
Planning Applications Sub-Committee

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

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chair will confirm if all or part of the meeting is being filmed. The images and sound recording may be used for training purposes within the Council.

Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes.

If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

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 2nd and 3rd 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.

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

This page is intentionally left blank

MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC15.	<p>APOLOGIES</p> <p>Apologies were received from Cllr Demirci.</p>	
PASC16.	<p>URGENT BUSINESS</p> <p>In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.</p>	
PASC17.	<p>DECLARATIONS OF INTEREST (AGENDA ITEM 3)</p> <p>Cllr Bevan declared that he had registered no opinion on the application being considered for 691 – 693 High Road N17, as detailed on page 83 of the agenda.</p> <p>Cllr Weber declared an interest in the Tree Preservation Order (TPO) being considered for 13 Birchwood Avenue N10, and decided to leave the room when this TPO was being considered.</p> <p>Cllr Hare also declared a personal, not prejudicial interest in the TPO being considered for 13 Birchwood Avenue N10 and decided to leave the room when this TPO was being considered.</p>	
PASC18.	<p>TREE PRESERVATION ORDERS (AGENDA ITEM 11)</p> <p>The Chair decided to vary the order of the agenda and take item 11. Tree Preservation Orders (TPOs) at this point.</p> <p>Cllrs Weber and Hare having declared an interest as stated in item 3 above, left the proceedings during consideration of the following TPO:</p> <ul style="list-style-type: none"> • 13 Birchwood Avenue N10 – T1 Small Leaved Lime (Tilia Cordata). <p>The Planning Officer explained to members that objections had been received with respect to the above TPO. The Arboriculturalist had justified the requirement for a TPO at this location as detailed in the report at page 141.</p> <p>RESOLVED</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

	<p>That the TPO for the above location be confirmed.</p> <p>That the following TPOs also be confirmed:</p> <ul style="list-style-type: none"> • 26 Bryanstone Road N8 – T1 Monkey Puzzle (Araucaria Araucana) • 278 High Road N17 – T1 Sycamore • 62 Mount View Road N4 – G1 Group of 4 Lime Trees • 34 Ringwood Avenue N2 – T1 Quercus Robur (English Oak) • 36 Ringwood Avenue N2 – G1 Quercus Robur x 2 (English Oak) Carpinus Betulus (Hornbeam) 	
PASC19.	<p>DEPUTATIONS/PETITIONS (AGENDA ITEM 4)</p> <p>None received.</p>	
PASC20.	<p>MINUTES (AGENDA ITEM 5)</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committee held on 5 June 2006 be agreed and signed.</p>	
PASC21.	<p>PERFORMANCE STATISTICS (AGENDA ITEM 6)</p> <p>Members were asked to note that performance was above the Council's <i>and Central Government's</i> targets.</p>	
PASC22.	<p>APPEAL DECISIONS (AGENDA ITEM 7)</p> <p>Members were asked to note that the report detailed 9 appeal decisions of which 4 were upheld and 5 dismissed. Officers advised that the first mobile phone mast was allowed on the second request. The Oakdale Arms Public House N4, had originally been refused, however, inspectors had now allowed the re-development.</p> <p>RESOLVED</p> <p>That Officers provide Cllr Dodds with a copy of the decision on the Oakdale Arms.</p>	
PASC23.	<p>DELEGATED DECISIONS (AGENDA ITEM 8)</p> <p>Members were asked to note the decisions undertaken under delegated powers between 15 May 2006 and 11 June 2006.</p>	
PASC24.	<p>TOTTENHAM HALE URBAN CENTRE MASTERPLAN - PUBLIC CONSULTATION (AGENDA ITEM 9)</p> <p>The Committee received a presentation on the Tottenham Hale Urban Centre Masterplan – public consultation from Mark Lucas, Head of Strategic Sites and Projects Group. He summarised the report by advising the Tottenham Hale Urban Centre is an area of approximately</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

	<p>39 hectares, designated in the mayor's London Plan as an opportunity Area suitable for new homes and jobs. A draft masterplan had been prepared which provided a framework for the regeneration of Tottenham Hale. It provides guidance on six key site and the public realm. The sites will be able to deliver new homes, employment, retail and leisure uses as well as community and health facilities.</p> <p>Members were asked to progress the Draft Masterplan and its accompanying Sustainability Appraisal through period of statutory public consultation.</p> <p>RESOLVED</p> <p>That Members agreed to both recommendations outlined in section 2 of the report.</p>	
<p>PASC25.</p>	<p>PLANNING APPLICATIONS (AGENDA ITEM 10)</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 minutes, be approved or refused, with the following points noted:</p> <p>1. R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22</p> <p>This item was deferred from 5 June 2006 Committee, to enable Members to visit the site to look in particular at concerns raised over the width of the access roads for refuse collection and emergency vehicles.</p> <p>Officers informed the Committee that a site visit had now taken place and that the application was for 8 units at the R/O Palm Court which would be subject to a Section 106 agreement.</p> <p>Members enquired about the fee to be paid excluding the education contribution and whether this would be used to redesign the access roads. Officers advised that the figure was not available at the present time and would be agreed via a Section 278 agreement. They further confirmed that there was adequate clearance on either side of the access which was 3.25 metres.</p> <p>The Chair, at her discretion granted Cllr Oakes the opportunity to address the Committee. Cllr Oakes, speaking on behalf of local residents spoke of their fears about access and their right to live safely, legally and healthily. Residents had voiced their concerns about the loss of amenity and the location being designated a green area.</p> <p>Members decided to refuse the application on the grounds of:-</p> <p>1. Inadequate width of access road for refuse vehicles and lorries, and inadequate room for lorries turning within the site.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

2. Design of windows on elevation facing New River was visually intrusive.

2. 691 – 693 High Road N17 8AD

Officers tabled a correct site plan for this application and asked members to note the extra area added to the north of the plan. The proposed site and development was within the North Tottenham Conservation Area. Residential areas are located to the side and rear of the development which consists of affordable housing.

Members agreed the application subject to a Section 106 legal Agreement, to conditions as on the Report, and to the following condition being imposed that there should be no balconies present at the front of the building.

Conditions

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the 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;

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

" 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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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. 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.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.

17. That notwithstanding the approved drawings there shall be no balconies recessed or otherwise on the front elevation of the front block fronting onto the High Road N17.

Reason: In order to safeguard the amenities of future occupiers of the residential flats proposed on the High Road N17 frontage.

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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.

Section 106 - Yes

3. 691 – 693 High Road N17 8AD

Members were asked to consider Conservation Area Consent for the above demolition. Members agreed to grant conservation consent subject to conditions.

Conditions

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.
2. 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.
- 3.
4. 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.
5. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their property.

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 Planning permission be granted.

Section 106 - No

4. 40 Coleridge Road N8 8ED

Officers presented the report for this application and advised members that the site is located on the North side of Coleridge Road and falls within the Crouch End Conservation Area. The proposal is in keeping with the traditional Edwardian Houses in the surrounding Conservation Area. The density of the development is 330hrh and this falls within the guidance of the revised UDP.

Members discussed access to the site through the car park, particularly with regard to lighting and security; and safety of pedestrians.

Members agreed to grant the application subject to conditions as on report, plus an extra condition on a lighting scheme to be submitted for the commercial building overlooking the car park, and a S106 legal agreement.

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.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

3. Notwithstanding the 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.

4. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

5. Notwithstanding the provisions of Schedule 2, Part 1 of the

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.

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

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

7. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

8. 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.

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.

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.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

11. 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.

Reason; To ensure that the premises provide some employment on the site, in recognition of its current use for 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.

12. 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

Reason; In order to prevent loss of privacy to nearby residential properties.

13. Details of a scheme for the provision of external lighting on the front (northern) elevation of the commercial (B1) building, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and shall thereafter be installed in accordance with the approved details.

Reason: In order that the Council may be satisfied that the entrance and approach to the site is adequately lit, in the interests of safety and security.

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 reasons: 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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.

Section 106 - Yes

5. Land between 72-74 Twyford Avenue N2

Members were advised this application was very similar to one for 9 houses approved in 2004. It was situated on the south side of Twyford Avenue. The site was within an Area of Special Character and comprised of three tennis courts. The proposal is to retain one tennis court to be used by local residents to become a club open to members only. It was proposed to set up a management company to maintain the tennis court on a long term basis and a management committee to run it.

Members agreed to grant the application subject to a Section 106 Legal Agreement covering Educational contribution and the management of the tennis court, plus additional conditions to retain the area shown as a tennis court, and to permanently retain sections of front garden walling fronting on to Twyford Avenue.

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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

approved in writing by the Local Planning Authority.

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

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

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

4. Notwithstanding the 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.

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.

5. All east and west facing flank elevation windows shall be glazed in obscure glass and thereafter so maintained.

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.

6. 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 proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.

7. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

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

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

9. 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.

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.

10. 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.

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.

11. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

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.

12. Notwithstanding the provisions of Schedule 2 of 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.

13. 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.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

14. Dwarf walls or similar features, not exceeding 1 metre in height shall be erected in front of each property on the back pavement line to ensure that vehicular access to the site is restricted to the footpath crossing(s). These dwarf walls shall be permanently retained at all times and not be demolished.

Reason: In order to safeguard pedestrians using the adjoining highway and in order to safeguard the visual amenity of the area.

15. 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.

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.

16. 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.

Reason: To ensure the amenity of the occupants and future occupants of the adjacent properties is maintained.

17. 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.

Reason: To ensure the amenity and security of the adjacent and neighbouring occupants is maintained.

18. The tennis court and pavilion building shown on plan 215/020 hereby approved shall be constructed and permanently retained in

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

	<p>accordance with the approved drawings and shall at no time be used or developed for any other purpose.</p> <p>Reason: In order to maintain the openness of the site and maintain the provision of recreational facilities on this site.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>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.</p> <p>Section 106 - Yes</p>	
<p>PASC26.</p>	<p>NEW ITEMS OF URGENT BUSINESS (AGENDA ITEM 12)</p> <p>Cllr Adje made a recommendation that all Planning reports should have an impact assessment included.</p> <p>The Assistant Director (Planning, Environmental Policy, Performance and Enforcement) explained that they operate under policy guidelines. Assessments were presented under particular headings for example transportation or design and that it is possible to provide this information within the presentation of the reports. There are certain larger scale schemes where Environmental Impact Assessments and Sustainability Assessments are formally required, and these are included in officer's Reports.</p>	
<p>PASC27.</p>	<p>SITE VISITS (AGENDA ITEM 13)</p> <p>None requested.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 JUNE 2006**

PASC28.	DATE OF NEXT MEETING 25 July 2006 at 7:00pm. The meeting ended at 10:05pm.	
----------------	---	--

Councillor SHEILA PEACOCK
Chair, Planning Application Sub-Committee 2006/7

Date: _____

Committee: Planning Applications Sub Committee
Date: 25 July 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 June 2006.

1. PURPOSE:

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

2. SUMMARY:

Reports outcome of 24 appeal decisions determined by the Department for Communities and Local Government during June 2006 of which 11 (46%) were allowed and 13 (54%) were dismissed.

3. RECOMMENDATIONS:

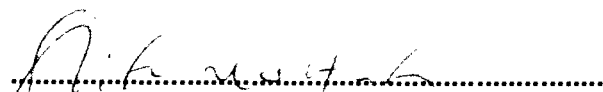
That the report be noted.

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 DECISIONS JUNE 2006

Ward:	Alexandra
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1216
Decision Level:	Delegated

Highway Land at the Junction of Albert Road & Victoria Road N22 7XH**Proposal:**

Installation of a 10m standalone column which will incorporate two antennae within a shroud. In conjunction with the above, one equipment cabinet will be installed with overall dimensions of no more than 2.5m3.

