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## Planning Applications Sub-Committee

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TUESDAY, 25TH JULY, 2006 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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 10 below.

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

#### **3. DECLARATIONS OF INTEREST**

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

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

**4. DEPUTATIONS/PETITIONS**

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

**5. MINUTES (PAGES 1 - 18)**

To confirm the Minutes of the PASC held on 26 June 2006.

**6. APPEAL DECISIONS (PAGES 19 - 32)**

Appeal decisions determined during June 2006

**7. DELEGATED DECISIONS (PAGES 33 - 54)**

Decisions made under delegated powers between 12 June 2006 and 9 July 2006.

**8. PERFORMANCE STATISTICS (PAGES 55 - 64)**

Performance Statistics for Development Control and Planning Enforcement Action.

**9. PLANNING ENFORCEMENT REVIEW FOR 2005 (PAGES 65 - 78)**

To review planning enforcement current performance.

**10. 72 - 74 TWYFORD AVENUE N2 (PAGES 79 - 82)**

Supplementary report re Legal Agreement money for residential development on the site between 72-74 Twyford Avenue N2. RECOMMENDATION: To agree the attached report.

**11. 27 - 31 AVENUE ROAD N15 (PAGES 83 - 96)**

Infill of ground floor and existing garage area to create 2 x 2 bed flats, and extension at third floor level to create 1 x 2 bed flat, 4 x 1 bed flats and the merging of an existing 1 bed flat to create 1 x 2 bed flat; and the rearrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.

RECOMMENDATION: To agree the recommendation in the attached report.

## **12. PLANNING APPLICATIONS (PAGES 97 - 216)**

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.

#### **Planning Application reports for determination.**

1. **Cecile Mews, Rear of 60 – 88 Cecile Park N8** – Demolition of existing garages and erection of 4 x part single, part two storey houses together with six replacement garages. This application is duplicate of HGY/2006/0386. RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.
2. **Cecile Mews, Rear of 60 – 88 Cecile Park N8** – Conservation Area Consent for the above demolition. RECOMMENDATION: Grant Conservation Area Consent subject to conditions.
3. **Land at Winns Mews (Off Grove Park Road) N15** – Demolition of existing building and erection of 4 x 2 storey (3 bedroom) houses and one single storey (2 bedroom) bungalow. Bin store and cycle store. RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.
4. **Land at Winns Mews (Off Grove Park Road) N15** – Conservation Area Consent for the above demolition. RECOMMENDATION: Grant Conservation Area Consent.
5. **Unit 21, Cranford Way N8** – Erection of 4 storey building comprising manufacturing warehouse for joinery at upper ground and first floor levels, offices and meeting rooms at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels and parking in basement. RECOMMENDATION: Grant Permission subject to conditions.
6. **103 Cornwall Road N15** – Demolition of existing building and erection of 3 storey building with basement parking comprising of 8 x 2 bedroom flats, 324 square metres of office space, 10 car parking spaces and cycle storage. RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.
7. **Unit 2, 4 & 5, 103 – 149 Cornwall Road & Land Adjoining 2 Falmer Road N15** - Demolition of existing industrial units and erection of a part 3 and 4 storey building comprising 7 x 1 bed, 15 x 2 bed flats with refuse and bicycle storage and associated car parking spaces. RECOMMENDATION: Grant Permission subject to conditions and Section 106 Legal Agreement.

#### **13. NEW ITEMS OF URGENT BUSINESS**

#### **14. SITE VISITS**

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

**15. DATE OF NEXT MEETING**

31 August 2006 – 7:00pm.

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