed through the statutory consultative process over the summer, to be adopted formally as SPD in the autumn, and afforded significant weight when used to determine major planning applications.

To avoid any confusion, Urban Practitioners' original document has been renamed as the 'Tottenham Hale Urban Centre Design Framework', which accurately reflects its role as a 'design tool' document, whilst the shortened SPD version will be known formally as the 'Tottenham Hale Urban Centre Masterplan'.

7. The 'Vision'

The Tottenham Hale Urban Centre Masterplan sets out an exciting vision for the transformation of the area over the next five to ten years, with the creation of a new high-density urban centre, focused around an enhanced public transport interchange of sufficient capacity and a high quality public realm. Tottenham Hale is identified as an 'Opportunity Area' in the Mayor's London Plan and is located within the Office of the Deputy Prime Minister's (ODPM) London-Stansted-Cambridge-Peterborough Growth Corridor. It provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, focused around an enhanced, fully accessible

transport interchange with rapid access to Central London, Stratford and Stansted International Airport.

7.1. Key sites

The Masterplan will be a strategic guide that will help to steer development in Tottenham Hale, paying particular regard to the area's six key sites, which are set-out below in order of probable phasing and development over a period of ten years or more:

- Hale Wharf
- Former GLS Depot Site
- Ashley Road Area
- Station Interchange
- Hermes Retail Park
- High Cross Housing Estate

Its preparation is particularly important given that a number of the key landowners in the area have already begun developing ideas for their sites, with two major planning applications submitted. The momentum for development in the area has started to pick-up, and preparation of the Masterplan has helped to initiate discussions with the local communities and key stakeholders. The Masterplan has captured that emerging momentum and provides a clear framework for investment. In order to realise the vision for Tottenham Hale, the Masterplan aims:

- To create a high density, sustainable and mixed use urban centre;
- To achieve high standards of public realm design;
- To maximise the benefits of Tottenham Hale being a riverside location;
- To improve transport interchange facilities at Tottenham Hale station;
- To change the gyratory and reduce its impact on the surrounding urban environment;
- To improve east-west linkages for pedestrians and cyclists in the area;
- To provide more facilities and amenities in Tottenham Hale which are complementary to Tottenham High Road;
- To provide more learning and employment opportunities for local people;
- To enhance access to the Lee Valley Regional Park and the Paddock as a natural asset whilst still protecting them

7.2. Outline proposals – key sites and public realm framework

The Draft Masterplan contains outline proposals for the six key sites, and describes a number of associated public realm projects.

Key sites:

- Hale Wharf – residential-led, mixed-use scheme including retail, leisure and community uses. Creation of a new public space with improved safe access to the waterfront and a new bridge linking the site with the neighbouring GLS site.
- GLS Site – residential-led, mixed-use scheme which includes health, education, retail, hotel, offices and student accommodation. A new, public central open space is proposed.

- Ashley Road Area – employment-led, mixed-use scheme with the introduction of a residential component, along with workspace, community / health facilities, with potential for shops. Enhanced Welbourne Community Centre. Enhanced pedestrian environment, with improvements to the southern part of Down Lane Park.
- Station Interchange – new, state-of-the-art, fully accessible station interchange which includes; retail, leisure and commercial uses with potential for residential above. Future proof, and able to accommodate the projected demand for bus, tube and rail services. Scheme will include creation of a high-quality public square.
- Hermes Retail Park – long-term demolition and redevelopment for a retail-led mixed-use scheme. Creation of a high-quality pedestrian environment with improved links to the station and a new, public open space.
- High Cross Estate – long-term potential for improvements, which include opportunity for new homes and the creation of a safer, more attractive environment. Possibility of some workspace fronting Monument Way.

Public realm framework:

- Station Square – removal of the mini-gyratory will open up a public space and provide development opportunities on the peninsular site. The new public square fronting the enhanced station should enable accessibility between various transport modes, provide a retail offer including café/ snack bars and provide a sense of orientation and identity.
- The Hale / Ferry Lane – will become the central spine of Tottenham Hale, linking a series of key destinations. It is envisaged that the Hale will become a Broadway-style street, which sustains a mix of uses whilst fulfilling its transport function. Ferry Lane will become livelier as it passes by the Station Square, retail centre and GLS site.
- Lea Valley Waterfront – opportunities to improve safe public access and introduce new leisure uses. Creation of a new tow path at Hale Wharf will allow people to enjoy the waterfront and the proposed retail and leisure facilities. A high-quality bridge should link the GLS site to Hale Wharf and beyond. A core aim is to improve access to the Lee Valley Regional Park for the existing and new communities.
- Ashley Park Green Link – a pedestrian and cycle-only green link which ramps-up to a high level to cross Watermead Way, and provides potential access to the station before continuing across the railway lines to the redeveloped GLS site, where it connects with the new public open space at the heart of the new mixed-use scheme, then connecting to the proposed footbridge across the river to Hale Wharf.
- Retail Centre – as phased development is undertaken, the existing retail centre will provide a wider more varied offer of goods. On the existing retail park it is envisaged that units for higher quality retailers will be developed on the northern edge, with a central square to the south. The public square will provide a focus for the retail park, establish a human scale and arrangement of buildings, with clear links to the station.
- Monument Way - is currently part of the one-way gyratory system, distributing traffic from the High Road towards the Hale. It has been described as a 'race track' because of the heavy volumes of fast flowing traffic, which creates a

dangerous pedestrian and cyclist environment with few active frontages on either side. Whilst the Gyratory is technically outside of the Masterplan study boundary, its future will be crucial in creating investor and developer confidence, attracting inward investment and forming a safe public and private transport highway network.

7.3. The Gyratory Road System

Whilst Tottenham Hale is well-located at the regional level, the local transport framework requires improvements. The Tottenham Hale gyratory road network requires significant re-organisation to enable more efficient use of the land, allow improvements to the transport interchange and establish connections between existing and new communities, the Lee Regional Valley Park and the green belt.

Following studies commissioned by TfL, and TfL's analysis of the various options, the Mayor of London has decided to support the return of the gyratory to two-way working, which will enhance the east-west connections and further promote the seamless integration of the existing and new communities.

7.4. Planning Obligations –Section 106 Agreements

The Draft Masterplan provides clear guidance for developers regarding Section 106 requirements. It states that the Council will negotiate with developers as to the planning obligations associated with development in the area. Each development should support its own site-specific infrastructure costs, provide affordable housing, and make an appropriate contribution to a general infrastructure fund. Possible planning obligations might include; affordable housing, educational needs, employment training, health / community facilities, public transport, off-site highway improvements, environmental infrastructure, plus any other matters.

7.5. Sustainability Appraisal

A Sustainability Appraisal has been carried out in conjunction with the preparation of the Draft Masterplan, which meets the regulatory requirements through a single appraisal process. Its main purpose is to appraise the social, environmental and economic effects from the outset of the preparation process, so that decisions can be made that achieve sustainable development. The sustainability appraisal is presented in a separate document, appended to this report, which will also be the subject of public consultation in conjunction with the Draft Masterplan.

7.6. Planning Policy

The Mayor's London Plan sets-out the spatial development strategy for London. The London Plan identifies Tottenham Hale as an Opportunity Area, which suggests it is a location capable of accommodating a substantial number of new homes and jobs, geared to the use of public transport, with an opportunity for significant increases in density. In addition, it is also identified as a Strategic Employment Location (SEL). Supplementary Planning Guidance published by GLA to accompany the London Plan allows for mixed-use, higher-density residential development of some SELs, providing it does not compromise London's future industrial needs.

The North London Sub-Regional Development Framework (SRDF) provides non-statutory guidance on the implementation of the London Plan's policies, and sets-out three issues for Tottenham Hale, which are: that the area is likely to involve a

significantly higher housing allocation than first envisaged in the London Plan, the area is suitable for higher densities and landmark tall buildings, and, that some of the employment functions can be expected to relocate within the wider Upper Lea Valley.

The Haringey UDP provides the policy framework for land use and development in the borough. Its overarching policy AC2 sets out the Council's proposals for Tottenham Hale, and acknowledges its status as an Opportunity Area. The UDP is in general conformity with the provisions of the London Plan.

The Draft Masterplan accords with the policy provisions of both the London Plan and the Haringey UDP.

8. Consultation

Before the Draft Masterplan can be adopted formally as an SPD, it must undergo a period of statutory public consultation. The regulations state this period must be no less than four weeks, but no more than six.

It is worth re-iterating that the Tottenham Hale Urban Centre Design Framework (2006) upon which the Draft Masterplan is based, has already undergone a detailed process of informal, non-statutory public and stakeholder consultation using the following methods:

1. *Steering group meetings;*
2. *Tottenham Hale International Community Consultation Day, 9 April 2005;*
3. *Transport stakeholder workshops;*
4. *One-to-one stakeholder meetings with landowners and the Haringey Teaching Primary Care Trust;*
5. *Workshop for key Tottenham Hale landowners;*
6. *Attending meetings of the North London Chamber of Commerce;*
7. *Attending meetings of the London Borough of Haringey Transforming Tottenham Committee;*
8. *Five design review sessions with GLA Design Advisers including Lord Rogers of Riverside;*
9. *Workshops for hard-to-reach groups, including a parent and children's group and local young people;*
10. *Contacting boat owners moored on the River Lea Navigation; and*
11. *A dedicated project website*

8.1 Outline statutory consultation strategy

In order to undertake a meaningful public consultation exercise, there are a number of tried and tested techniques which we intend to use, which include:

- **Advertisements** in the local press covering east side of the borough, with one advert placed in a local paper which circulates in the whole borough.
- **Article** in Haringey People Magazine
- **Leaflets** distributed to all residents, resident / tenant associations and businesses within a defined area - leaflet drop of approximately 7,500
- **Exhibition** at local library throughout the six-week consultation period
- **Posters** at various public places
- **Websites** (Haringey Council and dedicated project website) containing the draft documents with details of how to make representations

- **Letters** to neighbouring boroughs, statutory bodies, Ward and neighbouring Ward Councillors, local community / amenity groups. These will include major consultees, such as:
 - Greater London Authority (GLA)
 - Government Office for London (GOL)
 - Transport for London (TfL)
 - London Development Agency (LDA)
 - The Highways Agency
 - Department for Transport
 - The Countryside Agency
 - The Environment Agency
 - English Heritage
 - English Nature
 - Adjoining London boroughs
 - Network Rail
 - Thames Water
 - Metropolitan Police
 - London Fire Brigade
 - Health and Safety Executive
 - Lee Valley Regional Park Authority
 - British Waterways
 - Arriva (North London)
 - North London Waste Authority
 - The National Grid
 - London Electricity
 - British Telecom
 - Haringey Teaching Primary Care Trust
 - Barnet, Enfield & Haringey NHS Mental Health Trust

In addition, letters will be sent to community / amenity groups that operate within the three wards, and have been identified through Haringey's Community Contact Database and other in-house lists.

8.2 Outline timetable for adoption

- 26th June 2006 - Masterplan and Sustainability Appraisal (SA) reported to June Planning Applications Sub-Committee (PASC) for approval to consult
- 3rd July 2006 to 14th August - Statutory six-week period of public and stakeholder consultation
- London Borough of Haringey to present the Masterplan to the Mayor (GLA)
- Responses to Masterplan and SA considered, and the draft document amended as appropriate. The results of the public consultation and the amended document then reported to PASC.
- October 2006 - Masterplan to be presented to the Council's Executive for adoption as a Supplementary Planning Document (SPD)
- Prior to formal adoption, the authority must make copies of the SPD available with the Sustainability Appraisal Report, the consultation strategy and such supporting documents as are relevant to the production of the SPD. Publication

on the authority's website of these documents and supporting communication details is required and a formal request for conformity with the London Plan will be required.

9. Summary and Conclusions

- 9.1 To summarise; a highly detailed 'design framework' for Tottenham Hale was prepared by consultants. That document has been abridged by the Council for consultative purposes, and will be known as the Tottenham Hale Urban Centre Masterplan. The abridged Masterplan will be the subject of statutory consultation over the summer, and subsequently adopted as a Supplementary Planning Document.

10. Recommendations

- 10.1 As per Section 2.

11. Comments of the Director of Finance

- 11.1 Any costs associated with the public consultation process will need to be contained within existing approved budgets in relation to Tottenham Hale Urban Centre Masterplan and the Planning Service. The Council should, as far as possible, aim to maximise S106 planning obligation benefits arising from future development proposals for the area.

12. Comments of the Head of Legal Services

- 12.1 The Head of Legal Services has been consulted and her comments have been incorporated into this report.

13. Equalities Implications

- 13.1 Tottenham Hale is characterised currently by a young and ethnically diverse population. The area suffers from high unemployment levels and a relatively high crime rate. Levels of owner-occupancy are comparatively low, and all of the wards relevant to the Masterplan are within the top-ten most deprived in the country. The area lacks many services and facilities.

The Draft Masterplan seeks to provide new employment opportunities, which can be accessed by all residents, and increase the level of skills in the local workforce. The Masterplan seeks to increase provision of a range of housing, including affordable housing and Lifetime Homes. Community safety will be increased through high-quality urban design and improvements to the public realm. The Draft Masterplan offers prospects for the existing and incoming population in terms of new retail, leisure and health facilities.

14. Use of Appendices / Tables / Photographs

- 14.1 The Draft Tottenham Hale Urban Centre Masterplan (SPD)
14.2 Sustainability Appraisal Report

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Planning Applications Sub Committee 26 June 2006

Item No. 1

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS 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/O Palm Court, Lionel House, Maxwell House and Lawrence House
Palmerston Road N22

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

This item was deferred from 5 June 2006 Committee, to enable Members to visit the site to look in particular at concerns over width of access roads and arrangements for lorries and refuse vehicles.

It is hoped that any amendments to the internal road layout will be available for this Committee meeting.

PLANNING DESIGNATIONS

Road - Classified
Conservation Area
Ecological Corridor

Officer Contact: Ruma Nowaz

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 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: -
 - 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:
 - a) the number of units and habitable rooms within the site

- b) 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 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.

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 Councils 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 5 x 2 bed units 1 x 3 bed dwelling and 2 x 3 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 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 input 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 Nos. 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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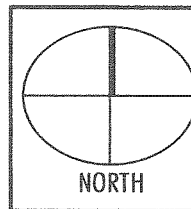
Site plan

Land R/O Palm Court, Lionel House, Maxwell House & Lawrence House - Palmerston Road N22



Directorate of Environmental Services

Shifa Mustafa
 Assistant Director
 Planning, Environmental Policy & Performance
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525



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Planning Applications Sub Committee 26 June 2006

Item No. 2

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: **Ward:** Northumberland Park
HGY/2006/0710

Date received: 06/04/2006

Last amended date: 02/06/06

Drawing number of plans: PSIA02/P/01 Amendment C; PSIA02/P/02
Amendment B; PSIA02/P03 Amendment B; PSIA02/P04;
PSIA02/P/05; PSIA02/P/06 & PSIA02/P/07.