Type of Appeal:

Written Representation

Issue:

Appearance, effect upon pedestrian flows, health risks particularly in relation to nearby school

Result:

Appeal **Allowed** 13 June 2006

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

108 Alexandra Park Road N10 2AE**Proposal:**

Alteration to shop front

Type of Appeal:

Written Representation

Issue:

The effect of the replacement shopfront on the appearance of the shopping parade in Alexandra Park Road.

Result:

Appeal **Dismissed** 06 June 2006

Ward:	Alexandra
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1217
Decision Level:	Delegated

Highway Land outside centre opposite junction of Durnsford Road & Crescent Rise N11 2EL

Proposal:

Installation of 10m standalone column which will incorporate three antennas within a shroud and one equipment cabinet with overall dimensions of no more than .55m3.

Type of Appeal:

Written Representation

Issue:

Visual impact. Prominent location, health risk particularly in relation to nearby primary schools.

Result:

Appeal **Dismissed** 28 June 2006

Ward:	Alexandra
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1331
Decision Level:	Delegated

1 Parham Way N10

Proposal:

Erection of four terraced dwellings.

Type of Appeal:

Written Representation

Issue:

The effect of the development on the character and appearance of the locality and the impact on residential amenities

Result:

Appeal **Dismissed** 20 June 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2094
Decision Level:	Delegated

28 Woodfield Way N11 2PH

Proposal:

The retention of front boundary wall and gates.

Type of Appeal:

Written Representation

Issue:

The effect of the development on the character and appearance of the surroundings.

Result:

Appeal **Allowed** 22 June 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

64 Crouch End Hill N8 8AG

Proposal:

Unauthorised conversion to a flat on the ground floor.

Type of Appeal:

Written Representation

Issue:

Whether or not this flat provides a satisfactory standard of living accommodation, having regard to adopted policy guidance.

Result:

Appeal **Dismissed** 19 June 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1341
Decision Level:	Delegated

1-2 Cairncross Mews, Off Felix Avenue N8 9DS

Proposal:

Erection of a new dwelling house and studio

Type of Appeal:

Written Representation

Issue:

Whether or not the height of the rear wall of the proposed house would be oppressive in relation to the outlook, sunshine and daylight of neighbours in Felix Avenue.

Result:

Appeal **Allowed** 22 June 2006

Ward:	Harringay
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1674
Decision Level:	Delegated

122 Pemberton Road N4 1BA

Proposal:

Retention of first floor side extension.

Type of Appeal:

Written Representation

Issue:

The effect of the development on the appearance of the locality and the consequences for residential amenity.

Result:

Appeal **Allowed** 23 June 2006

Ward:	Hornsey
Planning Officer:	D Paton
Reference Number:	HGY/2005/0007
Decision Level:	PASC

The Ferme Park Depot, Cranford Way N8 9DG

Proposal:

Erection of a concrete batching plant, with associated hoppers, conveyors and ancillary facilities.

Type of Appeal:

Public Inquiry

Issue:

The effects of the proposed development on the living conditions of nearby residents, with particular reference to noise, disturbance, vibration, dust and air pollution.

The effects of the proposed development on other uses in the locality, employment provision and the local economy.

Result:

Appeal **Allowed** 2 June 2006

LONDON CONCRETE PLANNING APPEAL AND DECISION

The Inspector's Decision letter of 2 June 2006 followed the holding of a Public Inquiry which sat on 10 days and included some evening sessions; he also did two days of site visits including visits to other concrete batching plants in west London.

The Decision letter is long and very full; he grants planning permission subject to 43 planning conditions. He heard evidence from 49 interested parties i.e. MP's, Members of the Council, local residents etc, as well as from expert witnesses for both the Council and the applicant.

The stance the Inspector has taken is that the proposed Concrete Plant would be a modern one, with most elements enclosed, so it would not have as many of the unwanted side-effects, in terms of noise and dust, of some of the older plants on other sites.

He assessed the impact of the plant on the living conditions of local residents, with reference to noise, disturbance, dust and air pollution; he concluded that there is sufficient distance from the nearest residential properties so as not to cause loss of amenity, provided the Plant operation is controlled by planning conditions and by Dust and Noise suppression measures which were contained in a Legal Undertaking made by the applicants to the Inquiry.

He also considered that it was an appropriate activity in an Employment Generating Area, and did not consider it would lead to existing businesses on the Estate moving out or staying vacant.

He heard much evidence on the traffic generation from the Plant, but considered that the additional percentage increase on movements in Tottenham Lane and Church Lane was not significant either in terms of hindering existing traffic flow or harm to residents.

The Inspector granted permission subject to 43 conditions; limiting the type and number of vehicles, the amount of aggregate brought in by rail (which sets an overall limit to capacity), the hours of operation. Construction of a noise barrier, limits on noise levels; landscaping and fencing, lighting; wheel washing, and many many others.

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

Flat 2, 67 North View road N8 7LN

Proposal:

Unauthorised erection of a balcony at the rear of the property.

Type of Appeal:

Written Representation

Issue:

Overlooking and loss of privacy.

Result:

Appeal **Allowed** 19 June 2006

**17D Church
Crescent N10
3NA**

Ward:	Muswell Hill
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1335
Decision Level:	Delegated

Proposal:

Erection of a roof terrace at first floor level with a balustrade and French doors to replace an existing window.

Type of Appeal:

Written Representation

Issue:

The detrimental effect on the living condition of both neighbours.

Result:

Appeal **Dismissed** 29 June 2006

Ward:	Muswell Hill
Planning Officer:	F Kyriacou
Reference Number:	HGY/2004/2400 & 2399
Decision Level:	Delegated

107-143 Muswell Hill Road N10 3HS

Proposal:

HGY/2004/2400 – Listed Building Consent for the proposed new side extension over car park entrance and new third floor addition containing four flats altogether, new enclosed staircase to replace the existing, timber rain screen and cover to gallery at the back

HGY/2004/2399 – Proposed new side extension over car park entrance and new third floor addition containing four flats altogether, new enclosed staircase to replace the existing, timber rain screen and cover to gallery at the back.

Type of Appeal:

Public Inquiry

Issue:

Whether the proposed works would preserve the settings and any features of special architectural or historic interest of the listed buildings

Whether the proposed works would preserve or enhance the character or appearance of the conservation area

Whether the proposed would have an unacceptable harmful impact upon the living conditions of neighbouring occupiers.

Result:

Both Appeals **Dismissed** 27 June 2006

Ward:	Noel Park
Planning Officer:	S Cooke
Reference Number:	HGY/2005/0012& 0729 & 1896
Decision Level:	PASC

725-733 Lordship Lane N22 5JX

Proposal:

HGY/2005/0012 – Redevelopment of site including demolition and clearance of buildings for a mixed use regeneration proposal comprising 128 residential units with affordable provision and ground floor commercial floor space for use within Use Class A1, A2, A3, B1, D1 and /or D2 together with hard and soft landscaping.

HGY/2005/0729 – Redevelopment of site including clearance of demolished buildings for a mixed use regeneration proposal comprising of 105 residential units with 50% affordable housing provision and ground floor commercial & health centre floor space for Use Classes A1, A2, A3, B1, & D2, together with hard and soft landscaping.

HGY/2005/1896 – Redevelopment of site including clearance of demolished buildings for a mixed use regeneration proposal comprising of 90 residential units with 50% affordable provision and ground floor providing a health centre/commerce together with hard and soft landscaping works. To cover Use Classes A1, A2, A3, B1, D1 & D2 subject to Section 106 Agreements.

Type of Appeal:

Public Inquiry

Issue:

The effect of the proposals on the character and appearance of the area.

The effect of the proposals on the living conditions of neighbouring residents, with particular reference to light, privacy and outlook.

The effect of the proposals on highway safety and their adequacy in terms of parking provision.

Result:

Appeals 2005/0012 & 2005/0729 **Dismissed** 27 June 2006

Appeal 2005/1896 **Allowed** 27 June 2006

Ward:	Northumberland Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2057
Decision Level:	Delegated

Land Rear of 705-707 High Road N17 8AD

Proposal:

Erection of a three storey residential redevelopment to provide ten flats.

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the North Tottenham Conservation Area and the setting of the listed building at 707 High Road.

Result:

Appeal **Dismissed** 21 June 2006

Ward:	Northumberland Park
Planning Officer:	S Amoako-Adofo
Reference Number:	N/A
Decision Level:	Enforcement

72 St Paul's Road N17 0NE

Proposal:

Unauthorised conversion of a single family dwelling unit into three self contained units of living accommodation.

Type of Appeal:

Public Inquiry

Issue: N/A

Result:

Appeal **Dismissed** 28 June 2006

Ward:	St. Ann's
Planning Officer:	E Ennin-Gyasi
Reference Number:	HGY/2004/2220
Decision Level:	Delegated

3 Vicarage Mansions, Abbotsford Avenue N15 3BP

Proposal:

Formation of 2 x 2 bedroom flats at third floor level in existing mansion block.

Type of Appeal:

Informal Hearing

Issue:

The likely impact of the proposed extension and alterations upon the character and appearance of 3 Vicarage Mansions and the surrounding residential area.

The impact of the proposal upon the living conditions of nearby residents.

The impact of the proposal for car parking and the free flow of traffic within adjacent roads.

Result:

Appeal **Allowed** 9 June 2006

Ward:	St. Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2020
Decision Level:	Delegated

Units 1, 2 & 3 Rowley's yard, Rear of 2-22 Woodlands Park Road N15 3RU

Proposal:

Erection of eight storage containers.

Type of Appeal:

Written Representation

Issue:

The effect upon adjoining residential amenities.

Result:

Appeal **Dismissed** 23 June 2006

Ward:	Seven Sisters
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0081
Decision Level:	Delegated

61A St. John's Road N15 6QJ

Proposal:

Access to garden: with one level landing (1M wide) in "L" shape and stairs leading down to the garden.

Type of Appeal:

Informal Hearing

Issue:

The detrimental effect upon the character and appearance of the area

The effect on the privacy and outlook of surrounding occupiers

Result:

Appeal **Dismissed** 30 June 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2190
Decision Level:	Delegated

223 West Green Road N15

Proposal:

Erection of a wall mounted, non-illuminated, 48-sheet poster panel.

Type of Appeal:

Written Representation

Issue:

Whether the non-illuminated poster panel would respect the scale and appearance of the appeal premises and their surroundings.

Result:

Appeal **Dismissed** 9 June 2006

Ward:	Tottenham Hale
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1482
Decision Level:	Delegated

11 Liston Road, Rear of 8 Lansdowne Road N17

Proposal:

Erection of a three storey building containing 3 x 1 bedroom flats.

Type of Appeal:

Written Representation

Issue:

Whether or not the proposal would represent over-development harmful to living conditions in the area

Result:

Appeal **Allowed** 22 June 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2125
Decision Level:	Delegated

10 Arcadian Gardens N22 5AA

Proposal:

Conversion into two self contained flats.

Type of Appeal:

Written Representation

Issue:

Conversion standards and car parking

Result:

Appeal **Allowed** 28 June 2006

This page is intentionally left blank

Committee: Planning Applications Sub Committee
Date: 25 July 2006

Report of: Interim Director of Environmental Services

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

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

1. PURPOSE:

To inform Members of the above Sub Committee of decisions made under delegated powers by the Heads Of Development Control (North & South) and the Chair of the above Committee.

2. SUMMARY:

The applications listed were determined between 12 June 2006 and 9 July 2006.

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 Technical Support on 020 8489 5508.

Report Authorised by:



Shifa Mustafa

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



PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
12/06/2006 AND 09/07/2006**

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/2006/0964	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	04/07/2006
Location:	189 Alexandra Park Road N22		
Proposal:	Creation of lightwell to front of property and provision of metal railings and conversion of property from childrens nursery at ground and lower ground floor levels to create 1 x 2 bed and 1 x 1 bed self contained flats.		
Application No:	HGY/2006/0962	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	04/07/2006
Location:	178 Alexandra Park Road N22		
Proposal:	Loft conversion comprising the erection of a rear dormer window.		
Application No:	HGY/2006/0910	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	03/07/2006
Location:	23 Rhodes Avenue N22		
Proposal:	Loft conversion including erection of rear dormer window and conversion of hip to gable end.		
Application No:	HGY/2006/0890	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	28/06/2006
Location:	29 Clifton Road N22		
Proposal:	The erection of rear dormer window with balustrade and insertion of rooflights to front elevation.		
Application No:	HGY/2006/0839	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	20/06/2006
Location:	Nought, Outram Road N22		
Proposal:	Erection of first floor side extension to provide additional living space.		
Application No:	HGY/2006/0152	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	20/06/2006
Location:	4 Muswell Avenue N10 2EG		
Proposal:	Provision of additional floor to create 1 x three bedroom flat		
Application No:	HGY/2006/0939	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	15/06/2006
Location:	Junction of Alexandra Park Road and The Avenue N22		
Proposal:	Application for prior approval for telecommunications development consisting of: installation of a 15m monopole with 3 shrouded antennae and equipment cabinet.		
Application No:	HGY/2006/0797	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	13/06/2006
Location:	69 Grove Avenue N10		
Proposal:	Erection of rear dormer window and alterations to roof to form gable end.		

Application No: **HGY/2006/0768** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 12/06/2006
 Location: 78 Grove Avenue N10
 Proposal: Conversion of garage to habitable living space.

WARD: Bounds Green

Application No: **HGY/2006/1095** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/07/2006
 Location: 45 Whittington Road N22 8YS
 Proposal: Demolition of existing extension and erection of replacement single storey rear extension.

Application No: **HGY/2006/1026** Officer: Luke McSoriley
 Decision: REF Decision Date: 05/07/2006
 Location: Land adjacent 24 Dorset Road N22 7SL
 Proposal: Conservation Area Consent for the demolition of existing garage to allow for the erection of a two storey two bedroom house with off-street parking.

Application No: **HGY/2006/1025** Officer: Luke McSoriley
 Decision: REF Decision Date: 05/07/2006
 Location: Land Adjacent 24 Dorset Road N22
 Proposal: Demolition of existing garage and erection of a two storey two bedroom house with off-street parking.

Application No: **HGY/2006/0885** Officer: Luke McSoriley
 Decision: GTD Decision Date: 30/06/2006
 Location: 110-118 (Rear Of) Myddleton Road N22 8NQ
 Proposal: Partial demolition, redevelopment and conversion of existing two storey building to create 2 x two bedroom and 1 x one bedroom self contained flats. Formation of parking and alterations to elevations.

Application No: **HGY/2006/0681** Officer: Mark Connellan
 Decision: GTD Decision Date: 28/06/2006
 Location: 4 Lynton Gardens N11
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0869** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 27/06/2006
 Location: 1 Woodside Gardens N17
 Proposal: Erection of 1 x 2 storey one bedroom dwelling.

Application No: **HGY/2006/0850** Officer: Ruma Nowaz
 Decision: REF Decision Date: 20/06/2006
 Location: 90 Trinity Road N22 8YB
 Proposal: Display of internally illuminated fascia sign

Application No: **HGY/2006/1002** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 15/06/2006
 Location: 58 Queens Road N11 2QU
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0776** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 12/06/2006
 Location: Outside Bounds Green Tube Stn Bounds Green Road N11
 Proposal: Installation of freestanding ATM (cash dispenser) on pavement.

WARD: Bruce Grove

Application No: **HGY/2006/1004** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 06/07/2006
 Location: 7 Greyhound Road N17
 Proposal: Erection of single storey rear extensions.

Application No: **HGY/2006/0942** Officer: Luke McSoriley
 Decision: GTD Decision Date: 30/06/2006
 Location: 497- 507 High Road N17 6QA
 Proposal: Rehabilitation and improvement of the front elevations of 497 - 507 High Road, N17 and the side elevation of 507 High Road, N17. Including new shopfronts, fascia boards and staircase, street doors and rehabilitation of main roofs 497 - 507 High Road, N17.

Application No: **HGY/2006/0879** Officer: David Paton
 Decision: GTD Decision Date: 27/06/2006
 Location: 20 Fairbourne Road N17
 Proposal: Replacement of existing door/opening to rear elevation with new French doors.

Application No: **HGY/2006/0857** Officer: David Paton
 Decision: GTD Decision Date: 15/06/2006
 Location: Unit 1, 529-535 High Road N17 6SB
 Proposal: Retention of new shopfront.

Application No: **HGY/2006/0849** Officer: David Paton
 Decision: REF Decision Date: 14/06/2006
 Location: 543 High Road N17 6SB
 Proposal: Display of 1 x 48 sheet advertising unit.

Application No: **HGY/2006/0856** Officer: David Paton
 Decision: GTD Decision Date: 13/06/2006
 Location: Unit 1, 529-535 High Road N17 6SB
 Proposal: Display of 2 x externally illuminated fascia signs.

WARD: Crouch End

Application No:	HGY/2006/0980	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	06/07/2006
Location:	25 The Broadway N8 8DU		
Proposal:	Erection of single storey storage enclosure extension to rear of retail unit.		
Application No:	HGY/2006/0571	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	05/07/2006
Location:	R/O 62-70 Coolhurst Road N8 8EU		
Proposal:	Erection of 2 x 2 storey two bedroom dwelling houses with associated refuse storage and parking.		
Application No:	HGY/2006/0936	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	04/07/2006
Location:	8 - 10 Park Road N8		
Proposal:	Alterations to shopfront.		
Application No:	HGY/2006/0895	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/06/2006
Location:	23 Ridgeway Gardens N6		
Proposal:	Erection of single storey rear conservatory extension.		
Application No:	HGY/2006/0903	Officer:	Brett Henderson
Decision:	REF	Decision Date:	29/06/2006
Location:	67 Crouch Hall Road N8		
Proposal:	Conservation Area Consent for the demolition of the front boundary wall.		
Application No:	HGY/2006/0892	Officer:	Brett Henderson
Decision:	REF	Decision Date:	29/06/2006
Location:	68 Crouch Hall Road N8		
Proposal:	Replacement of boundary hedge with 1.4m high fence.		
Application No:	HGY/2006/0923	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	28/06/2006
Location:	27 Tivoli Road N8		
Proposal:	Crown reduction by 30% to one Lime tree to rear of property.		
Application No:	HGY/2006/0906	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	26/06/2006
Location:	14 Crouch Hall Road N8 8HU		
Proposal:	Certificate of Lawfulness for a proposed single storey side and rear extension.		
Application No:	HGY/2006/0875	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/06/2006
Location:	Fitzroy Court, 57 - 59 Shepherds Hill N6		
Proposal:	Crown reduction by 30% to 1 x Horse Chestnut tree to rear of property.		

Application No:	HGY/2006/1135	Officer:	Kristy Plant	
Decision:	PERM DEV			Decision Date: 22/06/2006
Location:	30 Fairfield Road N8 9HG			
Proposal:	Erection of single storey extension (Certificate of Lawfulness).			
Application No:	HGY/2006/1057	Officer:	Oliver Christian	
Decision:	PERM DEV			Decision Date: 21/06/2006
Location:	63 Ferme Park Road N8 9RY			
Proposal:	Erection of rear dormer window (Certificate of Lawfulness)			
Application No:	HGY/2006/0888	Officer:	Brett Henderson	
Decision:	PERM DEV			Decision Date: 21/06/2006
Location:	40 Glasslyn Road N8 8RH			
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension.			
Application No:	HGY/2006/0833	Officer:	James McCool	
Decision:	PERM REQ			Decision Date: 20/06/2006
Location:	8 Glasslyn Road N8			
Proposal:	Erection of rear dormer window.			
Application No:	HGY/2006/0844	Officer:	John Ogenga P'Lakop	
Decision:	PERM DEV			Decision Date: 16/06/2006
Location:	31 Womersley Road N8			
Proposal:	Erection of single storey rear extension and alterations to rear elevation.			
Application No:	HGY/2006/0817	Officer:	Brett Henderson	
Decision:	GTD			Decision Date: 16/06/2006
Location:	Flat B, 6 Wolseley Road N8			
Proposal:	Erection of single storey rear extension to create additional bedroom and conservatory.			
Application No:	HGY/2006/0785	Officer:	Brett Henderson	
Decision:	GTD			Decision Date: 14/06/2006
Location:	39 Glasslyn Road N8 8RJ			
Proposal:	Creation of lightwell to front of property and excavation to basement to create additional basement space.			
Application No:	HGY/2006/0799	Officer:	Brett Henderson	
Decision:	REF			Decision Date: 13/06/2006
Location:	3 Fairfield Road N8 9HG			
Proposal:	Erection of single storey garage to rear of 3 Fairfield Road, N8.			

Application No:	HGY/2006/1028	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	06/07/2006
Location:	291 Osier Crescent N10		
Proposal:	Alterations to front elevation and change of use of garage to storage room.		
Application No:	HGY/2006/0928	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/07/2006
Location:	60 Grand Avenue N10		
Proposal:	Erection of a five bedroom, 3 storey house with basement. Amendment to planning permission HGY/2005/1416 Approved 20.09.2005, involving wider house.		
Application No:	HGY/2006/0989	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/07/2006
Location:	32 Beech Drive N2		
Proposal:	Erection of single storey rear extension and erection of 3 x rear dormer windows, one with balcony.		
Application No:	HGY/2006/0924	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	04/07/2006
Location:	40 Midhurst Avenue N10		
Proposal:	Erection of single storey rear extension and rear dormer window.		
Application No:	HGY/2006/0941	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	29/06/2006
Location:	40 Twyford Avenue N2 9NL		
Proposal:	The erection of a garden shed in rear garden.		
Application No:	HGY/2006/0946	Officer:	Mark Connellan
Decision:	GTD	Decision Date:	28/06/2006
Location:	52 Twyford Avenue N2		
Proposal:	Removal of Silver Birch in front garden.		
Application No:	HGY/2006/0891	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/06/2006
Location:	20C Wellfield Avenue N10		
Proposal:	Erection of single storey rear conservatory extension.		
Application No:	HGY/2006/0827	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	20/06/2006
Location:	9 Woodside Avenue N6 4SP		
Proposal:	Erection of single storey front / side extension (Certificate of Lawfulness).		
Application No:	HGY/2006/0816	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	16/06/2006
Location:	5 Lanchester Road N6 4SU		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2006/0792** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 14/06/2006
 Location: 462 Muswell Hill Broadway N10 1BS
 Proposal: Installation of new shopfront.

Application No: **HGY/2006/0935** Officer: Frixos Kyriacou
 Decision: GTD Decision Date: 13/06/2006
 Location: 53 - 55 Queens Avenue N10
 Proposal: Approval Of Details re boundary wall pursuant to planning permission HGY/2005/0580 for the redevelopment of the site as flats.

Application No: **HGY/2006/0129** Officer: Paul Tomkins
 Decision: GTD Decision Date: 13/06/2006
 Location: Tetherdown Primary School, Grand Avenue N10
 Proposal: Approval Of Details pursuant to Conditions 2, 3, 6, 8 & 9 (building samples, landscaping scheme, access, boundary fencing and archaeological investigation) attached to planning reference HGY/2005/1179.

WARD: **Harringay**

Application No: **HGY/2006/1197** Officer: Kristy Plant
 Decision: PERM DEV Decision Date: 06/07/2006
 Location: 8 Effingham Road N8 0AB
 Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2006/1033** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/07/2006
 Location: Finsbury Park Track & Gym, Finsbury Park, Endymion Road N4
 Proposal: Provision of entrance door for disabled access to washing and changing facilities.