Address: 691 - 693 High Road, N17

Proposal: Demolition of existing buildings and erection of part 1, 2, 3 and 4 storey building comprising 180 sq. m. of commercial floor space (B1) and 58 residential units with 20 car parking spaces and associated landscaping.

Existing Use: Vacant Warehouse and Education

Proposed Use: Residential and Commercial

Applicant: Presentation Housing Association

Ownership: Presentation Housing Association

PLANNING DESIGNATIONS

Road – Metropolitan
RIM 1.2 - Upgrading Areas In Greatest Need
DES 2.1 - North Tottenham Conservation Area

Officer contact: Brett Henderson

RECOMMENDATION

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

SITE AND SURROUNDINGS

The application site is situated at 691-693 High Road, which is on the western side of the High Road. The premises contain a three storey terrace building in educational use on the street frontage and a large vacant warehouse building to the rear of the site.

Prevailing development in the vicinity consists of three and four storey terrace buildings on the High Road generally containing ground floor commercial uses and upper floor residential uses. To the south there are three storey and two storey terrace dwellings. To the west there are two storey terrace dwellings and a two storey vacant commercial building, while to the north there is a church with residential accommodation to the rear.

The subject site is within the North Tottenham Conservation Area and adjoins two Grade II listed buildings at 695-697 High Road and the Baptist Church at 699 High Road.

The application site area is approximately 0.4104 hectares.

PLANNING HISTORY

12/08/91 – Conditional Consent – 1991/0371 – Change of use from gymnasium and leisure club to warehouse and offices.

12/12/05 – Withdrawn – 2005/1879 – Conservation Area Consent for the demolition of existing buildings and erection of part 3/part 4 storey building comprising 148 square metres of commercial floor space (Use Class A1, A2 or B1) and 57 residential units with 23 car parking spaces and associated landscaping.

DETAILS OF PROPOSAL

The Planning application proposes the redevelopment of the site comprising the following:

- A series of part 1/part 2/part 3/part 4 storey residential buildings, providing 58 flats comprising 6 three bedroom flats, 30 two bedroom flats and 22 one bedroom flats. The buildings will have maximum heights of between 13.3 metres on the High Road frontage and 12.4 metres to the rear of the site.
- A commercial unit on the ground and first floors of the building fronting the High Road which will have a floor area of 180 square metres.
- The provision of 20 car parking spaces including 2 disabled parking spaces.
- Landscaping to front and rear of site.

The scheme will be 100% affordable housing comprising 68% shared ownership and 32% rented. At ground floor level, most of the family sized flats have been provided

with private gardens, while at the upper levels a number of flats will have private balconies.

Building Setbacks

- The ground floor front boundary setback is 14 metres, this setback is in line with the adjoining listed building.
- The side, southern boundary, setbacks are 0 metres for the building fronting the High Road; 0.2 metres to 1 metre for the two storey housing; 3.4 metres to 4 metres for the 4 storey residential blocks.
- The rear, western boundary setbacks are from 4.4 metres to 4.6 metres.
- The side, northern boundary setbacks are from 10.5 to 11 metres.

CONSULTATION

Transportation Group

Waste Management

Legal Services

Planning Policy

Regeneration

Conservation Team

Adverts

T.W.A.

Borough Arboriculturalist

Building Control

Ward Councillors

Scientific Officer

Met Police

681-689 (o), 695-707 (o) High Road, N17

678-682 (e), 684a, 684b, 684-710 (e) High Road, N17

1st and 2nd floor flats 681-689 (o), 695-707 (o), 678-682 (e), 684a, 684b, 686-710 (e) High Road, N17

1-28 (c) Ruskin Road, N17

1-12 (c) Harpers Yard, N17

1-19 (c) Kings Road, N17

1-43 (c) James Place, N17

1-62 (c) Church Road, N17

1-7 (c) Kerala Court, Argyle Passage, N17

1-7 (o) Bromley Road, N17

40 Coombes House, Bromley Road, N17

Ground floor flat & 1st Floor Flat, 699 High Road, N17

D C FORUM

A Development Control Forum was held on 20 April 2006. The minutes are attached as Appendix 1.

RESPONSES

Transportation – No objection – *“Our interrogation with TRAVL trip prediction software revealed that, based on some London residential sites (Coopers Close, E1, Watergardens, SM1,) and office sites(Hereward Philips,N20, Bovis House, HA2 and Gordon House, NW5) this development proposal would generate a combined traffic inflow/outflow of 19 vehicles in a critical am peak hour, compared to the existing B8/D1 use which is predicted to generate 22 car trips (using similar London sites: Glaxo Plc, UB6, River Island,W5 and JVC Business Park, NW5 for assessment). This therefore constitutes a reduction in the traffic impact on the adjoining highway network, when subsisting use is taken into consideration.*

It is also worth noting that the public transport accessibility level for this site is medium, with the busy bus route, High Road, providing some 94 buses (two-way) per hour. High Road also provides a fast bus connection to Seven Sisters tube station. Hence, it is deemed that a considerable number of prospective residents at this development, would use public transport. Notwithstanding, in line with the parking requirement set out in the Council's SPG7a and as detailed in Drawing Plan No.PSIA02/P/01B, the applicant has also proposed 20 car parking spaces which would also mitigate the car parking impact of this development on the adjoining highway network. Although the exact number is not obvious from the drawing plan submitted, some secured cycle racks have also been proposed.

Nevertheless, a recent safety audit around this location has revealed that there are problems associated with uneven footway surface at the proposed site access and inadequate tactile pavings around High Rd/Ruskin Rd junction, hence the need to improve pedestrian conditions at this location.

Consequently, the highways and transportation authority would not object to this application on the conditions that:

1. The applicant contributes £50,000 (fifty thousand pounds) towards improving the footway conditions for pedestrians at this location.

Reason: The Transport for London's good practice guidance on improving pedestrian conditions, as part of development process, titled "Improving Walkability" and published in Sept.2005 specifies the '5Cs" which are the principal criteria by which the quality of provision for

walking can be assessed. These are that it is connected, convivial, conspicuous, comfortable and convenient and that, as part of the action points, the Council should "specify the financial contributions required from developers or, define formulae or criteria for determining the level of contributions." This guidance also explains that improvements achieved through a small scale development can be as valuable as those made through larger schemes.

Reason: To improve the conditions for pedestrians at this location.

2. The applicant provides forty (40) bicycle racks with secure shelter.

Reason: To improve the conditions for cyclists at this location.

Informative

(1) The new development will require naming and 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.

(2) The proposed development requires a redundant crossover to be removed and 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.

Conservation – No Objection – *“This design scheme is a major improvement on the previous withdrawn scheme, HGY/2005/1876 & HGY/2005/1879.*

I confirm that we have had a positive pre-application dialogue with the architect David Saxby on this application

An initial draft of the design proposals was presented to Haringey Design Panel and to English Heritage for their observations and recommendations. The design has been further amended subsequent to these discussions.

The design statement supporting the application proposals identifies the essential principles followed in the evolution of the design, and provides an accurate account of the pre-application dialogue.

I fully endorse the observations of English Heritage on the proposals, dated 03/03/06, which have been relayed separately.

I will not repeat the English Heritage observations, apart to confirm that the design is satisfactory in terms of its overall block layout on the site around an inner and outer courtyard, and the separation of car parking and vehicles from the pedestrian courtyards. The overall height, bulk, mass of the blocks, as well as the architectural treatment of the High Road elevation, and the elevation at the rear alley, and its principal external facing materials are acceptable.

- *I would suggest that it may be necessary to allow a wider access into the inner courtyard from the car parking & access road along the north boundary...discuss with architect / applicant.*
- *I would also suggest a tall (2.3m) metal anti-climb fence along the boundary to the rear alley, but to allow a rear access pedestrian gate (robust but lockable) from the site, as well as well designed artificial lighting to make sure the alley is well overlooked from the new development. It is possible to transform this anti-social alleyway and make it safe - design out crime features clearly will be necessary – liaise with police officer.*

I recommend permission subject to conditions requiring approval of:

- *Samples of all external facing materials*
- *Fully annotated and dimensioned elevation and section drawings of the front elevation at a scale of 1:20, showing details of roof, facing materials, windows, balcony, walls.*
- *Fully annotated and dimensioned details of front boundary treatment including low level wall with coping, metal gates and balustrading, reduced vehicle cross over, adjacent flanking walls, and powered security gates at a scale of 1:10.*
- *Fully annotated and dimensioned details of rear boundary treatment to the alleyway, including anti-climb high level metal fencing, a lockable pedestrian access gate, at a scale of 1:10.*

- *Full details of hard and soft landscaping schemes to the Entrance Courtyard, the Inner Courtyard, the Outer Courtyard, and the Rear Community Amenity Space (check with the Council's Arboricultural officer on wording of appropriate conditions)*
- *Full details of artificial lighting scheme to the Entrance Courtyard, the Inner Courtyard, the Outer Courtyard, and the Rear Community Amenity Space.*

Reason for conditions ; To ensure that the development is of a high standard as it affects the setting of the listed building, to preserve the character and appearance of the conservation area, and in the interest of quality of amenity of residents.

Informative : The applicant is advised that only the highest quality yellow stock facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable

Cllr John Bevan – No objection – *Please ensure the following material considerations are taken into account when the decision is made. That the frontage of the adjacent property 695 is of a distinctive style. Whether the whole block in total, including the adjacent property 695, may offer opportunities if developed as a whole, for an enhanced unified development of the entire location / block.*

Scientific Officer – No objection – *“Applicant to provide information on present/previous use, site investigation, risk assessment & details of any remediation required.”* A condition will be attached requiring a site history and soil contamination report to be prepared and approved before any works may commence on site.

Building Control – No objection – Please attach the following condition: *“Manual override required to main entrance gates for Fire Brigade access.”*

English Heritage – No objection.

Met Police – No objection.

T.W.A. – No comments.

Borough Arboriculturalist – No comments.

Waste Management – No comments.

Legal Services – No objection.

Regeneration – No comments.

Adjoining residents and occupiers – No comments.

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 – urban sites along transport corridors with a medium accessibility index for flatted development may have a density range of 300 – 450 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

HSG 2.23 Affordable Housing

All major housing developments will be expected to make a contribution towards meeting the Borough's need for affordable housing. The Council will require a 50% affordable housing requirement for 10 or more dwellings.

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.

DES 2.2 Preservation and Enhancement of Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

DES 2.5 Alterations and Extensions in Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

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.

EMP 1.1 Employment Protection

Exemptions to retention may be considered where the land or buildings are not considered suitable for continued employment use on environmental, amenity or transport grounds

EMP 1.2 New Employment Uses

Council will promote employment generating uses through new mixed developments.

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.

HSG4: Affordable Housing

Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall Borough target of 50%.

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.

CSV1A Development in Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

UD5 Mixed Use Developments

Where appropriate, developments should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high public transport accessibility and within major new developments.

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 or the proposed development will replace the number of employees lost.

ENV6A Renewable Energy and Mitigating Climate Change

The Council will require all major development schemes to provide an energy assessment with their Planning application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable sources.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are:

- i) principal of residential use and loss of commercial use,
- ii) principle of new commercial use,
- iii) density,

- iv) size, bulk, design and impact on conservation area and adjoining listed buildings,
- v) privacy and overlooking,
- vi) access and parking,
- vii) sustainability,
- viii) contributions.

Each of these issues is discussed below.

Principle of Residential Use and Loss of Commercial Use

Independent reports submitted by the applicant state that the current employment use of the subject site is no longer commercially viable. The site is in the middle of a predominantly residential area and is considered a suitable location for a mixed use development. The applicant will be required to pay a contribution of cash in lieu payment for the loss of the existing employment use however, the proposed development will provide employment for 9 people.

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 ensure an appropriate level of development for these sites which ensures that existing amenity of the neighbourhood is not harmed. In this case, the proposed development has been designed to fit in without compromising the Council's development standards. Furthermore, the proposed development will not have a significant overbearing affect on the neighbouring properties.

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 6 three bedroom flats, 30 two bedroom flats and 22 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'. The proposal exceeds Council's affordable housing target of 50% of the units proposed complying with Policy HSG 2.23 'Affordable Housing'.

Principle of New Commercial Use

The current use of the subject site has not been commercially viable for a number of years. It is envisaged that the proposal will result in a more sustainable mix residential and office uses that will benefit the community

complying with Policies EMP 1.1 'Employment Protection'; EMP 1.2 'New Employment Uses' and RIM 1.2 'Upgrading Areas in Greatest Need'.

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 300 – 450 hrh for flatted development in urban sites along transport corridors with a medium accessibility index. 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 368 hrh. 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 is also within the 200 – 400 hrh range outlined in the draft Haringey UDP policy HSG 8.

Size, Bulk, Design and impact on Conservation Area and adjoining Listed Buildings

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 buildings generally reflect the character and scale of the prevailing development in the vicinity. The proposed development is contemporary and respects and assimilates with the adjoining buildings 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. No objections to the proposal have been received by adjoining residents and occupiers.

The application has been referred to English Heritage and Council's Conservation Team who have assessed that the proposal would not have a detrimental impact on the character and setting of the adjacent listed buildings or the character and appearance of the Conservation Area.

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 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 development, which provides 20 car parking spaces.

It is considered that the access and car parking area is suitable for refuse vehicles to enter and exit the site in a forward motion.

Sustainability

The applicant has provided a completed sustainability checklist as part of the application submission in line with SPG 8c "Environmental Performance" and SPG 9 "Sustainability Statement – Including Checklist". The use of the site, which is 'brownfield' for the proposed mixed-use development fundamentally, addresses the principal of sustainability and this approach is demonstrated in the design of the scheme.

The development proposes the use of ground source heat pumps to source at least 10% of the site's future energy use from renewable energy in line with draft Policy ENV6A Renewable Energy and Mitigating Climate Change.

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 is 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 £206,743.10.

Environment improvements – The applicant is required to contribute £50,000 toward the provision and upgrade of infrastructural works in the surrounding area.

Employment – The contribution is a cash in lieu payment for the loss of the existing employment use. The figure was calculated at £60,000.

Transport – A contribution of £50,000 is required to be made towards improving the footway conditions for pedestrians at this location..

Cost Recovery – £11,002.29

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location. 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. The design approach is modern which fits in with the surrounding area, adequate amenity space is provided and the scheme includes sufficient on-site parking.