Application No: **HGY/2006/0932** Officer: Brett Henderson
 Decision: GTD Decision Date: 04/07/2006
 Location: 81 Seymour Road N8
 Proposal: The use of the property as two self contained flats.

Application No: **HGY/2006/0867** Officer: Oliver Christian
 Decision: GTD Decision Date: 26/06/2006
 Location: Wilmot House, Hampden Road N8
 Proposal: Installation of 6 antenna, 5 equipment cabinets, handrail and development ancillary thereto.

Application No: **HGY/2006/0917** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 22/06/2006
 Location: 43 Duckett Road N4 1BJ
 Proposal: Tree works to include felling of 1 Sycamore tree in rear garden.

Application No: **HGY/2006/0838** Officer: Brett Henderson
 Decision: GTD Decision Date: 22/06/2006
 Location: North Haringay Junior & Infant School, Falkland Road N8 0NU
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2005/1525.

Application No: **HGY/2006/0822** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 19/06/2006
 Location: 105 Frobisher Road N8
 Proposal: Retrospective planning application for erection of rear dormer window and retention of use of property as 6 x bedsit flats.

Application No: **HGY/2006/0870** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 16/06/2006
 Location: 21 St. Margarets Avenue N15
 Proposal: Erection of rear dormer window with balustrade and insertion of 2 x rooflights to front elevation.

Application No: **HGY/2006/0793** Officer: James McCool
 Decision: REF Decision Date: 14/06/2006
 Location: 439 Green Lanes N4 1HA
 Proposal: Change of use of premises from A1 (retail) to A2 (financial and professional) use.

Application No: **HGY/2006/0795** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 14/06/2006
 Location: 95 Frobisher Road N8 0QU
 Proposal: Retrospective planning application for retention of rear dormer window.

WARD: **Highgate**

Application No: **HGY/2006/0982** Officer: Brett Henderson
 Decision: GTD Decision Date: 07/07/2006
 Location: 505 Archway Road N6 4HX
 Proposal: Insertion of 8 x windows to wall facing Bakers Lane, N6.

Application No: **HGY/2006/0813** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/07/2006
 Location: 8 View Road N6
 Proposal: Demolition of existing building and erection of part 2 / part 3 storey five bedroom dwellinghouse with habitable rooms and swimming pool at basement level and balconies at first floor and roof level.

Application No: **HGY/2006/0812** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/07/2006
 Location: 8 View Road N6
 Proposal: Conservation Area Consent for demolition of existing buildings and erection of part 2 / part 3 storey five bedroom dwelling house with habitable rooms and swimming pool at basement level and balconies at first floor and roof level.

Application No:	HGY/2006/1076	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	06/07/2006
Location:	30 Southwood Lane N6 5EB		
Proposal:	Tree works to include reduction to previous points, and crown thinning by 20% and removal of epicormic growth to 1 x lime tree.		
Application No:	HGY/2006/1060	Officer:	David Paton
Decision:	GTD	Decision Date:	06/07/2006
Location:	Ridgemount, Courtenay Avenue N6		
Proposal:	Approval Of Details pursuant to Condition 4 (landscaping) attached to planning reference HGY/2005/0851.		
Application No:	HGY/2006/0477	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	06/07/2006
Location:	Flat 31 High Point North Hill N6		
Proposal:	Listed Building Consent for the removal of bath, limited tiling and w.c. and installation of new bath and w.c.		
Application No:	HGY/2006/0951	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	05/07/2006
Location:	431 Archway Road N6		
Proposal:	Retention of terraces to rear of property.		
Application No:	HGY/2006/0916	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	04/07/2006
Location:	13 North Road N6		
Proposal:	Listed Building Consent for placing a commemorative plaque onto the front of Byron House, 13 North Road, N6.		
Application No:	HGY/2006/0918	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/06/2006
Location:	Southwood Park Southwood Lawn Road N6 5SQ		
Proposal:	Installation of 8 x 300mm and 1 x 1200mm diameter transmission dishes and ancillary development thereto.		
Application No:	HGY/2006/0462	Officer:	James McCool
Decision:	REF	Decision Date:	27/06/2006
Location:	101 Hornsey Lane N6		
Proposal:	Creation of vehicle crossover to a classified road.		
Application No:	HGY/2006/0866	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	26/06/2006
Location:	11A North Road N6		
Proposal:	Listed Building Consent for refurbishment of interior of property.		
Application No:	HGY/2006/0873	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	22/06/2006
Location:	17 Broadlands Road N6 4AE		
Proposal:	Tree works to include crown thinning by 35%, crown lift by 3m to London Plane clearing house by 2m.		

Application No: **HGY/2006/0871** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 21/06/2006
 Location: Flat B, 41 Cromwell Avenue N6 5HN
 Proposal: Retrospective planning application for installation of replacement windows

Application No: **HGY/2006/0692** Officer: James McCool
 Decision: GTD Decision Date: 20/06/2006
 Location: 7 Sheldon Avenue N6
 Proposal: Erection of 2 storey rear extension.

Application No: **HGY/2006/1081** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 16/06/2006
 Location: 5 The Park N6
 Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2006/0448.

Application No: **HGY/2006/0845** Officer: James McCool
 Decision: REF Decision Date: 16/06/2006
 Location: 58 Southwood Lane N6
 Proposal: Alterations to roof including erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2006/0804** Officer: Brett Henderson
 Decision: REF Decision Date: 16/06/2006
 Location: 70 Southwood Lane N6 5DY
 Proposal: Erection of 1 x 2 storey four bedroom dwelling house.

Application No: **HGY/2006/0803** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/06/2006
 Location: 18D Northwood Road N6 5TN
 Proposal: Erection of single storey rear infill extension and creation of new staircase to rear of property.

Application No: **HGY/2006/0784** Officer: James McCool
 Decision: GTD Decision Date: 14/06/2006
 Location: 65 Talbot Road N6
 Proposal: Erection of front dormer window, erection of single storey rear extension and erection of extension at rear second floor level. Creation of 2 x lightwells to front elevation to allow habitable living space at basement level, extension and conversion of existing garage into office space, erection of canopy over terrace at the ground floor and alterations to elevations including insertion and changes to fenestration.

WARD: Hornsey

Application No: **HGY/2006/0959** Officer: Brett Henderson
 Decision: GTD Decision Date: 07/07/2006
 Location: Crouch End Service Station Tottenham Lane N8 8SE
 Proposal: Demolition of existing shop, plant room and car wash. Redevelopment to provide an upgraded Petrol Filling Station consisting of a forecourt (including retained raised canopy and pump islands), sales building / forecourt shop (class A1), storage compound, car parking, air conditioning and refrigeration units and associated works and landscaping.

Application No:	HGY/2006/1050	Officer:	Kristy Plant
Decision:	PERM DEV	Decision Date:	22/06/2006
Location:	40 Chestnut Avenue N8 8NY		
Proposal:	Erection of rear dormer window with balustrade (Certificate of Lawfulness)		
Application No:	HGY/2006/0846	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/06/2006
Location:	18 - 20 High Street N8		
Proposal:	Erection of single storey extension and change of use of No.20 to A3 (restaurant). Alterations to front elevation.		
Application No:	HGY/2006/0878	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/06/2006
Location:	44 Lightfoot Road N8 7JN		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0872	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	21/06/2006
Location:	113 Rathcoole Gardens N8 9PH		
Proposal:	Use of property as single dwelling house (Certificate of Lawfulness).		
Application No:	HGY/2006/0865	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	21/06/2006
Location:	49 Rosebery Gardens N8 8SH		
Proposal:	Conversion of garage into habitable living space		
Application No:	HGY/2006/0834	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	16/06/2006
Location:	19 High Street N8		
Proposal:	Retrospective planning application for the use of premises as a community centre / social club.		
Application No:	HGY/2006/0801	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	15/06/2006
Location:	123 Tottenham Lane N8 9BJ		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2006/0787	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	13/06/2006
Location:	51A Nightingale Lane N8 7RA		
Proposal:	Erection of single storey rear conservatory extension.		

Application No:	HGY/2006/0997	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	06/07/2006
Location:	61 Hillfield Park N10		
Proposal:	Provision of lightwells to front and rear of property to create habitable living space at basement level. Replacement of balcony at rear ground floor level with balustrade and alterations to fenestration and door to rear.		
Application No:	HGY/2006/0715	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	05/07/2006
Location:	19 Ellington Road N10 3DD		
Proposal:	Erection of two storey extension over garage, replacement of existing 2 front dormers and erection of 2 x new rear dormer windows; creation of new porch to front elevation; alterations to elevations including new fenestration.		
Application No:	HGY/2006/1036	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/06/2006
Location:	27 Barrington Road N8 8QT		
Proposal:	Erection of single storey rear/side extension		
Application No:	HGY/2006/0880	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	22/06/2006
Location:	35 Muswell Hill Place N10 3RP		
Proposal:	Erection of single storey building in rear garden to provide gym space (Certificate of Lawfulness).		
Application No:	HGY/2006/1018	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	15/06/2006
Location:	173 Park Road N8 8JJ		
Proposal:	Loft conversion from hip to gable end.		
Application No:	HGY/2006/0807	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	13/06/2006
Location:	153 Priory Road N8 8NA		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0786	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	13/06/2006
Location:	26 Princes Avenue N10		
Proposal:	Erection of single storey rear extension.		

WARD: Noel Park

Application No:	HGY/2006/0971	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/07/2006
Location:	23 Alexandra Road N8		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2006/0973** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/07/2006
 Location: Unit 28, Wood Green Shopping City, High Road N22
 Proposal: Display of 2 x illuminated fascia signs.

Application No: **HGY/2006/0821** Officer: Luke McSoriley
 Decision: GTD Decision Date: 27/06/2006
 Location: 30C Alexandra Road N8 0PP
 Proposal: Erection of single storey rear extension

WARD: Northumberland Park

Application No: **HGY/2006/0960** Officer: Mark Connellan
 Decision: GTD Decision Date: 04/07/2006
 Location: 209 Lansdowne Road N17
 Proposal: Conversion into 2 x 2 bed self contained flats with associated alterations to front and rear elevations.

Application No: **HGY/2006/0908** Officer: David Paton
 Decision: REF Decision Date: 03/07/2006
 Location: Haringey Irish Cultural & Community Centre, Pretoria Road N17
 Proposal: Certificate of Lawfulness (proposed) for the use for a limited period of 60 existing Irish Centre car parking spaces by North Middlesex University Hospital from 0700 to 1730 hours Monday to Friday excluding Bank Holidays and ceasing at 1700 hours on Tottenham Hotspur Football Club midweek games, with a free shuttle bus service between the car park and hospital campus.

Application No: **HGY/2006/0898** Officer: David Paton
 Decision: GTD Decision Date: 03/07/2006
 Location: 110 Northumberland Park N17
 Proposal: Erection of 2 storey rear extension and rear domer window creating 3 x one bed, 1 x two and 1 x three self contained flats. Alterations to elevations including new rooflights and fenestration.

Application No: **HGY/2006/0907** Officer: David Paton
 Decision: REF Decision Date: 30/06/2006
 Location: Booker Ltd, Queen Street N17 8HZ
 Proposal: The use for a limited period of 70 existing Booker Ltd car parking spaces by North Middlesex University Hospital from 0800 - 1800 hours Monday to Friday and 0800 - 1300 hours on Saturdays with a free shuttle bus between the car park and hospital campus.

Application No: **HGY/2006/1170** Officer: David Paton
 Decision: GTD Decision Date: 22/06/2006
 Location: 271 Park Lane N17 0HU
 Proposal: Erection of single storey extension to be used as retail / commercial unit (A1).

Application No: **HGY/2006/0877** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 22/06/2006
 Location: 840 High Road N17 0EY
 Proposal: Erection of replacement single storey rear extension with balustrade and terrace at rear first floor level.

Application No: **HGY/2006/0847** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 21/06/2006
 Location: 191 Park Lane N17 0HJ
 Proposal: Erection of single storey rear extension

Application No: **HGY/2006/0841** Officer: Ruma Nowaz
 Decision: REF Decision Date: 20/06/2006
 Location: 802 High Road N17 0DH
 Proposal: Listed Building Consent for display of 48 sheet advertisement hoarding.

Application No: **HGY/2006/0820** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 20/06/2006
 Location: Percival Court, High Road N17
 Proposal: Demolition of existing buildings and erection of 2 x 2 storey blocks comprising of 8 x one bedroom live / work units.

Application No: **HGY/2006/0819** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 20/06/2006
 Location: Percival Court, High Road N17
 Proposal: Conservation Area Consent for demolition of existing buildings and erection of 2 x 2 storey blocks comprising of 8 x one bedroom live / work units

Application No: **HGY/2006/0842** Officer: Ruma Nowaz
 Decision: REF Decision Date: 20/06/2006
 Location: 802 High Road N17 0DH
 Proposal: Display of 48 sheet advertisement hoarding

Application No: **HGY/2006/0779** Officer: Ruma Nowaz
 Decision: REF Decision Date: 13/06/2006
 Location: 1-3 Park Lane N17
 Proposal: Installation of ATM cashpoint machine.

WARD: St. Ann's

Application No: **HGY/2006/0889** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 21/06/2006
 Location: 3 Glenwood Road N15 3JS
 Proposal: Use of property as 2 self contained flats (Certificate of Lawfulness).

WARD: Seven Sisters

Application No: **HGY/2006/0952** Officer: Brett Henderson
 Decision: GTD Decision Date: 06/07/2006
 Location: Unit 6 2 Overbury Road N15
 Proposal: Retention of single storey rear extension to existing snack bar / kiosk to provide additional seating area.

Application No:	HGY/2006/0958	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	05/07/2006
Location:	47 Grovelands Road N15 6BT		
Proposal:	Erection of single storey rear extension for storage use ancillary to A1 shop use and raising of rear boundary wall to a height of 1.80m.		
Application No:	HGY/2006/0969	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	03/07/2006
Location:	Crowland Primary School, Crowland Road N15		
Proposal:	Replacement of all existing ground and mezzanine floor windows.		
Application No:	HGY/2006/0860	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/06/2006
Location:	33 Craven Park Road N15		
Proposal:	Erection of a 2 storey side / rear extension.		
Application No:	HGY/2006/0851	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	23/06/2006
Location:	33 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey rear extension and front and rear dormer windows		
Application No:	HGY/2006/1067	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/06/2006
Location:	78 Hillside Road N15 6NB		
Proposal:	Use of property as 4 self contained flats (Certificate of Lawfulness for an existing use)		
Application No:	HGY/2006/0882	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/06/2006
Location:	229 Hermitage Road N4 1NP		
Proposal:	Conversion of property into 2 x two bed self contained flats		
Application No:	HGY/2006/0881	Officer:	Brett Henderson
Decision:	REF	Decision Date:	21/06/2006
Location:	141 Fairview Road N15 6TS		
Proposal:	Retrospective Planning application for retention of front and rear dormer windows.		
Application No:	HGY/2006/0830	Officer:	James McCool
Decision:	GTD	Decision Date:	20/06/2006
Location:	109 - 111 Craven Park Road N15		
Proposal:	Retention of single storey extension to rear (to replace previous extensions), first floor extension to rear, works to combine the two (former) first floor flats into a single large flat.		
Application No:	HGY/2006/0835	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/06/2006
Location:	521 Seven Sisters Road N15		
Proposal:	Continuation of use of property as mini-cab office.		

Application No: **HGY/2006/0775** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 12/06/2006
 Location: 55 Oakdale Road N4 1NU
 Proposal: Erection of rear first floor extension and rear dormer window. Alterations to rear elevation.

WARD: Stroud Green

Application No: **HGY/2006/0965** Officer: Brett Henderson
 Decision: REF Decision Date: 05/07/2006
 Location: 29 Mayfield Road N8 9LL
 Proposal: Provision of staircase from rear first floor to garden. Creation of new access door at rear first floor level.

Application No: **HGY/2006/0919** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/07/2006
 Location: St. Aidans Primary School Albany Road N4
 Proposal: Erection of single storey portakabin to provide additional classroom.

Application No: **HGY/2006/0886** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/06/2006
 Location: 30 Quernmore Road N4
 Proposal: Excavation of basement and creation of lightwell to front of property to allow habitable living space at lower ground floor level.

Application No: **HGY/2006/0566** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/06/2006
 Location: 98 Stapleton Hall Road N4
 Proposal: Erection of rear dormer window with balustrade and insertion of rooflights to front elevation.

Application No: **HGY/2006/1105** Officer: Kristy Plant
 Decision: PERM DEV Decision Date: 23/06/2006
 Location: 14 Uplands Road N8 9NL
 Proposal: Erection of rear dormer window (Certificate of Lawfulness)

Application No: **HGY/2006/0853** Officer: James McCool
 Decision: REF Decision Date: 21/06/2006
 Location: 16 Upper Tollington Park N4
 Proposal: Approval of details pursuant to condition 9 (pedestrian paths and parking) attached to planning reference HGY/2005/1407

Application No: **HGY/2006/0836** Officer: Brett Henderson
 Decision: GTD Decision Date: 16/06/2006
 Location: Ground Floor Flat 1, 27 Mount Pleasant Villas N4
 Proposal: Demolition of existing shed in rear garden and erection of replacement single storey shed.

Application No: **HGY/2006/0794** Officer: James McCool
 Decision: REF Decision Date: 15/06/2006
 Location: 153 Mount View Road N4
 Proposal: Installation of 1 x solar panel (2.4m x 1.2m) on southern slope/ front elevation of property

WARD: **Tottenham Green**

Application No: **HGY/2006/0957** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 07/07/2006
 Location: Unit 8 Tottenham Hale Retail Park Broad Lane N15 4QD
 Proposal: Installation of two internally illuminated fascia signs.

Application No: **HGY/2006/0981** Officer: Oliver Christian
 Decision: REF Decision Date: 06/07/2006
 Location: 13 West Green Road N15 5BX
 Proposal: Display of 1 x 48 sheet advertising hoarding.

Application No: **HGY/2006/0926** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 30/06/2006
 Location: 8 Bedford Road N15 4HA
 Proposal: Conversion of property to provide one additional self contained flat, creating a total of 2 x 2 and 2 x 1 bedroom flats.

Application No: **HGY/2006/0904** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/06/2006
 Location: 19A Wakefield Road N15 4NJ
 Proposal: Redevelopment of site including demolition of existing building and erection of 2 storey building comprising 3 x 1 bed flats.

Application No: **HGY/2006/0947** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/06/2006
 Location: 74 - 76 West Green Road N15
 Proposal: Erection of single storey rear extension to provide preparation area and staff room to existing bakery.

WARD: **Tottenham Hale**

Application No: **HGY/2006/1244** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/07/2006
 Location: Pembury House Nursery School, Lansdowne Road N17
 Proposal: Approval of details pursuant to condition 4 (building materials) attached to Planning Reference HGY/2005/0739.

Application No: **HGY/2006/0943** Officer: Oliver Christian
 Decision: GTD Decision Date: 03/07/2006
 Location: 14 Shelbourne Road N17
 Proposal: The use of the property as a two bedroom house and a bedsit.

Application No: **HGY/2006/0814** Officer: Brett Henderson
 Decision: REF Decision Date: 16/06/2006
 Location: 20 Sherringham Avenue N17
 Proposal: Erection of single storey rear extension.

WARD: **West Green**

Application No: **HGY/2006/1000** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 06/07/2006
 Location: 205 Boundary Road N22
 Proposal: Erection of first floor mansard roof side extension.

Application No: **HGY/2006/0938** Officer: Oliver Christian
 Decision: GTD Decision Date: 05/07/2006
 Location: 29B Langham Road N15
 Proposal: Installation of rear dormer window to provide an additional bedroom.

Application No: **HGY/2006/0897** Officer: David Paton
 Decision: GTD Decision Date: 13/06/2006
 Location: 304 Philip Lane N15 4AB
 Proposal: Conversion of property into 3 self contained flats (1 x 3 bed, 1 x 2 bed and 1 x 1 bed) and insertion of 3 velux windows.

WARD: **White Hart Lane**

Application No: **HGY/2006/0979** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 04/07/2006
 Location: 12 Fryatt Road N17
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0925** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 04/07/2006
 Location: 181 Devonshire Hill Lane N17
 Proposal: Installation of side and rear dormer windows, two storey side extension and alterations to front elevation.

Application No: **HGY/2006/0927** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 03/07/2006
 Location: 126 Great Cambridge Road N17
 Proposal: Loft conversion involving the erection of a rear dormer window with velux windows to front roofslope.

Application No: **HGY/2006/0780** Officer: David Paton
 Decision: GTD Decision Date: 20/06/2006
 Location: 460 Lordship Lane N17 7QY
 Proposal: Display of internally illuminated shop fascia sign

Application No: **HGY/2006/0788** Officer: David Paton
 Decision: GTD Decision Date: 13/06/2006
 Location: 27 Great Cambridge Road N17
 Proposal: Renewal of temporary permission (expiring on 06.05.2006 - application HGY/2003/0484) for use of ground floor as mini cab office and telephone call centre.

WARD: **Woodside**

Application No: **HGY/2006/0945** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 04/07/2006
 Location: 306 High Road N22
 Proposal: Creation of a vehicle crossover to a metropolitan road.

Application No: **HGY/2006/0949** Officer: Mark Connellan
 Decision: REF Decision Date: 04/07/2006
 Location: 67 Bounds Green Road N11
 Proposal: Retention of 2.2m high chain link fence.

Application No: **HGY/2006/0896** Officer: Mark Connellan
 Decision: REF Decision Date: 30/06/2006
 Location: 11 Bradley Road N22 7SZ
 Proposal: Retention of rear dormer window

Application No: **HGY/2006/0930** Officer: Joyce Wong
 Decision: PERM DEV Decision Date: 28/06/2006
 Location: 51 Stirling Road N22
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0883** Officer: Ruma Nowaz
 Decision: REF Decision Date: 27/06/2006
 Location: 72 Ellenborough Road N22
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1049** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 22/06/2006
 Location: 47 Ringslade Road N22 7TE
 Proposal: Certificate of Lawfulness for the erection of single storey rear extension.

Application No: **HGY/2006/0811** Officer: Joyce Wong
 Decision: GTD Decision Date: 19/06/2006
 Location: 1 Maryland Road N22
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/0900** Officer: Valerie Okeiyi
Decision: REF Decision Date: 15/06/2006
Location: 50 St. Albans Crescent N22 5NB
Proposal: The use of the property as 6 self contained units.

Application No: **HGY/2006/0810** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 15/06/2006
Location: 33 New Road N22 5ET
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/0697** Officer: David Paton
Decision: GTD Decision Date: 13/06/2006
Location: 48 Cranbrook Park N22
Proposal: Erection of single storey rear extension.

Committee: Planning Applications Sub Committee
Date: 25 July 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.

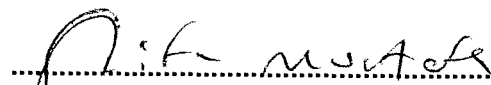
2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 26 June 2006 Committee meeting and Building Control for June 2006.