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/2006/0710, 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 100% of the residential units as affordable housing, a contribution of £206,743.10 toward educational facilities within the Borough, an environment contribution of £50,000 toward the provision and upgrade of infrastructural works in the surrounding area, a contribution of £60,000 in lieu of the employment not provided, a contribution of £50,000 toward improving transportation infrastructure in the immediate locality and a contribution of £11,002.29 toward cost recovery.
- (2) That the Agreement referred to in resolution (1) above is to be completed no later than 5 July 2006 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

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/2006/0710 & applicant's drawing nos. PSIA02/P/01 Amendment C; PSIA02/P/02 Amendment B;

PSIA02/P03 Amendment B; PSIA02/P04; PSIA02/P/05; PSIA02/P/06 & PSIA02/P/07

(3) That in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning application reference number HGY/2006/0710 be refused for the following reason:

The proposal fails to provide:

- a) The affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 Affordable Housing.
- b) An education contribution in accordance with SPG 12.
- c) An employment contribution in accordance with SPG 10
- d) A contribution toward public transport, pedestrian and cycle facilities in accordance with SPG 14.
- e) A contribution toward environmental improvements in the surrounding area in accordance with SPG 10

As required by Policy RIM 1.1 of the adopted Unitary Development Plan 1998 and Policies UD 10 Planning Obligations and UD10A Benefiting The Local Community of the emerging Unitary Development Plan.

RECOMMENDATION 2

GRANT PLANNING PERMISSION

Registered No. HGY/2006/0710

Applicant's drawing No.s: PSIA02/P/01 Amendment C; PSIA02/P/02 Amendment B;
PSIA02/P03 Amendment B; PSIA02/P04; PSIA02/P/05;
PSIA02/P/06 & PSIA02/P/07

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 the description of the materials in the application, no development shall be commenced until precise details of the following have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority:
- Building samples of all external facing materials;
 - Fully annotated and dimensioned elevation and section drawings of the front elevation at a scale of 1:20, showing details of roof, facing materials, windows, balcony, walls;
 - Fully annotated and dimensioned details of front boundary treatment including low level wall with coping, metal gates and balustrading, reduced vehicle cross over, adjacent flanking walls, and powered security gates at a scale of 1:10;
 - Fully annotated and dimensioned details of private and communal amenity space boundary fencing at a scale of 1:10;
 - Fully annotated and dimensioned details of rear boundary treatment to the alleyway, including a 2.3 metre tall anti-climb high level metal fencing, a lockable pedestrian access gate, at a scale of 1:10;
 - Full details of hard landscaping schemes to the Entrance Courtyard, the Inner Courtyard, the Outer Courtyard, and the Rear Community Amenity Space;
 - Full details of artificial lighting scheme to the Entrance Courtyard, the Inner Courtyard, the Outer Courtyard, the Rear Community Amenity Space and the alleyway to the rear of the site.

Reason: To ensure that the development is of a high standard as it affects the setting of the listed building, to preserve the character and appearance of the conservation area, and in the interest of quality of amenity of residents.

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 works on site. 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. Notwithstanding the description of dustbin and recycling enclosures submitted as part of the permission hereby granted the enclosures shown shall be constructed in complete accordance with the requirements of the Local Planning Authority and be installed prior to the occupation of the buildings (please contact Michael McNicholas in Council's Waste Department on 020 8489 5668 for further details).
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 58 separate residential units shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.

8. Details of design, materials and location of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the buildings. At least 40 bicycle racks are to be provided and enclosed within a secure shelter. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: To improve the conditions for cyclists at this location.

9. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the commercial floor space hereby approved shall be used for commercial employment purposes only and shall not be used for any other purpose unless approval is obtained to a variation of this condition through the submission of a Planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

10. The car parking spaces shown on the approved drawings shall be constructed and maintained to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the development hereby approved.
Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.
11. 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.
12. The proposed development shall have no more than 5 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 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.
13. A secure electronic gate is to be erected on the driveway at the front of the site. Details and drawings of the electronic gate are to be submitted to and approved by the Local Planning Authority before the site is occupied and permanently retained in place thereafter. The gate shall have a manual override for Fire Brigade access.
Reason: To protect the safety of future occupants of the site and adjoining properties.
14. 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.
15. Details of design, materials and location of the proposed ground source heat pumps shall be submitted to the Local Planning Authority and agreed to in writing prior to any works commencing on site. The heat pumps shall provide 10% of the site's projected energy requirements. A site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards shall be included in the submission. The assessment must show the carbon emissions resulting from the projected energy consumption. Such an approved scheme shall be carried

out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To help reduce the nation's carbon dioxide emissions.

16. All windows on the second and third floors of the two four storey buildings to the rear of the site shall have obscured glazing up to 1.5 metres in height from the internal finished floor levels.

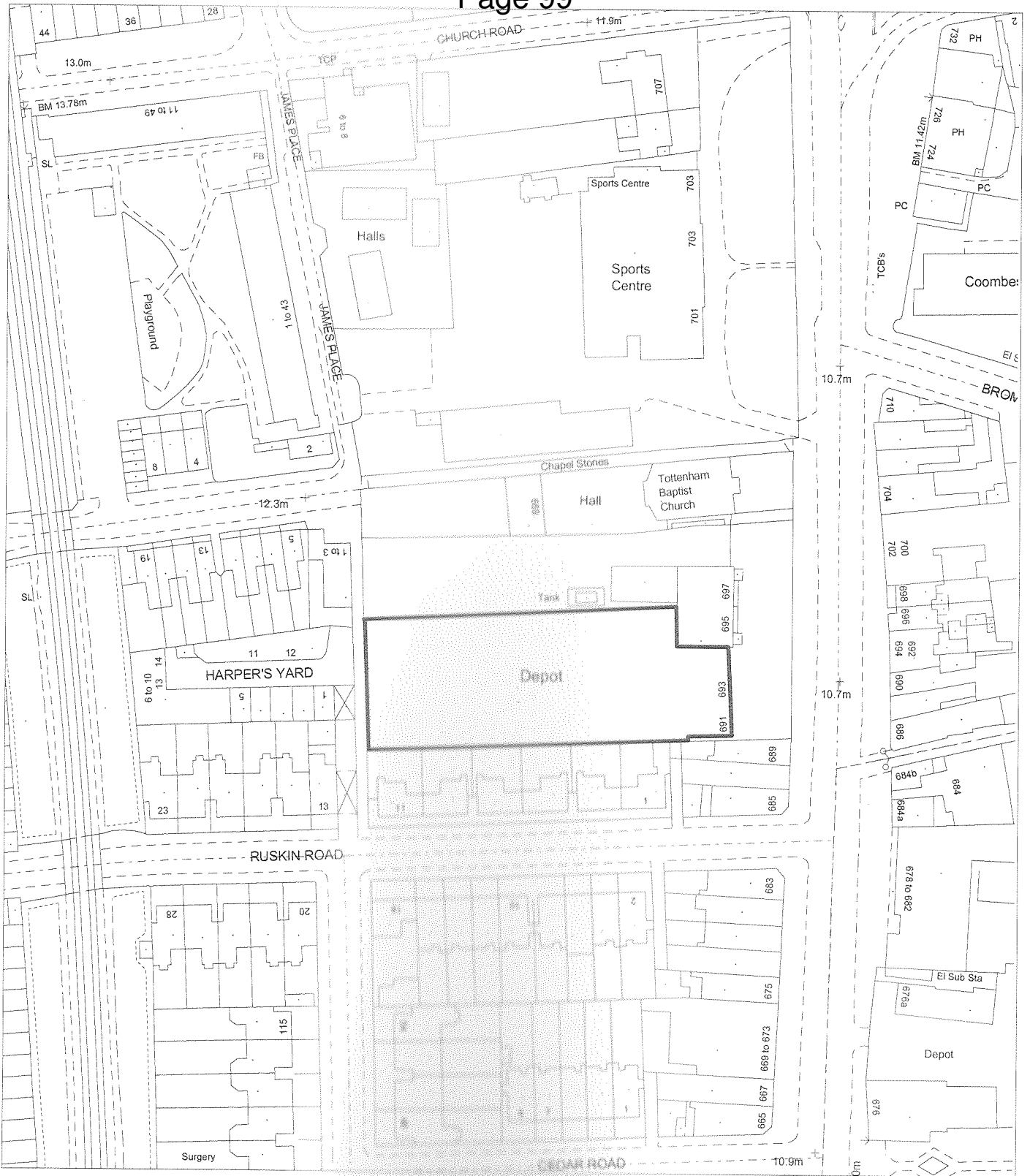
Reason: To prevent overlooking on adjoining properties.

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 proposed development requires a redundant crossover to be removed and 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.
- (iv) The applicant is advised to liaise with the Environment Agency regarding the underground water culvert to the front of the site.
- (v) The applicant is advised that only the highest quality yellow stock facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable.
- (vi) This approval does not include any signage associated with the commercial use. A separate application for this signage shall be submitted to, and approved in writing by the Local Planning Authority prior to its installation.

REASONS FOR APPROVAL

The proposal at 691 - 693 High Road, N17 for the demolition of existing buildings and erection of part 1, 2, 3 and 4 storey building comprising 180 sq. m. of commercial floor space (B1) and 58 residential units with 20 car parking spaces and associated landscaping complies with policies HSG 1.1 'Strategic Housing Target'; HSG 2.1 'Dwelling Mix For New Build Housing'; HSG 2.2 'Residential Densities'; HSG 2.23 'Affordable Housing'; 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'; DES 2.2 'Preservation and Enhancement of Conservation Areas'; DES 2.5 'Alterations and Extensions in Conservation Areas'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; EMP 1.1 'Employment Protection'; EMP 1.2 'New Employment Uses'; and RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.



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Site plan
 691 - 693 High Road, N17 8AD

HARINGEY COUNCIL

**Directorate of
 Environmental
 Services**

Shifa Mustafa
 Assistant Director
 Planning, Environmental Policy & Performance
 639 High Road
 London N17 8AD
 Tel 020 8480 0000
 Fax 020 8480 5525

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Planning Applications Sub Committee 26 June 2006

Item No. 3

REPORT FOR CONSIDERTION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: **Ward:** Northumberland Park
HGY/2006/0709

Date received: 06/04/2006

Last amended date: N/A

Drawing number of plans: PSIA02/P/01 Amendment C; PSIA02/P/02 Amendment B; PSIA02/P03 Amendment B; PSIA02/P04; PSIA02/P/05; PSIA02/P/06 & PSIA02/P/07.

Address: 691 - 693 High Road, N17

Proposal: Demolition of existing three storey terrace building to front of site.

Existing Use: Vacant Warehouse and Education

Proposed Use: Residential and Commercial

Applicant: Presentation Housing Association

Ownership: Presentation Housing Association

PLANNING DESIGNATIONS

Road – Metropolitan
RIM 1.2 Upgrading Areas In Greatest Need
DES 2.1 North Tottenham Conservation Area

Officer contact: Brett Henderson

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 691-693 High Road, which is on the western side of the High Road. The premises contain a three storey terrace building in educational use on the street frontage and a large vacant warehouse building to the rear of the site.

Prevailing development in the vicinity consists of three and four storey terrace buildings on the High Road generally containing ground floor commercial uses and upper floor residential uses. To the south there are three storey and two storey terrace dwellings. To the west there are two storey terrace dwellings and a two storey vacant commercial building, while to the north there is a church with residential accommodation to the rear.

The subject site is within the North Tottenham Conservation Area and adjoins two Grade II listed buildings at 695-697 High Road and the Baptist Church at 699 High Road.

The application site area is approximately 0.4104 hectares.

PLANNING HISTORY

12/08/91 – Conditional Consent – 1991/0371 – Change of use from gymnasium and leisure club to warehouse and offices.

12/12/05 – Withdrawn – 2005/1879 – Conservation Area Consent for the demolition of existing buildings and erection of part 3/part 4 storey building comprising 148 square metres of commercial floor space (Use Class A1, A2 or B1) and 57 residential units with 23 car parking spaces and associated landscaping.

DETAILS OF PROPOSAL

Conservation Area Consent for the demolition of the existing three storey terrace building on the street frontage.

CONSULTATION

Planning Policy
Conservation Team
Adverts

RESPONSES

Conservation Team – No objection

Planning Policy – No objection

RELEVANT PLANNING POLICY

Local Policy Background

Current Unitary Development Plan 1998

DES 2.2 Preservation and Enhancement of Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

DES 2.5 Alterations and Extensions in Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

Emerging Unitary Development Plan – Revised Deposit September 2004

CSV1A Development in Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed demolition will not have a significant negative impact on the character of the Conservation Area. It is considered that the demolition will not have an adverse affect on any adjoining property.

The application has been referred to English Heritage and Council's Conservation Team who have assessed that the proposal would not have a detrimental impact on the character and setting of the adjacent listed buildings or the character and appearance of the Conservation Area.

SUMMARY AND CONCLUSION

The proposal at 691-693 High Road, N17 for the demolition of the existing three storey terrace building on the street frontage complies with Policies DES 2.2 'Preservation and Enhancement of Conservation Areas'; and DES 2.5 'Alterations and Extensions in Conservation Areas' in the Haringey Unitary Development Plan. It would therefore be appropriate to recommend that Conservation Area consent be granted.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0709

Applicants Drawing nos. PSIA02/P/01 Amendment C; PSIA02/P/02 Amendment B; PSIA02/P/03 Amendment B; PSIA02/P/04; PSIA02/P/05; PSIA02/P/06 & PSIA02/P/07.

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 Conservation Area.
2. The demolition works hereby granted consent 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.

REASONS FOR APPROVAL

The proposal at 691-693 High Road, N17 for the demolition of the existing three storey terrace building on the street frontage complies with Policies DES 2.2 'Preservation and Enhancement of Conservation Areas'; and DES 2.5 'Alterations and Extensions in Conservation Areas' in the Haringey Unitary Development Plan. It would therefore be appropriate to recommend that Conservation Area consent be granted.

Planning Applications Sub Committee 26 June 2006

Item No. 4

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0837

Ward: Crouch End

Date received: 27/04/2006

Last amended date:

Drawing number of plans 05-900 PL.01 rev A, 02 rev A, 03 rev A, 04 rev B, 09, 06, 07 rev D, 08 rev E, 09 rev E, 10 rev E, 12 rev B, 13 rev C, 14 rev E, 15 rev e, 16 rev G & 17 rev B.

Address: 40 Coleridge Road N8

Proposal: Demolition of existing buildings and redevelopment of site including erection of 8 terraced houses comprising 2 x 3 storey five bed houses in Coleridge Road, 2 x 2 storey three bed houses including rooms at basement level and 4 x 3 storey three bed houses to the rear. Erection of part single/part 3 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage.