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:


.....
Shifa Mustafa
Assistant Director Planning, Environmental Policy
& Performance

Planning Applications Sub-Committee 25 July 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

June 2006 Performance

In June 2006 there were 141 planning applications determined, with performance in each category as follows -

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

93% of minor applications were determined within 8 weeks (27 out of 29 cases)

93% of other applications were determined within 8 weeks (102 out of 110 cases)

For an explanation of the categories see Appendix I

Year Performance – 2006/07

In 2006/07 up to the end of June there were 502 planning applications determined, with performance in each category as follows -

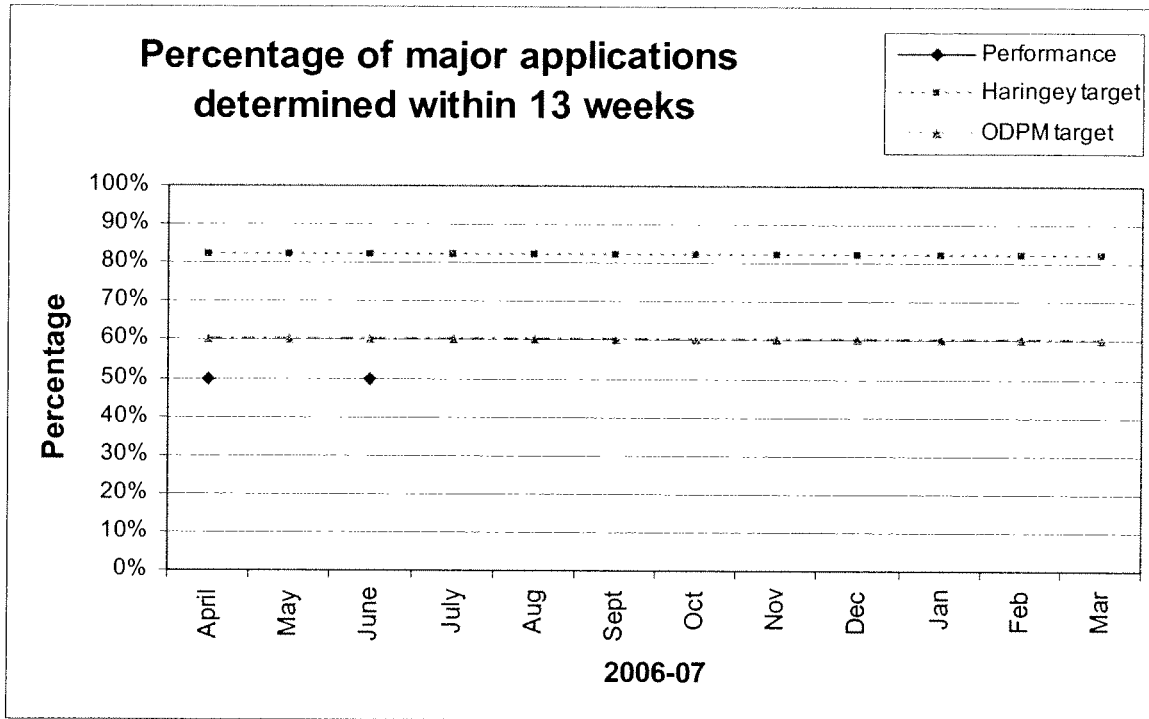
50% of major applications were determined within 13 weeks (2 out of 4 cases)

92% of minor applications were determined within 8 weeks (123 out of 134 cases)

94% of other applications were determined within 8 weeks (341 out of 364 cases)

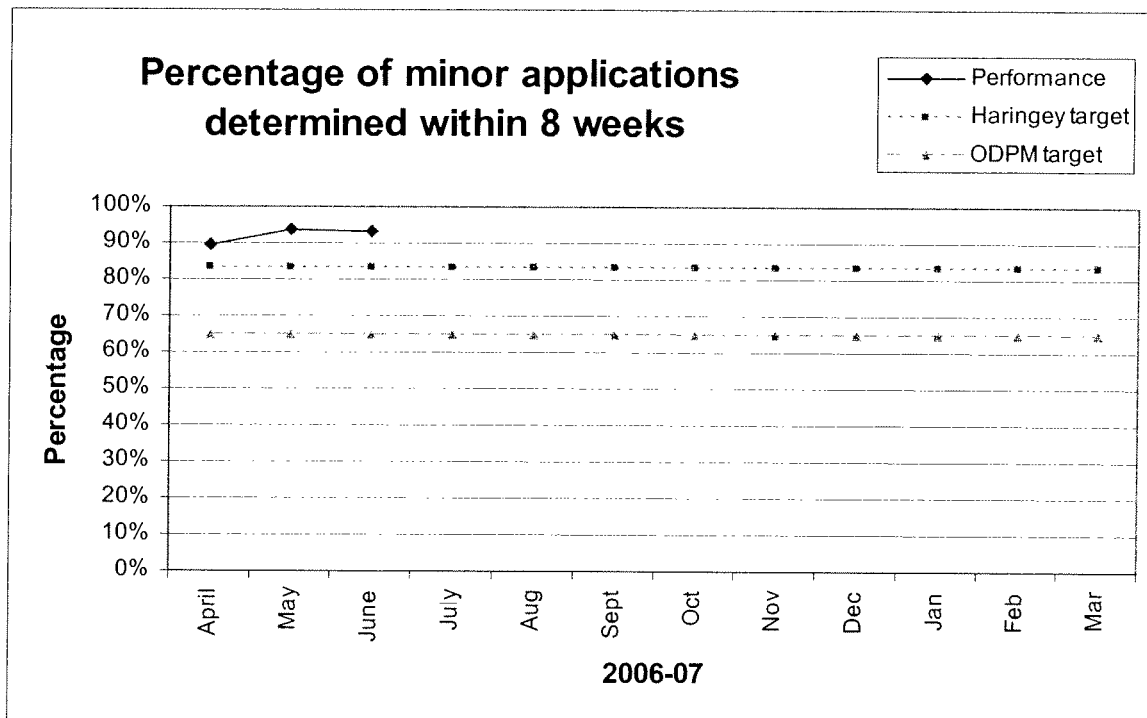
The monthly performance for each of the categories is shown in the following graphs:

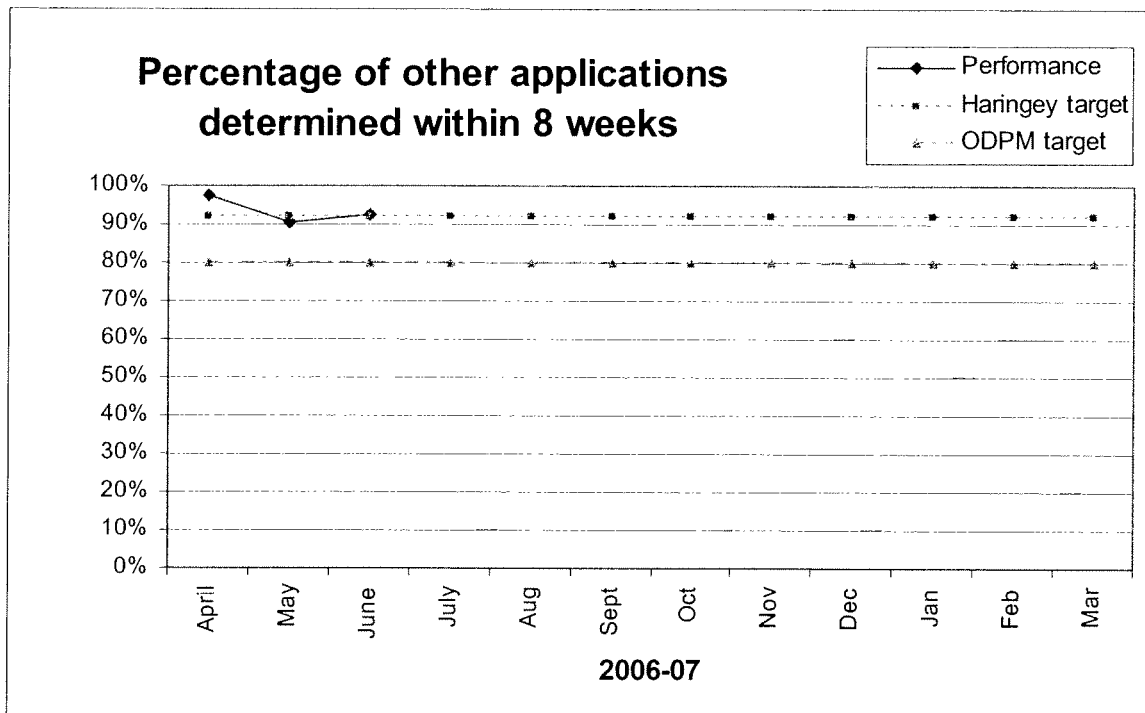
Major Applications 2006/07



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 2006/07 in relation to BV109. These are set out in PEPP Business Plan 2006-09 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**

June 2006 Performance

In June 2006 there were 18 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

39% of appeals allowed on refusals (7 out of 18 cases)

61% of appeals dismissed on refusals (11 out of 18 cases)

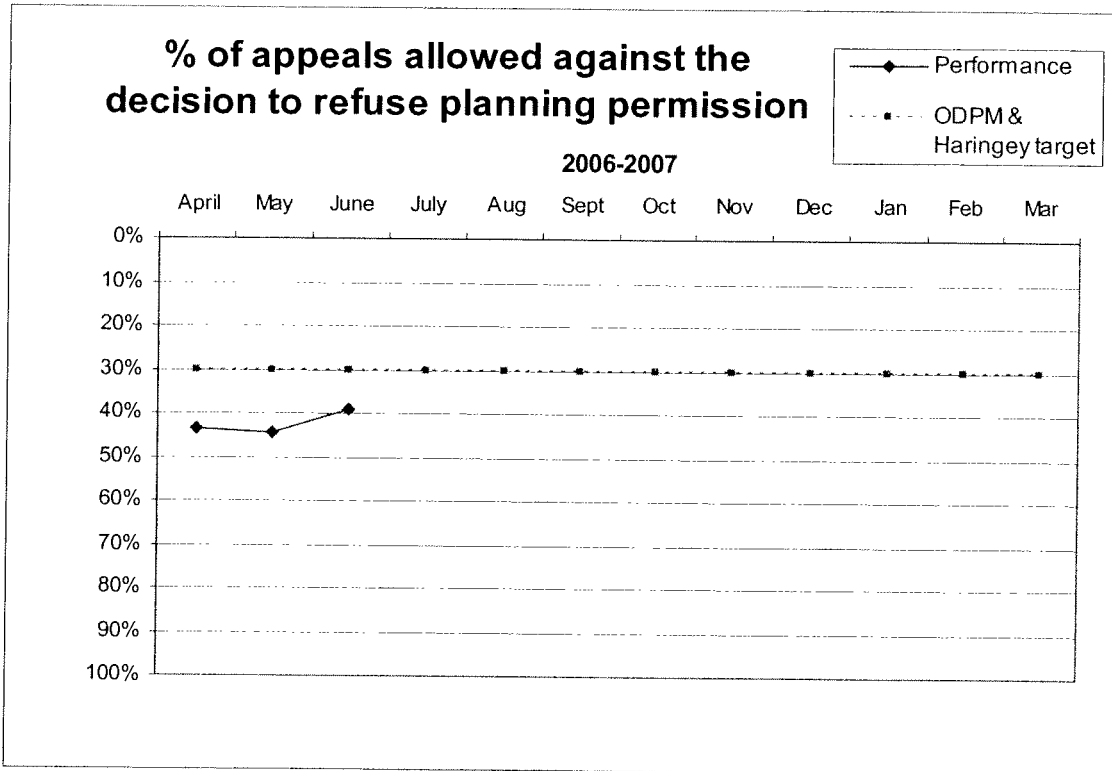
Year Performance – 2006/07

In 2006/07 up to the end of June there were 43 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

42% of appeals allowed on refusals (18 out of 43 cases)

58% of appeals dismissed on refusals (25 out of 43 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 2006/07 in relation to BV204. This is set out in PEPP Business Plan 2006-09.