Existing Use: Industrial

Proposed Use: C2 and B2

Applicant: Acorn Property Partnership

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough

Crouch End Conservation Area

Area of Archaeological Importance

Town Centre Primary Frontage

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site is currently occupied by commercial buildings that cover the vast majority of the site. They range in height from single storey at the front onto Coleridge Road to 2/3 storey across the site. At present the accommodation comprises a single storey front office building and light industrial/manufacturing buildings to the rear. The application site is situated on the north side of Coleridge Road near to the junction with

Crouch End Broadway. The site falls in the Crouch End Conservation Area and is in very close proximity to the town centre and its shopping frontage.

To the east along Coleridge Road the road develops a commercial nature reflecting the proximity of the town centre; opposite the site and to the west the area is residential in character. At the rear the industrial buildings back onto the rear gardens of the residents of Berkeley Road and Crouch Hall Road. To the rear is also a car park that provides parking for shoppers and for the commercial users who back onto it.

PLANNING HISTORY

- The planning application HGY/2005/1541 was withdrawn on the 21st of October 2005 for the demolition of existing buildings and redevelopment of site including erection of 9 terrace houses comprising of three, 3 storey terraced houses in Coleridge Road and four, 3 storey houses and two, 2 storey houses to the rear. Erection of 4 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage

- The planning application HGY/2005/2064 (submitted after the withdrawal of HGY/2005/1541) , was refused on the 13th of December 2005. It was for the demolition of existing buildings and redevelopment of site including erection of 9 terraced houses comprising 3 x 3 storey houses in Coleridge Road, 4 x 3 storey houses and 2 x 2 storey houses to the rear. Erection of part single / part 3 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage. The resolution was subject to the successful completion of a S106 agreement, the details of which are contained within the resolution. The S106 agreement was not completed within the prescribed time period and the application was subsequently refused because of the failure to secure contributions towards education provision in the Borough and the failure to provide a contribution towards the improvement of the footpath.

DETAILS OF PROPOSAL

The proposal is very similar to the previous scheme however the changes can be summarised as follows:

The number of units have been reduced from nine dwellings to eight. Two of the houses now front Coleridge Road instead of 3.

- A reduction in the floor area of the commercial building from 530 sq metres to 512 sq metres

The commercial building has increased to the north by 500mm and to the east by 1700mm on the first and second floors.

- Various other external works to the elevations

CONSULTATION

Transportation Group – Highways
Waste Management
Cleansing
Legal Services
Building control
Alex Fraser/Clare Carter – Council Arboriculturalist
Crime Prevention Officer – Met Police
Ward Councillors
Hornsey CAAC
Policy
Conservation Team
61 – 87 (o) Coleridge Road
26 – 38 (e) Coleridge Road
44 – 54 (e) Coleridge Road
Flat 1 & 2, 59 Coleridge Road
Flats 1, 2 & 3, 73 Coleridge Road
Flats 1,2,3 & 4, 77 Coleridge Road
Flats 1 & 2, 81 Coleridge Road
Works r/o 44-54 (e) Coleridge Road
Kings Head, 2 Crouch Hall Road
2-12 (e) Berkeley Road
57 – 69 & 69a Crouch Hall Road (o)
Flats 1,2,3 & 4, 63 Crouch Hall Road
Flats 1&2, 65 Crouch Hall Road
Chancellors Loft 1- 8 Crouch Hall Road
1 –33 (o) The Broadway
35 – 39 The Broadway
13a The Broadway
1st and 2nd floor flats 1- 19 The Broadway
Flats `1 – 18, 71 – 75 Crouch Hall Road

RESPONSES

Comments from transportation Group (on previous application)

Although this site is within restricted conversion area, the proposed 10 residential car parking spaces are adequate. In addition, this site abuts public car parking which can also accommodate any overspill parking demand ensuing from this development. It is also considered that the commercial aspect of this development can utilise the existing restricted parking area fronting this development within Crouch Hall Road public car park, to park at least four vehicles. However, there is the need to improve the footway condition on Coleridge Road especially at the stretch fronting this proposed development, where vehicle repairs had taken place over time.

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

(1) The applicant contributes £40,000 (forty thousand pounds) towards improving the footway conditions along Coleridge Road.

(2) The applicant removes commercial car parking nos. 5 and 6 which falls on part of the public car park, from the scheme

Comments from Building Control (on previous application)

The plan have been checked with the London Fire Brigade, and the proposal complies with Regulations B5 – access for fire fighting services.

iii) Hornsey CAAC comments - They are concerned about the pedestrian access to houses H3-H8, through the Crouch Hall Road car park. Not only is there no obvious safe pedestrian route, but the car park is poorly lit at night, could be dangerous and might even encourage anti social behaviour. The development is too remote from the public realm.

Crime Prevention Officer (Previously received)

House 4 – 9 and the site entrance exhibit clear demarcation between public and private space and some form of defensible space is created around the homes. This is important from a designing out crime perspective

There main area of concern is with the pedestrian access to the Mews from Coleridge Road. They would be keen if this access is reviewed and at least restricted to strictly residents use only.

The dwelling would benefit from the enhanced security standards detailed “Secured by Design Scheme”

Tree officer (on previous application).

To the Eastern edge of the site, rear of 2 Berkeley Road, is located a Lime tree. It is proposed to retain this tree within the proposed new development (nearest point 7m.)

In the rear garden of 6 Berkeley Road are two Sycamore trees growing close to the boundary with the proposed development site(7m. form nearest pont of new development). All the trees are of value as a screen to the adjacent properties.

Tree protection

Adequate protective measures of robust fencing (4.5 m. from Lime Tree and Sycamore trees), must be introduced to ensure their safe retention. BS 5837:1991 Trees in relation to construction offers guidance on minimum distances for erecting protective fencing.

A Method Statement must be produced indicating the chronology of events with regard to tree protection. This should also include engineering specifications for fence design and a revised site plan showing the Tree Protection Zone. The statement must also indicate exactly where the site compound and storage area is to be located. It should also include details of where service runs are to be installed.

Once a Method Statement has been produced and its contents agreed by all, it must be conditioned into planning permission.

The neighbour at 31 Coleridge Road states that:

The design and materials used are in keeping with the traditional Edwardian houses opposite and the Crouch End Conservation Area.

Thames Water comments

There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Waters approval.

RELEVANT PLANNING POLICY

HSG 1.1 Strategic Housing Target
HSG 1,2 Sites for New Housing
HSG 2.2 Residential Densities
HSG 2.10 Restricted Conversion Area
EMP 1.1 Employment Protection
EMP 1.2 New Employment Uses
EMP 1.4 Sites Outside Defined Employment Areas
EMP 3.3 Relocation of Businesses
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) Buildings Lines, Layout, Form, Rhythm and Massing
DES 1.5 Assessment of Design Quality (4) Detailing and Materials
DES 1.9 Privacy and Amenity of Neighbours
DES 1.10 Overdevelopment
DES 2.2 Preservation and Enhancement of Conservation Areas
SPG 1.3 Privacy and Overlooking
HSG 2.3 Backland Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is considered that the site is well placed for redevelopment in planning terms, being previously developed land 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:

- 1) Principle of a mixed use development at the site*
- 2) Design and appearance of the proposal on the site*

- 3) *Impact on residential properties*
- 4) *Car Parking and Access*
- 5) *Trees and Landscaping.*
- 6) *Section 106 Agreement issues*

1. Principle of a mixed use development at the site

a) Employment

Policy EMP 1.1 seeks to protect existing land and buildings and commercial use from other forms of development. The retention and creation of jobs is the highest priority in the short to medium term.

The proposal is to erect a three storey (plus part basement) commercial block adjacent to the car park to replace the existing old Clear View buildings which dates back to 1930s and have been in single occupation since construction. The physical condition of the buildings suggests that they are in need of renewal.

The previously proposed 4 storey commercial unit has now been reduced in floor area from 530 square metres to 512 square metres. The commercial area has increased to the north by 500mm and to the east by 1700mm on the first and second floors.

The commercial unit will occupy the section of the proposed development fronting the car park and its proposed floor space will be able to provide up to 28 jobs.

b) Housing

Policy HSG 1.1 states that the Council will seek to increase the number of dwellings in Haringey by 6,700 units between 1992 and 2006. HSG 1.2 states that the Council will continue to identify sites in both public and private ownership which are considered suitable for housing development, and will seek to ensure that such developments contribute to achieving the Council's housing objectives. SPG 3a states that Haringey's Housing needs Survey (2001) identified the size of dwellings people wanted/needed and any shortfall in provision. Overall in the borough there is a shortfall of all housing sizes, for all housing types,

Family housing would be appropriate at the site. The site falls within a Restricted Conversion Area and SPG 3a and HSG 2.10 recognises that the loss of family housing in these areas have contributed to parking and traffic problems. The introduction of family housing therefore helps reverse this trend and redresses the imbalance in the area.

The principle of mixed use is acceptable; the B1 unit does retain employment; equally, some housing will contribute towards the Borough's housing policy and targets, and housing is compatible with Coleridge Road where there are terraces of housing opposite, and adjoining to the west.

c) Density

Density control can help ensure that developments make the best use of the land available, avoid significant loss of dwellings and yet provide an acceptable residential environment'.

The residential density of the proposed development is 330 hrh.

In the Adopted Unitary Development Plan, (1998), the density of the development would normally have been expected to be in the density range of 175hrh-250hrh (70hra-100hra). The maximum acceptable residential density for a development comprising more than 50% of family units is 210 hrh. Part of the site could be regarded as backland site, where the recommended upper density in the 1998 Plan was 145 h.r.h.

In the Revised UDP, which accords with the Density guidance of the London Plan and carries more weight than the Adopted 1998 Plan, Policy HSG 8 states that 'Residential development in the borough should be in the density range of 200-400 habitable rooms per hectare, but going up to 700 hrh in the main town centres.

In summary, the scheme accords with the Density Policy of the Revised UDP, and on simple density figures, would be difficult to refuse as it falls very close to a town centre and has good accessibility and public transport facilities close by.

Although the scheme falls within the Revised UDP density range it, illustrates the effects of achieving a higher density, which leads to reduced standards of amenity space, close block spacing, areas dominated by parking/vehicles, and overshadowing.

In particular the amenity areas are limited, with rear gardens between 6m. and 8m. in length. The distance between the two facing residential blocks is only 9 metres.

d) Design and appearance of the proposal on the site within the conservation area

Policy DES 1.1 states that the Council will require development to be of a good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused. Policy DES 1.2 states that much of Haringey has already been developed, so a new development will often fill a gap and so needs to fit into its surrounding. DES 1.3 states that the Council will assess the design of development schemes in relation to enclosure, height and scale. Policy DES 1.4 states that in new development the Council will have regard to Building lines, layout, form, rhythm and massing. Policy DES 1.5 seeks to ensure appropriate detailing and materials. SPG 3a states that all new residential development, including conversions where appropriate, should provide external amenity space and this should be appropriate to the needs of the likely occupants wherever possible. Wherever possible family houses should be provided with back gardens that are safe for young children to play in.

Policy DES 2.2 seeks to preserve and enhance the character and appearance of the conservation area. DES 2.6 states that new developments, alterations or extensions to

buildings in conservation areas will be expected to use traditional or other durable materials which preserve or enhance the character and appearance of the conservation area.

i) Block Fronting Coleridge Road

The proposed 3 storey Coleridge Road elevation (H1 – H2) situated in between no 38 and 44-46 Coleridge Road replaces the existing two storey flat roofed office building. The previous application was for 3 houses fronting Coleridge Road. The proposal will continue the rhythm, massing and style of the existing terrace and aligns with the ridge height of the neighbours. The proposed 2 houses are set back to align with those adjacent, providing new private front gardens and private rear gardens with semi basement parking at the rear. It is felt that the new buildings will create a more sympathetic building line and form of enclosure to the road that reflects its residential neighbours. The proposed rear elevations to the terraced houses have been updated with brick replacing white render and features now highlighted in cedar board cladding.

The neighbour residing at no 31 Coleridge Road supports the proposal and states that the design and materials used are in keeping with the traditional Edwardian houses opposite and the conservation area.

ii) East Mews Block

This blocks (H5-8) backs onto 48-50 Coleridge Road and in design terms the houses are appropriate. The overall outlook from the proposed new houses is acceptable and the amended scheme will provide a new balcony area added to the master bedroom of Houses H5 to H8

iii) West Mews Block

The proposed two storey houses (H3-4) backing onto the rear gardens of the residents at Berkeley Road have private rear gardens which are short (7 metres) but wide. These houses have been specially designed to prevent overlooking. Given that:

- i) The existing factory wall is actually close to the boundary and this new block would be further away
- ii) There is to be retention of a couple of large trees, on the boundary
- iii) This block is only two storeys above ground in height (lower floor is sunk into the ground).

The siting of this pair of houses is satisfactory.

Amendments to this proposal are that extra accommodation has now been provided within the footprint of the existing basement. There is an increase to the dining areas, but a reduction in glazing to this elevation.

Previously two car spaces were removed from the mews, adjacent the entrance, and relocated to be accessed directly from the car park. These will be in the form of a private garage with access via the rear garden to H5 and a drive way space in front of the garage also for use by H5.

The spaces in the mews have been replaced with garden areas that helps to 'green' the mews and screen the commercial accommodation when viewed from the mews, therefore representing a satisfactory environment.

Previously the conservation officer stated that 'It is considered however that the proposed block fronting Coleridge Road and the West Mews Block would not have an adverse affect on the conservation area because (a) it will be a significant improvement to the existing flat roofed two storey building on Coleridge Road and an improvement to the rear aspect of Coleridge Road. (2) The materials used would be sympathetic to the area.'

iv) Commercial

The proposed three storey commercial accommodation fronting Crouch Hall Road is to replace the existing commercial buildings and it will abut the boundary with H5 and H9. Its is rectangular in shape. The amendments include a reduction in the floor area of the commercial building and an increase to the north and east of the site on the first and second floor and the elevation of the proposed building has been amended to remove the heavy brickwork at upper levels and replace it with a traditional lightweight copper cladding. The brick base will be unchanged and the glazing will be contemporary.