The target set by Haringey for 2006/07 is 30%

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

This page is intentionally left blank

ENFORCEMENT REPORT FOR 1st TO 30th JUNE 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	33 Broadway Parade, London N8 (Unauthorised erection of a structure at the rear of the property) 149 Philip Lane, London N15 (Installation of UPVC window frames in a Conservation Area) 31 Wargrave Avenue, London N15 (Unauthorised rear extension) 52 Norfolk Avenue, London N15 (Breach of conditions of planning permission)	01/06/06 01/06/06 01/06/06 01/06/06
S.330 - REQUESTS FOR INFORMATION SERVED	149 Philip Lane, London N15 4HQ (TG) 31 Wargrave Avenue, London N15 6UH (TG) 52 Norfolk Avenue, London N15 6JX (TG) 33 Broadway Parade, London N8 9DB (TG)	7/6/06 7/6/06 7/6/06 7/6/06
ENFORCEMENT NOTICES SERVED	20 Braemar Avenue, Wood Green, London N22 7BY (TG) 337 Green Lanes, London N4 1DZ (TG) 8 Bedford Road, Tottenham, London N15 4HA (TG) Unit 4 Mavros House, 95 Vale Road, London N4 1TG (TG) 36 Alexandra Park Road, London N10 2AD (TG) 109-111 Craven Park Road, London N15 6BL (TG) 252 Lyndhurst Road, Wood Green, London N22 5AU (TG) 248 Lyndhurst Road, Wood Green, London N22 5AU (TG) 19 Dukes Avenue, London N10 2PS (TG) 99 Mount Pleasant Road, London N17 6TW (TG) 149 Philip Lane, Tottenham, London N15 4HQ (TG)	1/6/06 2/6/06 2/6/06 9/6/06 9/6/06 26/6/06 26/6/06 27/6/06 29/6/06 29/6/06 30/6/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED	52 Norfolk Avenue, London N15 6JX (TG)	7/6/06
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		
SUCCESSFUL PROSECUTIONS		
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN	180A Archway Road, London N6 5BB (TG) Chiltern Works, 11-13 Southey Road, London N15 (TG) 53-55 Queens Avenue, London N10 (TG) 28 Woodfield Way, London N11 2PH (TG)	05/06/06 07/06/06 27/6/06 27/6/06

This page is intentionally left blank

Committee:	PLANNING APPLICATIONS SUB-COMMITTEE		
Date:	25TH JULY 2006		
Report Of:	INTERIM DIRECTOR OF ENVIRONMENTAL SERVICES		
Contact Officer:	SAM AMOAKO-ADOFO	Tel:	020 8489 5102
Designation:			
Report Title:	PLANNING ENFORCEMENT REVIEW FOR 2005.		

1. PURPOSE:

To review planning enforcement current performance and suggest changes to facilitate and secure further improvements.

2. SUMMARY:

2.1 There has been a significant increase on case closures in 2005 part of this reduces the existing backlog of 1600 cases. Additionally, new cases are still being registered each month, resulting in an average caseload of 300 cases per officer which is excessive. It is important to further reduce the current caseload and re-assess priorities for enforcement action in order to improve efficiency and effectiveness.

There is the need for a service with a sharper focus and this will necessitate proactive linkages with other enforcement teams where their powers are complementary. It is essential therefore to set in place a formal process to reflect the fact that more can be done when joined up with other enforcement teams as recently demonstrated in dealings with social clubs, public eyesores, estate agent boards, fly posting, satellite dishes and advertisement hoardings. Public education remains vital as the provision of planning enforcement powers are seen to be at odds with customer expectation.

3. RECOMMENDATIONS:

3.1 That the report be noted and the recommendation to draw a line and close old cases registered before the end of December 2003, be agreed.

Report Authorised By: ROBIN PAYNE
ASSISTANT DIRECTOR ENFORCEMENT SERVICES

4.0 ACCESS TO INFORMATION PROVISIONS

Not applicable

5.00 BRIEF BACKGROUND

Planning enforcement investigates and resolve alleged breaches of planning controls. Complaints that the service currently deals with involve the following:

- a) **Householder development** Such as an extension or shed being erected, a new fence or wall being erected or raised in height, formation of a roof terrace, converting a house into flats, running a business from home, installation of a satellite dish on a property, pruning and felling of privately owned trees and replacing timber windows with UPVC double glazed units.
- b) **Commercial developments** Such as a shop being used as a café or restaurant, shopfront alterations, an advertisement panel being erected on private land or on the side of a building and a car repair business taking place from private domestic garage
- c) **Other types of development** include not complying with a condition(s) attached to a planning permission, carrying out works to a listed building, and erecting a building not in accordance with the approved plans.

Since January 2004, the delivery of planning enforcement has been the responsibility of the Enforcement Service, but with enforcement decisions made through the Planning Policy and Performance Service. A protocol is in place to ensure the continuing planning input from the Heads of Development Control (both North & South) especially the retention of the responsibility for decisions to take enforcement action and/or close enforcement investigations.

5.01 UPDATE ON NUMBER OF CASES (tables 1 & 2)

- A total of 2699 cases were registered between January 2002 and November 2004, 1097 were resolved and closed by November 2004 (about 41% of all cases), leaving 1602 active cases by end of 2004.
- 73% of the closures (i.e. 805 out of 1097) happened between March and November 2004 when the team was moved from PEPP to join the enforcement services.
- The number of complaints received in 2005 was 885 - which is 3.6% lower than that for 2004. However, 1432 cases were resolved and closed for 2005, as against 832 closures for 2004. This represents a 72% increase on closures helping to reduce the existing backlog.
- The subsequent increase in staff level to 8, though temporary, made the achievements possible. Two other officers were separately involved in dealing with licensing applications and house conversions, making a total of ten.
- In the last quarter of 2005, 410 cases were resolved and closed. Of this 299 (73%) were part of the complaints received within the year, 17% (69) were 2004 cases while the remaining 10% (42) came from complaints received between 2001-2003.
- About two-thirds (65%) of the 2005 cases still remain active. The proportion of active cases reduces significantly to 43% for cases registered in 2004. Overall,

the active cases for these two years form 60% of current open cases.

- Therefore a recommendation to draw a line and close old cases registered before the end of December 2003, if accepted would reduce the current backlog by about 40%.

5.02 BREAKDOWN OF CLOSURES (table 3 & 7)

A sample of 195 cases, which were resolved and closed during a particular period (October to December 2005), were analysed to give a borough-wide picture and also to allow for individual ward by ward comparison.

Of the 195 closures, a third (33%) did not constitute a planning breach, and it was not expedient to take enforcement action with a further 25%. The implication is that half of all complaints can be resolved without resorting to enforcement action.

In almost a third (30%) of the cases, officer intervention was essential in getting developers to take action to remove the breach (11% the activity ceased, 13% took required remedial action, 5.5% submitted applications which were approved). A small proportion (4.5%) was immune from enforcement action.

5.03 OVERVIEW OF CASES BY WARDS (table 4)

Of the 19 wards, **Harringay Ward** has the largest number of cases at 194 out of the borough total of 1459. This is 13% of all cases and is followed by **Highgate** and **Noel Park** Wards at 9% and 8% respectively. Together, these three wards take 30.6% of the number of cases for the borough.

Then, seven (7) other wards (**Muswell Hill, Bounds Green, St Anns, Fortis Green, Woodside, West Green & Seven Sisters**) follow in descending order each taking about 5% of cases. The first seven wards received about half (52%) of all complaints and the first ten wards collectively account for two-thirds, (67%) of all cases for the borough. The other nine (9) wards take the remaining third of the cases.

Tottenham Hale has the least number of complaints at 2.5%. This with **Stroud Green** (3.2%) and **Bruce Grove** (3.3%) together received less than a tenth of cases (9%). The three wards with the least number of cases are all in the East of the Borough.

5.04 BREAKDOWN OF CASES BY COMPLAINTS (table 5)

There are 14 potential breaches on the planning enforcement complaints system. The first 5 main types of complaints cover about two-thirds (65%) of all cases. Adding the next four set of complaints increase the proportion to 90%. It might be tempting, if not prudent to restrict our investigation to dealing with the first nine (9) areas that account for 9/10 of all complaints. However, some minor complaints such as tree works, social clubs and nuisance garages may be of particular concern to residents due to their serious adverse impact on residential amenity and cannot be ignored.

Complaints relating to house conversion top the table with 20%, followed by erection of structures at 15% and departure from approved plans at 12%. Advertisement hoardings, satellite dishes and upvc window replacements are registered as 8.4%, 7% and 5.8% respectively.

For simplicity, the breaches are grouped into 4 main areas in Table 4.3 as:

- **Building works** (Erection of structure, extension, roof extension etc)
- **Land use change** (Change of use, house conversion, Social club, Car repairs and Mini cabs)
- **Alterations to properties** (Shopfront alteration, Departure from approved plans, UPVC window replacement, satellite dish)
- **Others** (Advertisement hoarding, Listed Buildings, Trees works, and non – planning matters)

For the whole Borough, **Land use change** is the largest, accounting for more than a third (35%) of all cases. This is followed by **alterations to buildings** at 27%, then by **building works** closely at 24%. '**Others**' takes the last 14%.

5.05 ENFORCEMENT APPEALS

From April 2004 to December 2005 146 enforcement notices were served. There were 26 enforcement appeals (18%), half were allowed and half were dismissed. This leaves 120 cases where prosecuting the respective developers for non-compliance remains crucial and should be a high priority. This is an important part of ensuring the right message that unauthorised development and identified planning breaches will be fully dealt with is properly embedded in the community.

The enforcement appeals form 25% of all planning appeals and are mainly dealt with by the appeals officer if it is by written representation. However, public inquiries require legal assistance and involvement from planning officers while informal hearings need the involvement of both planning and enforcement officers. Taking enforcement action has far reaching implications on resource allocations.

5.06 Dealings with Legal Services

Due to recent re-organisation and new staff, provision of Legal Services to support planning enforcement is improving in the area of serving enforcement notices and prosecutions. Further improvements can be made by increasing the number of current prosecutions within resource limitations. Significant progress has been made in issuing limited notices such as PCN, Discontinuance Notices and S215 Notices in house. But without a trained stable staff, the team is not in a position to take on additional tasks such as drafting own enforcement notices in-house.

5.07 OTHER ACTIVITIES AND ACHIEVEMENTS

- **HMO WORK:** Dealing effectively with unauthorised house conversions had been a problem in the past as two separate services dealt with different aspects of the investigation, resulting in lack of co-ordination and potential conflict. A pilot Work on Houses in Multiple Occupation (HMO) in the Ladder carried out as a joint investigation by a dedicated officer has proved effective and the programme should be extended to cover the rest of the Borough. So far (For the first quarter of 2006 (January – March)) a total of 113 properties were investigated. Out of this, 40 cases have been resolved and closed as no planning breach or housing regulation breaches were identified. 73 cases are still under investigation. 119 site visits in total were carried out within the period and 51 Planning Contravention Notices (PCNs) were issued and 5 enforcement notices served.
- **TOWER GARDENS ESTATE:** Planning Enforcement has taken a leading role in enforcing breaches in the Tower Gardens Estate, concentrating enforcement

efforts on non-reversible alterations such as upvc window replacements, removal of front hedges and the installation of satellite dishes. Given that there had been limited enforcement action in the past, a Council letter was distributed to all residents within the area in September 2005, advising that a joint enforcement strategy involving Planning, Housing and Neighbourhood management, is now in place to tackle and enforce on unauthorised development. (This is an on-going investigation as new tenants are moving in and out resulting in new breaches.)