The eastern flank of the commercial block was previously set further away from 48-50 Coleridge Road this improves the overall outlook from the proposed new houses and gardens H5 – 8 as. To date of printing this report, there have been no objection letters received from the residents at 8, 6, 10 and 12 Berkeley Road and 71 Crouch Hall Road because previously the western flank was set away from the Berkeley Road properties and the building was reduced in height.

e) Impact on residential properties

Policy DES 1.9 seeks to ensure that the amenities of adjacent occupiers and the area as a whole are not materially harmed and will not approve applications which have unacceptable effects on the amenities of residents.

i) Visual Impact

As the proposed commercial block was previously reduced in size and mass it will not have an overbearing effect on nos. 8 – 12 Berkeley Road.

ii) Loss of privacy and Overlooking

The proposed two storey west mews development backs onto the private rear gardens of no 2-8 Berkeley Road. The first floor bedrooms all face onto the mews courtyard whilst bathrooms have obscured glazed windows to avoid overlooking into the rear gardens of 2-8 Berkeley Road. There is also vegetation screening at the boundary with two mature trees.

f) Car Parking and Access

Policy TSP 7.1 states that applications will be assessed against the parking standards in Appendix C and proposals which do not have regards to these standard will normally be refused.

The vehicular entrance to the residential accommodation is via an existing 'right of way' across the public car park from Crouch Hall Road. The entrance is set below the commercial building and will be gated. A further gated pedestrian access connects the mews to Coleridge Road on the western boundary with houses H1-H2 having access to the mews parking from the private rear gardens.

The proposed mews provides 8 no off street parking spaces, two of these are in private garages serving H1-H2 and a private garage with access via the rear garden to H5 and a drive way space will be in front of the garage also for use by H5. The commercial unit will have an entrance from the car park and will be served by 3 licensed parking spaces. These parking bays replace the existing restricted parking zone and loaded bay used by the current manufacturing plant.

Hornsey CAAC and the Crime Prevention Officer are concerned with access to the Mews

The transportation and Highways Group however do not object to this application subject to conditions. The commercial aspect of this development can utilise the existing restricted parking area fronting this development within Crouch Hall Road public car park, to park at least four vehicles. However, there is the need to improve the footway condition on Coleridge Road especially at the stretch fronting this proposed development, where vehicle repairs had taken place over time'.

g) Trees and Landscaping.

Policy DES 1.8 states that the Council will require developments to be appropriately landscaped to provide a suitable and pleasant setting for the proposed development, which integrates well by means of pedestrian and visual links with surrounding landscape features of natural and ecological interest.

At present the application site is dominated by commercial buildings that cover a vast majority of the site. It is therefore exclusively hard surfaced or covered with buildings. Therefore there is very little room for landscaping. A small line of trees on the western boundary will be retained where possible but it is proposed to reinforce this with new planting to provide additional screening.

The six mews houses to the centre of the site all have private rear gardens and the three houses on Coleridge Road will have private front and rear gardens. The garden area will be landscaped and planted and within the mews hard landscaping such as pavers, lighting posts and planting containers are proposed to create an authentic mews environment. The new amended proposal will provide a new garden area with trees and planting. Further planters and wall trellises have been added to the mews to provide landscaping to the mews environment.

The residents of Berkeley Road were previously concerned about the removal of the existing three trees as they would have a detrimental impact on the neighbourhood. The applicants seek to either retain the trees or replace them with an alternative species. In particular the Sycamore and Lime tree.

Comments received from the Councils Arboriculturalist suggest that a method statement must be produced indicating the chronology of events with regards to tree protection. This should also include engineering specifications for fence design and a revised site plan showing the tree protection zone.

h) Section 106 Agreement Issues.

There will need to be an Educational Contribution made due to the number of family units. The proposed scheme will therefore generate an education contribution of £101,070.

There will also be a need for the Highways contribution to upgrading the footpath outside 40 Coleridge Road. (this comprises a mixed area of tarmac and brick setts as part of crossover to former commercial premises on Coleridge Road). The applicant has agreed to enter into a section 106 agreement to provide environment contribution of £20,000 towards the environmental impact of growth in the borough.

SUMMARY AND CONCLUSION

To conclude the proposal in principle is acceptable i.e. commercial and residential use because the site will still retain some employment use and at the same time provide housing which is much needed within Haringey.

The overall mass and bulk of the commercial block would not have an adverse effect on the existing residential buildings adjacent to the site and the proposed residential development. It will relate satisfactorily to the scale and character of the proposed residential environment of the East Mews block and not have an adverse affect on the residents at Berkeley Road.

It is considered that the proposal would therefore enhance the character and appearance of the Crouch End Conservation area.

The proposal is therefore in compliance with 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, DES 1.3 Assessment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Buildings Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenity of Neighbours, DES 1.10 Overdevelopment and DES 2.2 Preservation and Enhancement of Conservation Areas of the Haringey Unitary Development Plans. It is therefore appropriate to recommend that planning permission be granted.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2006/2006/0837, subject to a pre-condition that Acorn Homes (North London) Ltd shall have first entered into an Agreement or Agreements 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 £101,070 as an Educational contribution, £20,000 for highways and £6,053 as recovery costs/administration.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/0837

Applicant's drawing Nos. 05-900 PL.01 rev A, 02 rev A, 03 rev A, 04 rev B, 09, 06, 07 rev D, 08 rev E, 09 rev E, 10 rev E, 12 rev B, 13 rev C, 14 rev E, 15 rev e, 16 rev G & 17 rev B

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.
3. 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 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 to be removed.
 - c. 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.
 - d. 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, 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 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. 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.
6. Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town &

Country Planning General Development Order 1988, no extensions falling within Class A - E shall be carried out without the submission of a particular planning application to the Local Planning authority for its determination.

Reason: In order to avoid overdevelopment of the site.

8. 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.
 9. 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.
 - 10.
 11. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
 12. 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.
 - 13.
 14. 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.
 15. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
-
9. That a detailed scheme for the provision of recycling and refuse and waste storage 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.
10. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, 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.

11. 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.
- 12.
13. The proposed commercial unit on the northern part of the site shall only be used for purposes within Use Class B1 of the 1987 Use Classes Order, (for Business or Light Industry), and for no other purpose.
14. Reason; To ensure that the premises provide some employment on the site, in recognition of its current use fro employment purposes, whilst preventing the use of the premises for warehousing or general industry which would be detrimental to the amenity of neighbouring residential properties.

15. The windows at first floor level in the rear (west-facing) elevation of residential units H4 and H5, and in the west -facing elevation at first and second floor level in residential units H6 to H9 inclusive, shall be glazed with obscured glazing at all times
16. Reason; In order to prevent loss of privacy to nearby residential properties.
- 17.
- 18.

RECOMMENDATION 3

That in the event of a Legal Agreement under S106 of the Town and Country Planning Act 1990 (As Amended) not being signed before 20th April 2006, the application shall be refused for the following reason:

The proposal fails to provide a contribution towards Educational Provision within the Borough in accord with SPG 12 and Policy UD10 of the Revised Unitary Development Plan.

RECOMMENDATION 4

In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that: (i) There has not been any material change in circumstances in the relevant planning considerations, and (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and (iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified there in.

REASONS FOR APPROVAL

The proposal in principle is acceptable i.e. commercial and residential use because the site will still retain some employment use and at the same time provide housing which is much needed within Haringey.

The overall mass and bulk of the commercial block would not have an adverse effect on the existing residential buildings adjacent to the site and the proposed residential development. It will relate satisfactorily to the scale and character of the proposed residential environment of the East Mews block and not have an adverse affect on the residents at Berkeley Road.

It is considered that the proposal would therefore enhance the character and appearance of the Crouch End Conservation area.

The proposal is therefore in compliance with 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, DES 1.3 Assessment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Buildings Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenity of Neighbours, DES 1.10 Overdevelopment and DES 2.2 Preservation and Enhancement of Conservation Areas of the Haringey Unitary Development Plans. It is therefore appropriate to recommend that planning permission be granted.



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Site plan 40 Coleridge Road, N8 8ED

HARINGEY COUNCIL
**Directorate of
Environmental
Services**

Shifa Mustafa
Assistant Director
Planning, Environmental Policy & Performance
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

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Planning Applications Sub Committee 26 June 2006

Item No. 5

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: **Ward:** Fortis Green
HGY/2006/0829

Date received: 26/04/2006

Last amended date: N/A

Drawing number of plans: 215/011, 012, 020, 021, 022, 023, 024, 025 & 026.

Address: Land Between 72 - 74 Twyford Avenue N2

Proposal: Residential development comprising nine units to include 4 x 3 storey five bed, 4 x part 2 / part 3 storey 5 bed, and 1 x 2 storey four bed dwellings. Provision of one tennis court and 1 pavilion to rear of site.

Existing Use: Former tennis courts

Proposed Use: Residential & tennis court

Applicant: Woodland Terrace Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area
Road - Borough

Officer contact: Luke McSorley

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is situated on the south side of Twyford Avenue. It is not within a Conservation Area, it is however, within an Area of Special Character designated in the Haringey Unitary Development Plan.

The application site comprises vacant tennis courts, which have been unused since the club that operated the courts closed in 2001. The site comprises three grass courts, three hard surface courts and a small pavilion building, all of which are now in a state of disrepair. To the rear of the courts is a small woodland area, which extends up to the southern boundary of the site.

The surrounding area is predominantly residential in character. The adjoining properties in Twyford Avenue mainly comprise two-storey, semi-detached houses with a small number of detached houses. There are three-storey blocks of flats adjoining the southern boundary of the site (The Copse and Long Ridges). Directly opposite the site, on the north side of Twyford Avenue, is Fortismere Secondary School.

PLANNING HISTORY

- OLD/1961/1019 - Erection of three and four storey block of 20 flats and 20 garages REFUSED. 15/03/61.
- OLD/1968/0918 - Erection of 24 flats in 3 no. three-storey blocks and 24 garages REFUSED 06/05/68 and APPEAL DISMISSED 29/12/70
- OLD/1972/1522 - Erection of houses REFUSED 17/07/72
- OLD/1972/1523 - Erection of pavilion, mower store and changing room block GRANTED 21/12/72
- OLD/1977/1303 - Minimum lopping of trees within tennis club grounds GRANTED 21/01/77
- HGY/1993/1108 - Installation of floodlighting to existing tennis courts GRANTED 18/01/94
- HGY/1996/1186 - Proposed use of tennis court floodlights up to 10pm REFUSED 10/12/96
- HGY/2002/0438 - Change of use from former tennis club to residential development WITHDRAWN 03/04/03
- HGY/2003/1491 - Change of use of tennis courts to residential development comprising 14 residential units with 10 x 3 storey (5 bedrooms) houses fronting Twyford Avenue, and 4 single storey cottages (2 bedrooms) at the rear of the site with new access road. Laying out of amenity area. WITHDRAWN 07/11/03.
- HGY/2004/0178 - Residential development comprising nine units to include 4, three storey 5 bed, 4 part two and part three storey, 5 bed and

one x two storey 4 bed dwellings. Provision of one tennis court and 1 pavillion to rear of site – GRANTED 23/03/04.

DETAILS OF PROPOSAL

The application proposes a residential development comprising nine individual units. This would include 4 x 3 storey five bed, 4 x part 2 / part 3 storey 5 bed, and 1 x 2 storey four bed dwellings. The provision of one tennis court and 1 pavillion to rear of site is also proposed.

CONSULTATION

12/05/2006

1 – 7 (c) Fortis Green Cottages, Fortis Green N2

1-11 (c) The Copse, 1-11 Fortis Green, N2

1-11 (c) Fortis Green, N2

1-22 (c) Long Ridges, Fortis Green, N2

49 – 61 (o) Twyford Avenue, N2

62 – 86 (e) Twyford Avenue, N2

27, 40, 71 Twyford Avenue, N2

14 – 32 (c) Twyford Court, Fortis Green N2

1 – 51 (c) Ringwood Avenue, N2

1 – 44 (c) Church Vale, N2

1, 2 Coleraine Cottages, Fortis Green, N2

115 North Hill, N2

Middlesex Tennis, Gunnersbury Triangle Club, Princes Avenue, W3 8LN

Linda Temple Harris, Twyford Court Residents Association, 16 Twyford Court, Fortis Green

Sport England

RESPONSES

7 objection letters were received from members of the public. The issues raised in these objection letters include:

- Loss of trees and wildlife
- Loss of open space
- Loss of sports facility – there is a need for a local tennis club
- This is a development to suit the need of greedy developers and nothing else
- How was the large amount of money paid to the Council by the last developers spent?
- How will public access to the tennis courts be gained?
- Will lead to increased traffic and pollution
- Traffic safety issues
- Detract from amenity of the area

1 letter stating that in the absence of tennis club facilities the erection of houses is the only practical use of the site and the houses seem to be of an acceptable standard.

Muswell Hill & Fortis Green Association –

1. Parking – We trust that a condition can be attached to any approval to prevent demolition of front garden walls and separating walls / fences to guard against the possibility of the front gardens eventually all being paved for parking, with adverse effect on the character of the development and the surrounding area.
2. Tennis Court & Woodland Area – Some provision will be required to ensure the retention and maintenance of these areas.
3. Conservation Area – We are concerned about the effect of the scheme on the adjacent house, 74 Twyford Avenue which is in a Conservation Area and has several windows in the flank wall. The effect on this house and its setting will be considerable.
4. Fenestration of Front Elevations – The off-centre bay windows at 1st floor level in the gable ends, and the 2nd floor windows in the gables which seem to have solid side panels are out of character with the generally traditional approach to the front elevation design.

In conclusion, we trust that similar conditions would be attached as with the previous scheme, if this application were to be approved.

Muswell Hill CAAC : Design – The concern is that all the houses make extensive use of the roofspace with extensive fenestration on all elevations at roof level which means they will be ‘read’ as three storey houses. This is different to the dominant style of house in the area.

Parking – This is a major area of concern: it has only been possible to provide 9 houses with so many bedrooms at the expense of proper parking provision.

Principal Building Surveyor - ‘I confirm that the proposals have been checked under Regulation B5 – access for the fire service, and we have no observations to make’.

English Nature - ‘Before determining this application, we recommend that you request the applicant undertakes an initial assessment of the suitability of the development site for protected and priority species. If this initial survey concludes that the protected and / or priority species are

definitely present or there is a high likelihood that such species may be present, further survey work should then be carried out to determine the status the species concerned at this site and, where appropriate to identify any necessary measures for their protection’.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 1998

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 and How Design Will be Assessed’
DES 1.2 ‘Assessment of Design Quality (1): Fitting New Buildings into 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 1.5 ‘Assessment of Design Quality (4): Detailing and Materials’
DES 1.8 ‘Landscaping and Trees in Development Schemes’
DES 1.9 ‘Privacy and Amenity of Neighbours’
DES 1.10 ‘Overdevelopment’
DES 8.1 ‘Hampstead and Highgate Ridge Area of Special Character’
OP 1.1 ‘Hampstead and Highgate Ridge Area of Special Character’
OP 1.6 ‘Tree Protection, Tree Masses and Spines’
OP 2.3 ‘Private Recreational Open Space, Playing Fields and Sports Grounds’
OP 4.3 ‘Promotion of Nature Conservation’
TSP 7.1 ‘Parking for Development’

Haringey Unitary Development Plan Revised Deposit Draft 2004

UD2 ‘General Principles’
UD3 ‘Quality Design’
UD6 ‘Waste Storage’
UD8 ‘New Development Location and Accessibility’
UD9 ‘Parking for Development’
UD10 ‘Planning Obligations’
HSG1 ‘New Housing Developments’
HSG2 ‘Change of Use to Residential’
HSG8 ‘Density Standards’
HSG9 ‘Dwelling Mix’
SPG 1A ‘Design Guidance and Design Statements’
SPG 1b ‘Parking in Front Gardens’
SPG 3a ‘Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions

and Lifetime Homes'
SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'

ANALYSIS/ASSESSMENT OF THE APPLICATION

Approved Scheme (HGY/2004/0178)

Planning permission for the redevelopment of the tennis club was approved in 2004. This followed a prolonged period of submission of applications, consultation including a development control forum and negotiation. While there was concern about the loss of tennis courts, evidence was submitted about the existence of several other tennis clubs in the vicinity; the retention of one court was considered satisfactory. This 2004 permission is valid until 2009 and could be implemented at any time up to this date. The current application proposes a similar scheme to the development approved under application number HGY/2004/0178. The main difference between the two applications relates to the positioning and design of the proposed dwellings. Both developments propose 9 new residential units comprising: 4 three storey 5 bedroom houses 4 part two and part three storey 5 bedroom houses and 1 two storey 4 bedroom house. Both the approved development and the proposed development take the form of 4 pairs of semi-detached dwellings and one detached dwellinghouse with the detached dwelling situated near the eastern boundary of the property.

Given that the current scheme is very similar to the approved scheme for the purposes of this report only the differences between the approved scheme and the current revised application will be discussed.

House Type A

Four semi-detached dwellings of house type 'A' design are proposed in the current application with one pair of semi-detached dwellings situated towards the eastern boundary of the application site and the other pair situated towards the middle of Twyford Avenue road frontage of the property. Both pairs of semi-detached dwellings would be slightly lower in height and slightly wider in comparison to the semi-detached dwellings situated in the same location in the approved scheme. Other differences between the approved and proposed developments in terms of design include the relocation of both the front and rear gable end features from the middle of the roof to the ends of the roof, and two additional rear dormer windows. The fenestration of the two dwelling types are also different.

The differences between the design, scale and bulk of House Type 'A' in the approved scheme and the semi-detached dwellings in the same location in the proposed scheme are not considered significant.

House Type B

The fenestration of House Type 'B' in the current application is also different and two additional rear dormer windows are also proposed. The changes detailed in the

current application are not considered significant and would not have a detrimental impact on the amenity of the surrounding area.

House Type C

At first floor level House Type 'C' would be situated nearer to the adjacent property at 72 Twyford Avenue than was detailed in the approved scheme. There would still be a significant distance between the new dwelling and adjoining property. In addition the roof of the house would have a significant slope. House Type 'C' in the current application contains one large window at first floor level in the western side elevation and this is shown on the plans as containing obscure glazing. A side dormer that was present on the side roofslope in the approved application has been removed and two narrow windows in the side garage are also detailed at ground floor level. The garage windows would not result in a loss of privacy or lead to overlooking and neither would the first floor windows as they contain obscure glazing. It is considered that the new house design detailed in the current application would not have a detrimental impact on the living conditions of 72 Twyford Avenue.

The garage of House Type 'C' would be reduced from a two car garage to a single car garage however two off street car spaces would still be available in the front garden.

Education & S106 Agreement

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 of 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 three different house types being; House type 'A' comprising four x 5 bedroom dwellings, House type 'B' comprising four x 5 bedroom dwellings and House type 'C' comprising one x 4 bedroom dwelling.

9 x 1.910 (8 x 5 bedroom & 1 x 4 bedroom) = 17.19

Expected child yield for development = 17.19 children

Primary contribution: $17.19 / 16 \times 7$ (number of years of primary education) = 7.520625

$7.520625 \times \text{£}10,378.00$ (three year average amount of DfEE primary funding 05/06) = $\text{£}78049.05$

Secondary contribution: $17.19 / 16 \times 5$ (number of years of secondary education) = 5.371875

$5.371875 \times \text{£}16,297.00$ (three year average amount of DfEE secondary funding 05/06) = $\text{£}87545.45$

$\text{£}78049.05 + \text{£}87545.45 = \text{£}165,594.49$

Total Contribution = $\text{£}165,594.49$

The applicant will need to enter into an agreement to contribute $\text{£}165,594.49$ to education facilities in line with the requirements of Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan First Deposit Consultation September 2003.

The amount due for the previous approved application (HGY/2004/0178) was $\text{£}58,741.00$. The educational contribution due for the current development is higher as it is based on the revised education formula contained in SPG 12.

SUMMARY AND CONCLUSION

The proposed development is similar in density and scale to the previously approved development and proposes the same number of dwellings with the same amount of bedrooms. The form, massing and layout of the proposed development is similar to the approved scheme and is considered appropriate for the site. It is considered that in design terms the current application would result in a development with a more uniform appearance than the approved scheme and the proposed development would not detract from the amenity or character of the surrounding area. The proposed changes in the layout and footprint of the development detailed in the current application would not result in overlooking or result in any loss of privacy.

The proposed development is considered consistent with Policies UD2 'General Principles', UD3 'Quality Design', UD9 'Parking for Development' HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG8 'Density Standards', HSG9 'Dwelling Mix' of the Haringey Unitary Development Plan Revised Deposit Draft 2004 and 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 and How Design Will be Assessed', DES 1.5 'Assessment of Design Quality (4): Detailing and Materials', DES 1.8 'Landscaping and Trees in Development Schemes' and DES 1.9 'Privacy and Amenity of Neighbours' of the Haringey Adopted Unitary Development Plan 1998.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:

- (1) That planning permission be granted in accordance with planning application no. HGY/2006/0829, 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), Sections 38 and 278 of the Highways Act 1980 and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:
 - 1.1 A contribution of £165,594.49 towards educational facilities within the Borough (£78049.05 for primary and £87545.45 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan First Deposit Consultation September 2003.
 - 1.2 A management scheme to secure the main block of land to the east of the tennis courts is retained and thereafter maintained and managed for the benefit wildlife and as an amenity area in perpetuity.
 - 1.3 Prior to the first occupation of the development hereby approved, a tennis court is completed with an enclosure size that meets minimum Lawn Tennis Association requirements and is made available for public use and thereafter so maintained.

RECOMMENDATION 2

- (2) That planning permission be GRANTED in accordance with planning application no. HGY2006/0829 and applicant's drawing Nos. 215/011, 12, 20, 21, 22, 23, 24, 25 & 26

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.
2. 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.
4. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
5. 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.
6. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no windows or other openings, other than those hereby approved, shall be inserted in the east and west facing flank elevations of development hereby approved.
8. Reason: In order to safeguard the amenity of the occupants of adjacent properties, the future occupants of the development hereby approved and to comply with Unitary Development Plan policy.
9. All east and west facing flank elevation windows shall be be glazed in obscure glass and thereafter so maintained.
10. Reason: In order to maintain the privacy of the existing and future occupants of adjacent and neighbouring properties and gardens and to comply with Unitary Development Plan policy.
11. 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:
 - 12.
 - 13.a. those existing trees to be retained.
 - 14.
 - 15.b. those existing trees to be removed.
 - c. 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.
 - d. 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 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.

e.

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.

16. 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.

17. Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

18. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

19. Reason: In order to safeguard the trees in the interest of visual amenity of the area.

20. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, 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.

21. 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.

22. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

23. Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.
24. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
25. 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.
26. 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.
27. Reason: To avoid overdevelopment of the site.
28. That the garages and parking spaces shown on the approved drawings shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development.
29. Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.
30. A dwarf wall or similar feature, not exceeding 1 metre in height shall be erected on the back pavement line to ensure that vehicular access to the site is restricted to the footpath crossing(s).
31. Reason: In order to safeguard pedestrians using the adjoining highway and in order to safeguard the visual amenity of the area.
32. A 2.4 metre visibility splay within which nothing shall be allowed to exceed a height of 1 metre above the footway shall be provided on each side of the access.
33. Reason: In order to provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the safety of pedestrians on the footway.
34. Prior to first occupation of the development hereby approved, a close boarded timber fence shall be erected to height of 1.8 metres on the

boundary between the adjacent properties to the south, east and west of the application site and thereafter so maintained.

35. Reason: To ensure the amenity of the occupants and future occupants of the adjacent properties is maintained.
36. An entrance and security gate shall be erected to the access path to the tennis court, at a height of no less than 1.8 metres, at a point no closer than the back edge of the pavement line. The gate shall open inward and be kept locked for the periods when the tennis court is not in use.
37. Reason: To ensure the amenity and security of the adjacent and neighbouring occupants is maintained.
- 38.
- 39.

RECOMMENDATION 3

That in the event of a Legal Agreement under S106 of the Town and Country Planning Act 1990 (As Amended) not being signed the application shall be refused for the following reason:

The proposal fails to provide a contribution towards Educational Provision within the Borough in accord with SPG 12 and Policy UD10 of the Revised Unitary Development Plan.

RECOMMENDATION 4

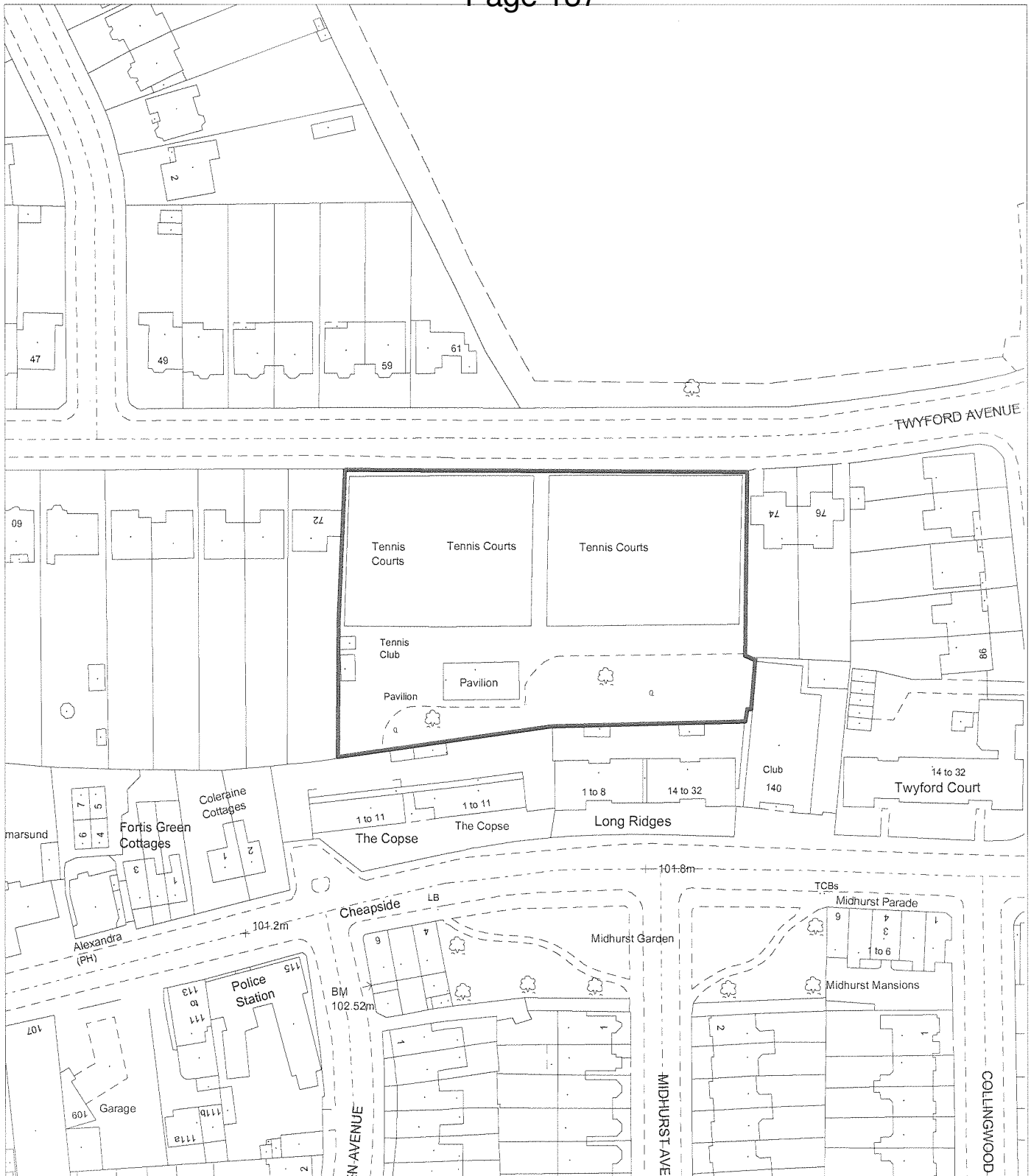
In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that: (i) There has not been any material change in circumstances in the relevant planning considerations, and (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and (iii) The relevant parties shall have previously entered into the Agreement(s) contemplated in resolution (1) above to secure the obligations specified there in.

REASONS FOR APPROVAL

The proposed development is similar in density and scale to the previously approved development and proposes the same number of dwellings with the same amount of bedrooms. The form, massing and layout of the proposed development is similar to the approved scheme and is considered appropriate for the site. It is considered that in design terms the current application would result in a development with a more uniform appearance than the approved scheme and the proposed development would not detract from the amenity or

character of the surrounding area. The proposed changes in the layout and footprint of the development detailed in the current application would not result in overlooking or result in any loss of privacy.

The proposed development is considered consistent with Policies UD2 'General Principles', UD3 'Quality Design', UD9 'Parking for Development', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG8 'Density Standards', HSG9 'Dwelling Mix' of the Haringey Unitary Development Plan Revised Deposit Draft 2004 and 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 and How Design Will be Assessed', DES 1.5 'Assessment of Design Quality (4): Detailing and Materials', DES 1.8 'Landscaping and Trees in Development Schemes' and DES 1.9 'Privacy and Amenity of Neighbours' of the Haringey Adopted Unitary Development Plan 1998.



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Site plan Land Between 72 - 74 Twyford Avenue, N2 9NN

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

Shifa Mustafa
Assistant Director
Planning, Environmental Policy & Performance
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

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Committee: Planning Applications Sub Committee
Date: 26 June 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title: Town & Country Planning Act 1990
 Town & Country Planning (Trees) Regulations 1999

1. PURPOSE: The following reports recommend Tree Preservation Orders be confirmed.

2. SUMMARY:

Details of confirmation of Tree Preservation Orders against trees located at:

- 1) 13 Birchwood Avenue N10
- 2) 26 Bryanstone Road N8
- 3) 278 High Road N17
- 4) 62 Mount View Road N4
- 5) 34 Ringwood Avenue N2
- 6) 36 Ringwood Avenue N2

3. RECOMMENDATIONS:

To confirm the attached Tree Preservation Orders.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Technical Support on 020 8489 5508.

Report Authorised by:

.....*Shifa Mustafa*.....

Shifa Mustafa

**Assistant Director Planning, Environmental Policy
& Performance**

PLANNING APPLICATIONS SUB COMMITTEE 26 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 at: 13 Birchwood Avenue N10

Species: T 1. Small Leaved Lime (Tilia cordata).

Location: Rear garden of 13 Birchwood Avenue N10

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 high amenity value, being visible to local residents.
2. The tree appears healthy for its species and age.
3. The tree is a native species and provides a habitat for local wildlife.
4. The tree is in a suitable location planted away from built structures.

OBJECTIONS

Objections to the Tree Preservation Order have been received from three occupiers of one adjoining property; due to current problems of overshadowing and falling leaves from the tree, a result of lack of regular pruning.

In response to the objection the Council's Arboriculturalist comments:

Reasons for TPO

The tree is in a Conservation Area and currently has the protection afforded to 'Trees In Conservation Areas', namely the requirement to give 6 Weeks Notice to the Council of any intended works.

Notification was received by the Local Planning Authority (LPA), of intended pruning works to the Lime tree in 13 Birchwood Avenue, N10 by the owners of the neighbouring property, no 11.

The Local Planning Authority can deal with notification in one of three ways:

- Make a TPO if justified in the interests of amenity.
- Allow the six-week period to expire, at which point the proposed works can go ahead.
- Decide not to make a TPO and inform the applicant that the work can go ahead.

The LPA cannot refuse consent on the '6 Week Notification' nor can they grant consent subject to conditions.

The tree owner did not give permission or wish for the works to go ahead. I considered the proposed works specification excessive and unnecessary. Therefore I support the making of a TPO. It is a native species, healthy for its age and species and contributes to the character of the Conservation Area.

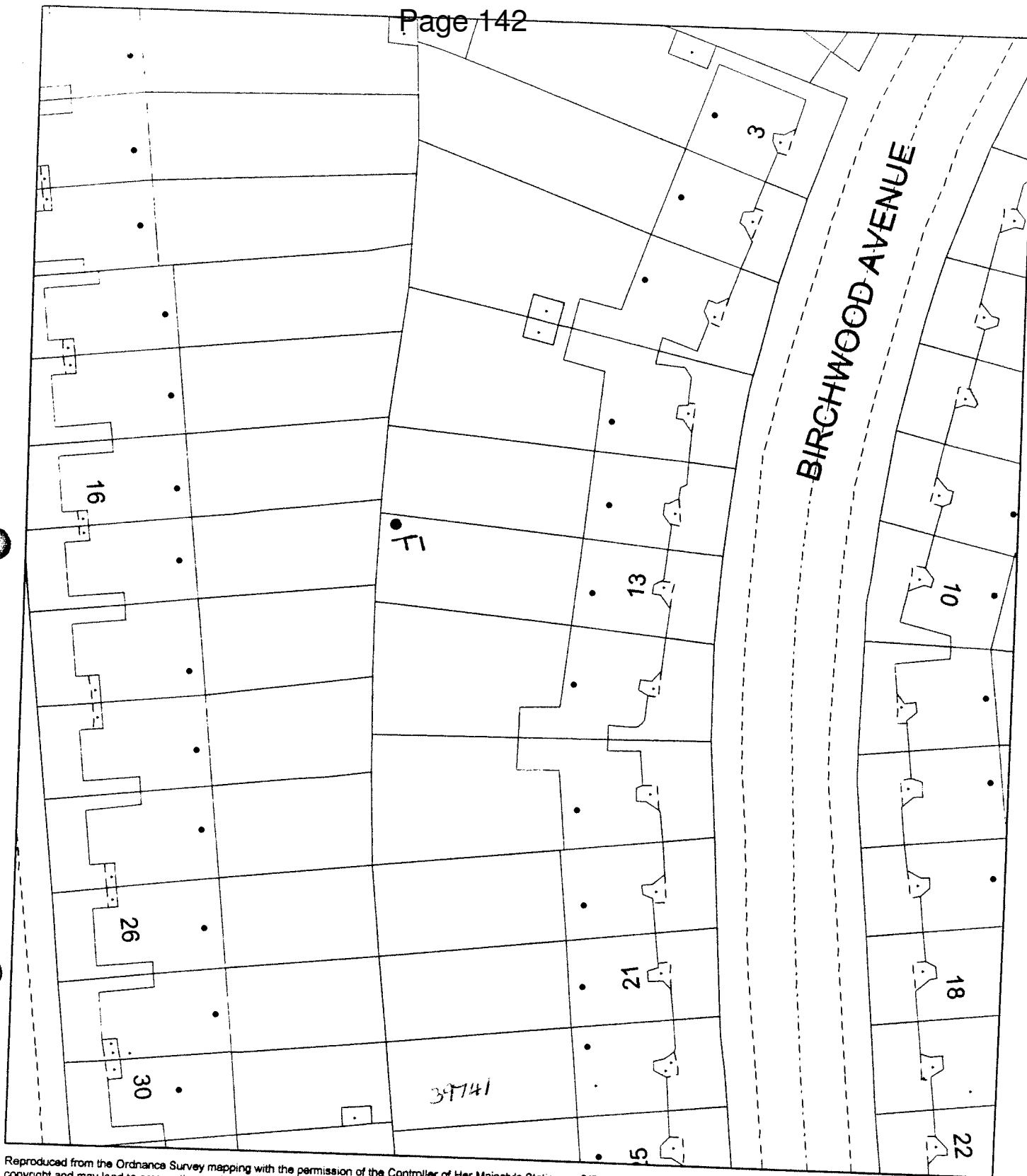
Conclusion

A TPO does not prevent pruning works in the future. All applications for tree works to the Lime tree will be considered on their merits and after consultation with those concerned.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North



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Site plan

13 Birchwood Avenue

Tilia Cordata

23/11/06

Handwritten signature

HARINGEY COUNCIL

Directorate of Environmental Services

Shifa Mustafa
 Assistant Director
 Planning, Environmental Policy & Performance
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

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	Date	01/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 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 at: 26 Bryanstone Road N8

Species: T1. Monkey Puzzle (*Araucaria araucana*).

Location: Front Garden, 26 Bryanstone Road N8

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 and is clearly visible to all local residents.
2. The tree is in good condition, of good form and of normal vigour for the species.
3. The tree is 8 metres high and is suitable to its location.

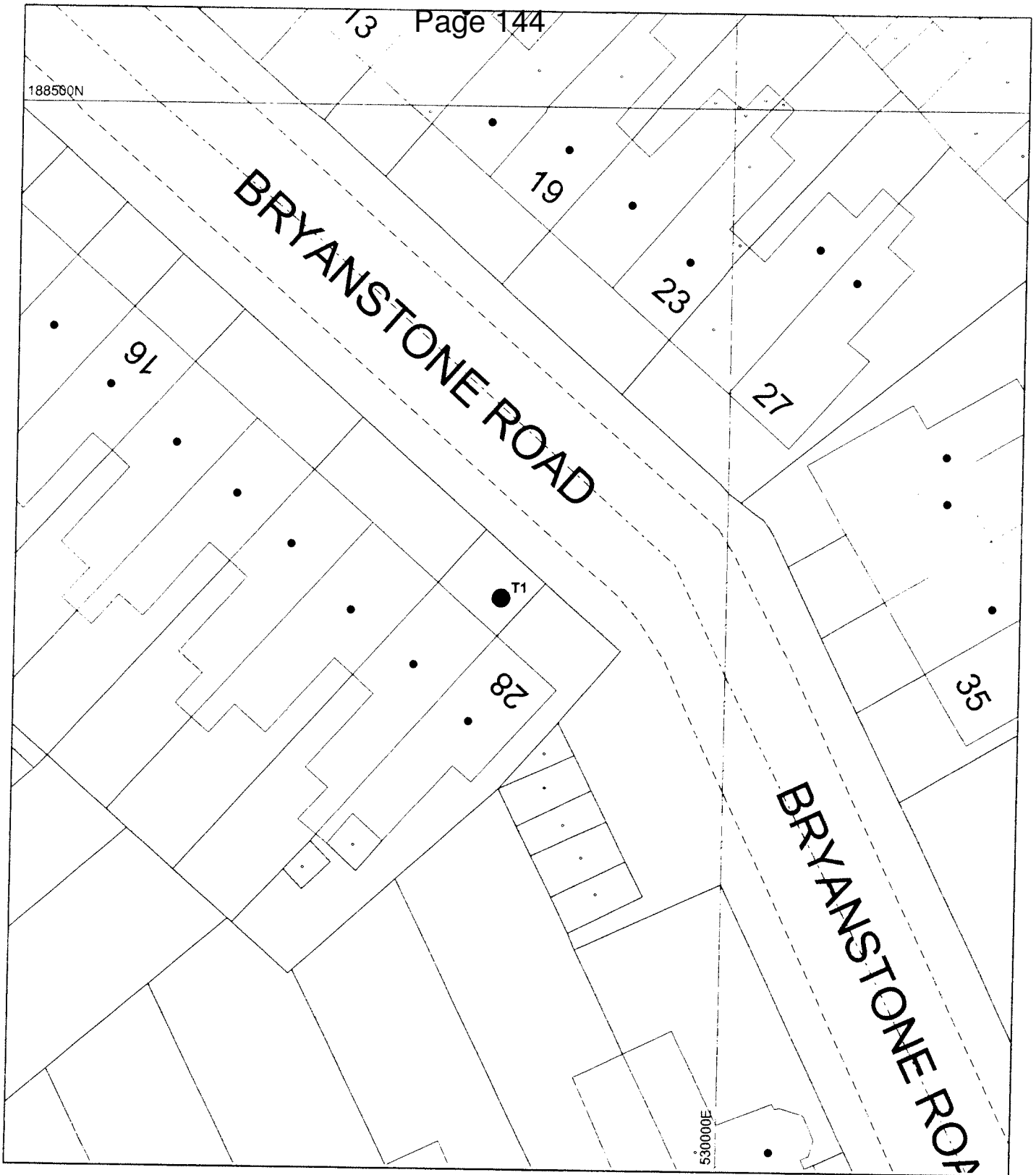
No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
Head Of Development Control South

188590N



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Site plan

26 Bryanstone Road N8

T1. Monkey Puzzle

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

Shifa Mustafa
Assistant Director
Planning, Environmental Policy & Performance
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

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	Date	11/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 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 at: 278 High Road N17

Species: T1. Sycamore

Location: Near entrance of site, 278 High Road N17

Condition: Fair

The Council's Arboriculturalist has reported as follows:

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

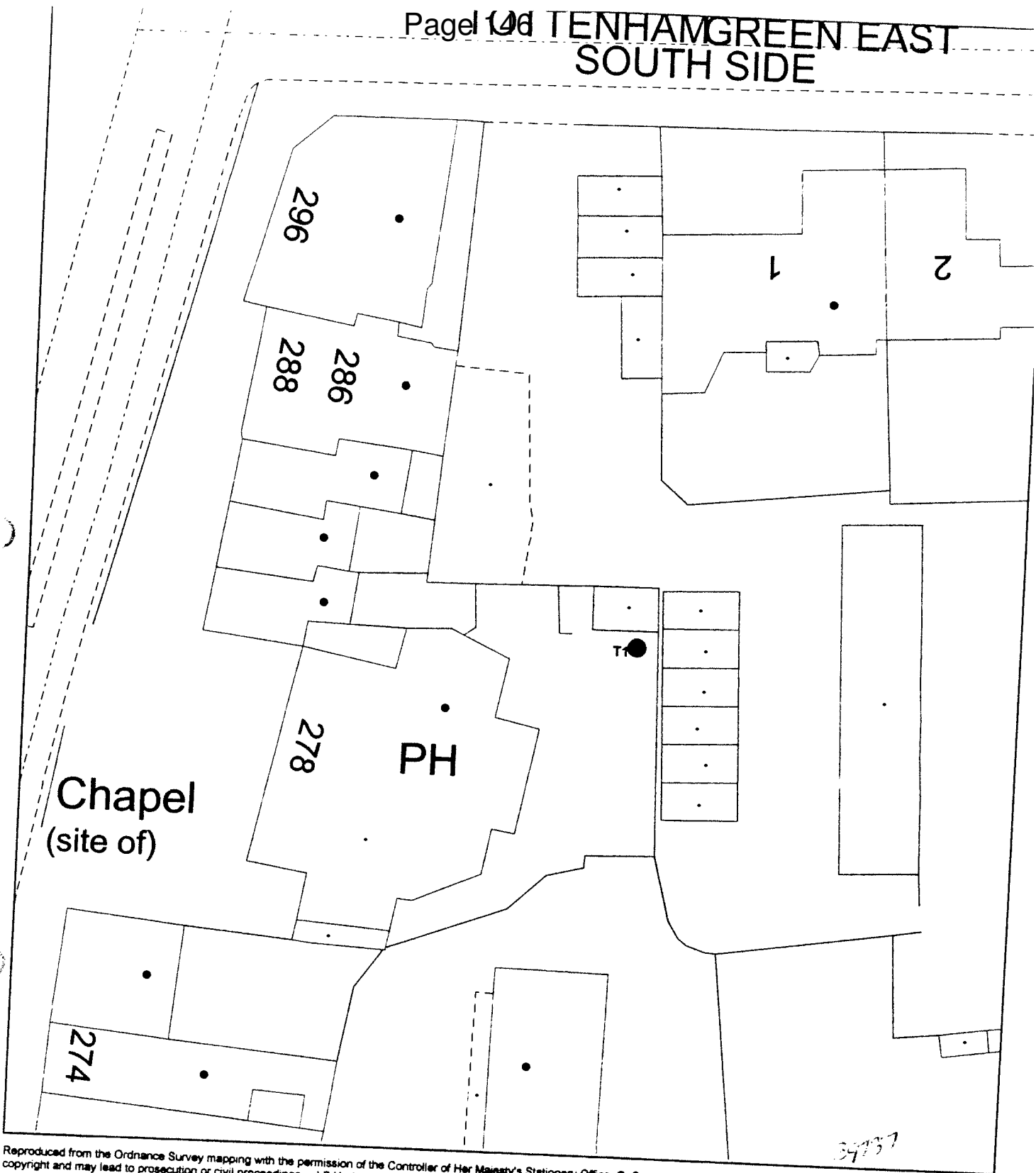
1. The tree is of amenity value, clearly visible to many local residents and from a public place.
2. The tree appears healthy for its species.
3. The tree, although not native, is widely naturalised and provides a habitat for local wildlife.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
Head Of Development Control South



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Site plan
Near entrance of site 278 High Road
T1. Sycamore

23/1/06

John G...

HARINGEY COUNCIL
Directorate of Environmental Services

Shifa Mustafa
 Assistant Director
 Planning, Environmental Policy & Performance
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:350
	Date	07/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 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 are located at: 62 Mount View Road N4

Species: G 1. Group of 4 Lime trees.

Location: Rear garden of 62 Mount View Road N4

Condition: Fair

The Council's Arboriculturalist has reported as follows:

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

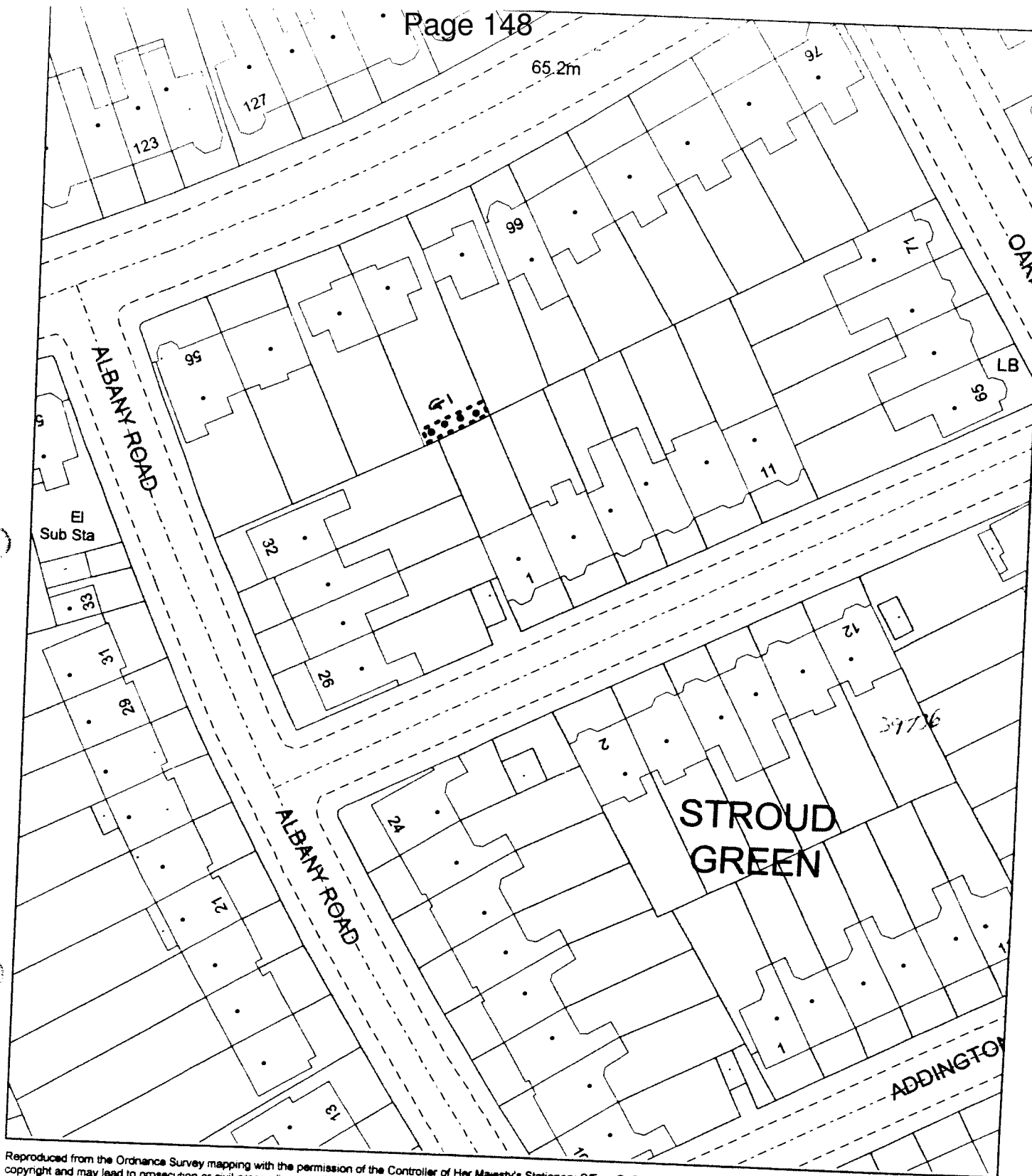
1. The trees are of amenity value, being visible from a public place.
2. The trees appear healthy for their species and age.
3. The trees provide a habitat for local wildlife, increasing local bio-diversity.
4. The trees are planted in a suitable location on property boundaries away from built structures.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
Head Of Development Control South



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Site plan

Rear garden 62 Mount View Road N4
Group of 4 Lime trees

23/1/06

[Handwritten signature]

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

Shifa Mustafa
Assistant Director
Planning, Environmental Policy & Performance
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

 NORTH	Drawn by	AA
	Scale	1:750
	Date	03/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 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 at: 34 Ringwood Avenue N2

Species: T 1. Quercus robur (English Oak)

Location: Rear garden of 34 Ringwood Avenue N2

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

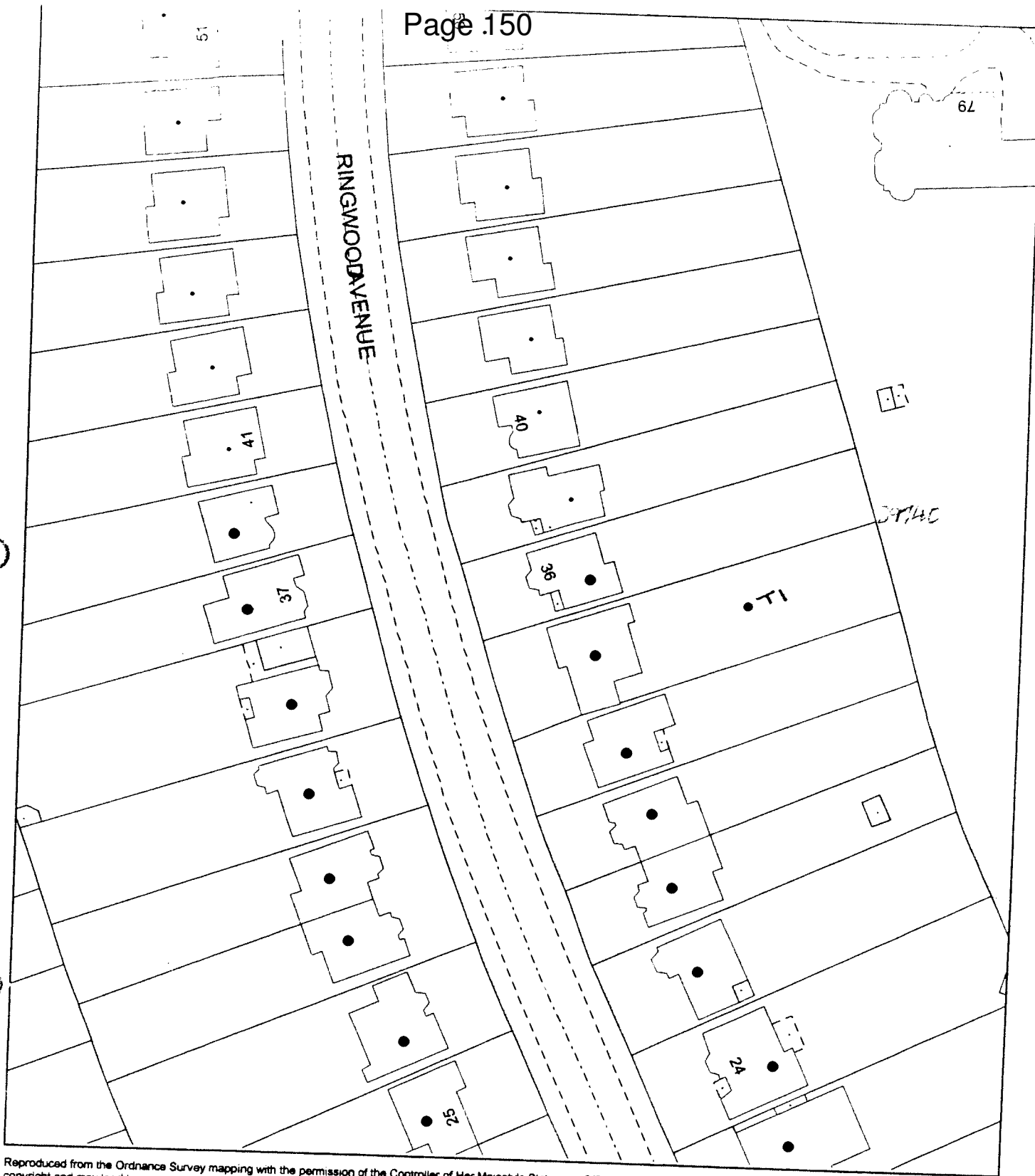
1. The tree is of high amenity value, being visible to many local residents.
2. The tree is a native species and provides a habitat for local wildlife.
3. The tree is a mature specimen, having good form, of normal vigour. It is approximately 23 metres high with diameter at breast height of approximately 80 cms.
4. The location is suitable, approximately 20 metres from nearest point of property and unlikely to represent a risk in respect of a subsidence claim.
5. The tree can be easily maintained in the future.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North



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Site plan

Rear garden 34 Ringwood Avenue N2
 Quercus robur

23/1/06

HARINGEY COUNCIL

**Directorate of
 Environmental
 Services**

Shifa Mustafa
 Assistant Director
 Planning, Environmental Policy & Performance
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:750
	Date	01/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 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 are located at: 36 Ringwood Avenue N2

Species: G 1. Quercus robur X 2 (English Oak),
Carpinus Betulus (Hornbeam)

Location: Rear garden of 36 Ringwood Avenue N2

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

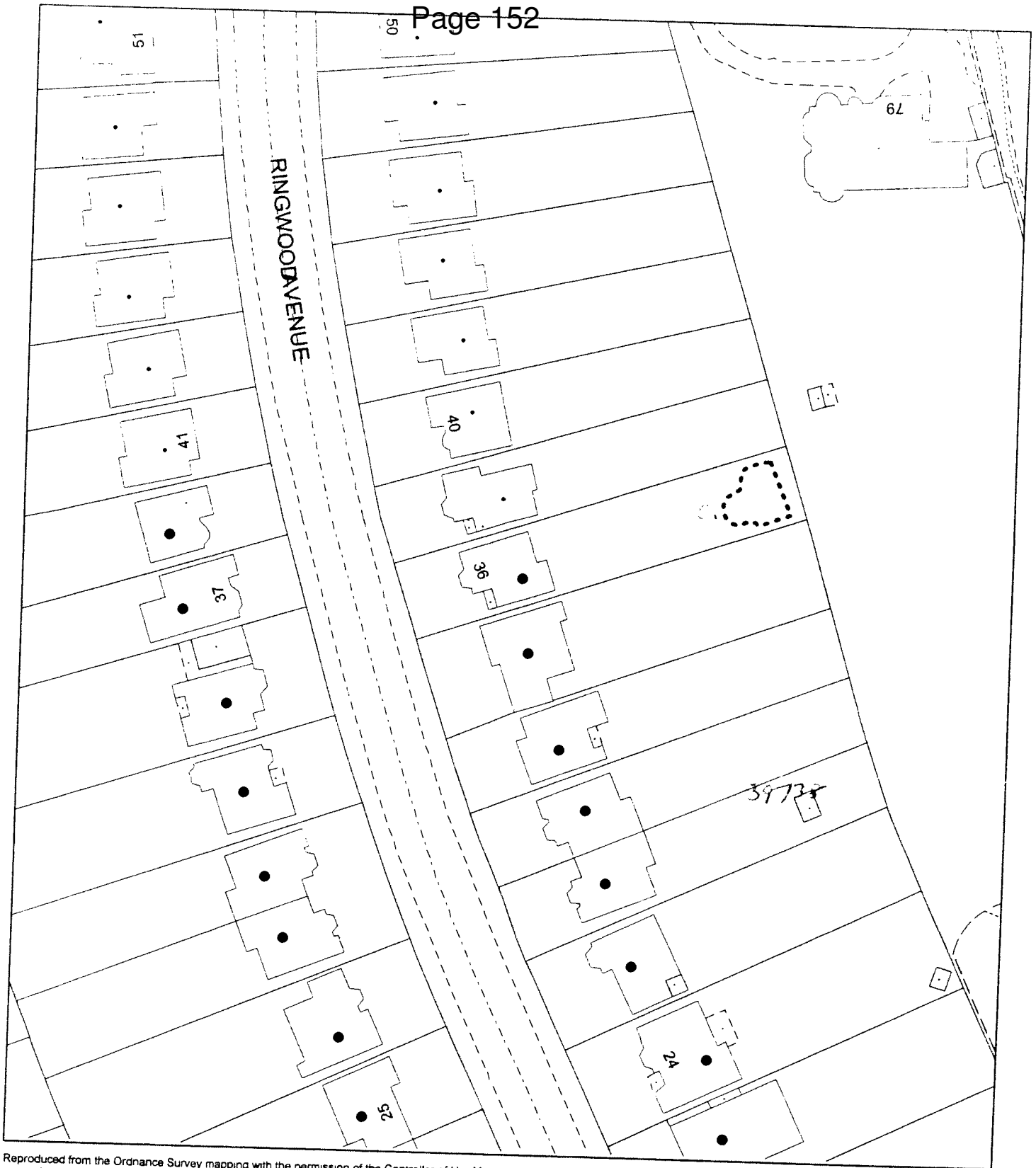
1. The trees are of high amenity value, being visible to many local residents.
2. The trees are native species and provide a habitat for local wildlife.
3. The trees are mature specimens, having good form, of normal vigour.
4. The location is suitable, approximately 20 metres from nearest point of property and unlikely to represent a risk in respect of a subsidence claim.
5. The trees can be easily maintained in the future.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North



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Site plan

36 Ringwood Avenue N2

2 x Quercus Robur. 1 x Carpinus Betulus

23/1/06

HARINGEY COUNCIL

Directorate of Environmental Services

Shifa Mustafa
 Assistant Director
 Planning, Environmental Policy & Performance
 639 High Road
 London N17 8BD
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:750
	Date	11/11/2005