- **Estate Agents Boards:** Together with wardens the team has undertaken proactive work to identify offending boards for removal. But this is a recurring problem and so the next stage is to prosecute one or two persistent offenders as an example to others.
- **Fly posting:** Assisted Street Enforcement in delivering effective enforcement to dramatically reduce fly posting using Section 215 notices as appropriate.
- **Public Eyesores Programme:** The use of section 215 notices has been a key element of a joint effort in resolving public eyesores such as uncleared land . The programme initially has focussed on Network Rail Land.
- **Continuous improvements** – Consistently meeting target for initial site visits.
- **Closing more cases** now and reducing the backlog.
- **400 licensing applications** were successfully advised on in time between July 2005 and January 2006
- **Serving more notices in house.** Making frequent use of Planning Contravention Notices to request for information, Section 11 Notices requiring the removal of unauthorised advertisement hoarding and Section 215 notices to require sites to be cleaned. All these are drafted and served in-house with no additional costs to the service.

5.08 PROBLEMS & RECOMMENDATIONS

- 1) **Problems of dealing with large officer case loads.** The service continues to experience problems of sustaining delivery e.g. inability to update all complainants due to the difficulty of 'completing the circle' of investigating more than 250 cases at a time. Regular redistribution of cases to even out caseloads and regular monitoring of individual and group performance figures are some of the measures introduced to resolve the problem. A significant reduction of current caseload is needed to improve performance and sustain improvements.
- 2) **Some problem developers are reluctant to engage with the service,** by not responding to our letters and delaying the investigative process. Using powers of entry or seeking a warrant to enter properties where owners are unco-operative or serving enforcement notice if a breach has been identified are some of the recommended measures. Notices not appealed against should be taken further. However, needed prosecutions are still slow and few.
- 3) **Difficulty in recruiting full time permanent staff.** Stability is very important—high officer turn over in the past has hampered sustained performance and training programmes have not yielded their full benefits. The department continues to rely on agency staff so recruitment and retention of staff are essential.

6.0 WAY FORWARD

There is a high expectation from the public for planning enforcement to deliver. Having assessed current service requirements demanded by clients, the realistic way to meet service goals within available resources is to establish

effective linkages with other enforcement teams and concentrate our focus on achieving a manageable caseload and sustainable actions.

6.1 INVESTIGATION

The Council's policy is to investigate all enforcement complaints. For officers, the initial investigation may comprise an assessment of the site history from planning and sometimes building control records, followed by a site inspection basically to:

- Establish whether there is a possible breach of planning control, and
- If so, to recommend what remedial action or enforcement action, if any, may be appropriate.

In order to ensure that urgent/serious cases are given the highest priority during the initial investigation, a procedure is in place which categorises all complaints into three levels of priority and performance is monitored. Essentially, Planning enforcement powers are discretionary and can only be used where there is good planning reason. Mere regulation of a breach for the sake of regulation without achieving environmental or other benefits is not effective or efficient.

Therefore it is vital to re-focus and agree that:

1. Some breaches of planning control will not be pursued beyond an initial investigation where subsequent action is found not to be expedient.
2. Enforcement action will not be taken simply to regulate the unregulated. Cases will only be pursued to achieve specific benefits for the environment.
3. High priority cases, by definition, will be progressed at the expense of other cases and therefore progress of non-priority cases will be subject to other demands upon the service. Consistent enforcement standards will be maintained at all times.

6.2 PRIORITIES FOR SEEKING REMEDIAL ACTIONS will be given to:

1. **Developments causing irreversible harm or damage**, e.g. removal of trees subject to Tree Preservation Orders, damage to listed buildings etc
2. **Developments giving rise to immediate threats to public safety** or to public health e.g. vehicle spraying in a residential area, uses posing a threat to the public.
3. **Developments seriously prejudicing the (UDP) Unitary Development Plan** e.g. development which is inconsistent with any stated policy or proposal such as roof terraces resulting in overlooking and loss of privacy to neighbours.
4. Developments which by reason of their location or character, bring into **question the integrity of the Council's enforcement service** e.g. unauthorized hoardings on major thoroughfares or other gateways through the Borough, unauthorized development on high streets,
5. Unacceptable developments which, by reason of time, **present imminent possibilities of becoming immune from enforcement and gaining planning permission by default**
6. Action directly **supportive of corporate initiatives** such as public eyesores.

6.3 To move on the team will consider:

- Ways of being proactive in monitoring given planning conditions. Will set up better links with Development Control (Planning) and Building Control officers.

- Must review procedure for receiving and logging cases for investigation – with adequate screening, checking whether cases are picked up too early.
- An acceptance that the Service must be planning policy driven and cannot be enforcement driven. Currently we try to do everything. Planning as a regulatory service needs support in controlling unauthorised development.

6.4 Action Plan

1. Reducing heavy caseload (currently over 300 per officer) to 180 cases per officer by December 2006.

Existing cases range from 2001 and is currently at 1600. Steps are being taken to reduce this figure. It is important to get rid off the old cases as quickly as possible.

Suggestions to reduce the caseload include:

- **Cases where the complaint was made before 30 June 2002** will be closed under the 4-year rule given that any building operations not actioned by now would be immune from enforcement action under planning regulations. .
 - **Cases where no breach is found or where there is no current complaint** and there are grounds to believe that no one is any longer concerned would also be closed.
 - If a case has been **superseded by a planning permission or by a later complaint**, it would also be closed.
2. To produce yearly Report of Enforcement Cases by end of November each year. This will include ward based analysis, mapping planning hotspots and identifying special problems. It should also include a break down of monthly outputs, enforcement appeals and related statistics, enforcement action etc.
 3. Education of the public on what powers and services are available and can be provided by planning enforcement - Target for September 2006

7.0 CONCLUSION

Investigating and dealing with alleged breaches of planning control in Haringey remains a huge but an essential task. There is the need for a service with a sharper focus and this will necessitate proactive linkages with other relevant enforcement teams where their powers are complementary. It is now essential to set in place a formal process to reflect the fact that planning enforcement can do more when joined up with other enforcement teams as recently demonstrated in dealing with social clubs, public eyesores, estate agent boards, fly posting, satellite dishes and advertisement hoardings.

This page is intentionally left blank

TABLES

- Table 1. Overview of enforcement cases as at December 2005
- Table 2: Received and closed cases as at 31/12/05
- Table 3: A snapshot of closures for third quarter of 2005
- Table 4 Complaints received by ward (in descending order)
- Table 5: Main Complaints.
- Table 6: Grouped Complaints for the Borough
- Table 7 Sampled Closed cases
- Table 8 Comparison of Main Cases by Ward

This page is intentionally left blank

TABLE 1. OVERVIEW OF ENFORCEMENT CASES AS AT DECEMBER 2005

Complaints Received for 2003-2005			
Month	2003	2004	2005
January	70	52	72
February	77	56	67
March	80	147	73
April	74	78	68
May	88	75	92
June	90	86	80
July	94	76	113
August	68	95	68
September	76	69	75
October	57	62	78
November	46	76	54
December	33	46	45
Total	853	918	885

TABLE 2: RECEIVED AND CLOSED CASES AS AT 31/12/05

	Year 04	Year 04	Year 05	Year 05
Month	Received	Closed	Received	Closed
January	52	15	72	772
February	56	19	67	103
March	147	47	73	47
April	78	30	68	119
May	75	35	92	34
June	86	30	80	50
July	76	14	113	22
August	95	50	68	31
September	69	46	75	55
October	62	77	78	118
November	76	42	54	30
December	46	27	45	51
Additional closure		400		
Total	918	832	885	1432

TABLE 3: A SNAP SHOT OF CASE CLOSURES FOR THIRD QUARTER OF 2005

2001	2002	2003	2004	2005	Total	
88	235	382	467	469	1641	Open cases to 9 th September 2005
5	5	32	69	299	410	Total Cases closed in 1/4 Period
				885		Total cases received for Year 2005
83	230	350	398	579	1640	Total cases opened after 1/4 closures

Table 4 COMPLAINTS RECEIVED BY WARD (IN DESCENDING ORDER)

Comparison by Ward per number of cases			
Ward	No	%	Cumulative
Haringey	194	13.3%	
Highgate	134	9.2%	22.5%
Noel Park	118	8.1%	30.6%
Muswell Hill	80	5.5%	36.1%
Bounds Green	78	5.3%	41.4%
St Anns	77	5.3%	46.7%
Fortis Green	76	5.2%	51.9%
Woodside	75	5.1%	57.0%
West Green	72	4.9%	62.0%
Seven Sisters	70	4.8%	66.8%
Northumberland Park	64	4.4%	71.1%
Alexandra	62	4.2%	75.4%
Crouch End	60	4.1%	79.5%
White Hart Lane	59	4.0%	83.6%
Tottenham Green	57	3.9%	87.5%
Hornsey	52	3.6%	91.0%
Bruce Grove	48	3.3%	94.3%
Stroud Green	47	3.2%	97.5%
Tottenham Hale	36	2.5%	100.0%
Total	1459	100.0%	

TABLE 5: MAIN COMPLAINTS.

Breach	No	%	Cumulative
Conversion	294	20.2%	
Erection of Structure	216	14.8%	35.0%
Departure from Plans	168	11.5%	46.5%
Change of use	135	9.3%	55.8%
Extensions	134	9.2%	65.0%
Advertisement Hoarding	123	8.4%	73.4%
Satellite Dishes	104	7.1%	80.5%
UPVC Window Replacement	85	5.8%	86.3%
No Breaches	64	4.4%	90.7%
Social Clubs	41	2.8%	93.5%
Unauthorised Car Repairs	33	2.3%	95.8%
Shop Front alterations	31	2.1%	97.9%
Trees	24	1.6%	99.5%
Others	7	0.5%	100.0%
Total	1459		

Table 6: GROUPED COMPLAINTS FOR THE BOROUGH

Breach	No.	%
<u>Building Works</u>	352	24.1%
Erection of Structure	216	14.8%
Extension	134	9.2%
Rear Extension	2	0.1%
Roof Terrace	0	0.0%
Unauthorised Building	0	0.0%
<u>Land use Change</u>	506	34.7%
Change of Use	135	9.3%
Conversion	294	20.2%
HMO Conversion	0	0.0%
Social Club	41	2.8%
Unauthorised Car Repairs	33	2.3%
Mini Cabs	3	0.2%
<u>Alterations</u>	388	26.6%
Shopfront	31	2.1%
Departure from Plans	168	11.5%
UPVC Window Replacement	85	5.8%
Satellite	104	7.1%
<u>Others</u>	213	14.6%
Advertisement Hoarding	123	8.4%
Listed Building	2	0.1%
Demolition	0	0.0%
No Breach	64	4.4%
Trees	24	1.6%

Total Figures **1459** **100.0%**

Table 7 Sampled Closed cases

Closed Reason	October		November		December		Total	
	No.	%	No.	%	No	%	No.	%
Remedied	11	9	10	38	5	9.8	26	13
10 Year Rule	1	0.8	0	0	1	2.0	2	1
4 Year Rule	4	3.3	1	3.8	2	3.9	7	3.5
No Breach	33	27.1	8	30.4	25	49	66	33
Referred	0	0	0	0	0	0	0	0
Not Expedient	45	36.9	0	0	4	2.8	49	25
Notice Complied With	2	1.6	1	3.8	0	0	3	1.5
Application Approved	4	3.3	0	0	7	13.7	11	5.5
Prosecuted Successfully	0	0	0	0	0	0	0	0
Use Ceased	13	10.7	3	11.4	6	11.8	22	11
Permitted Development	3	2.5	1	3.8	0	0	4	2
Duplicate Case	2	1.6	2	7.6	1	2.00	5	2.5
Total	118		26	98.8	51	100	195	98

Table 8 Comparison of Main Cases by Ward**Comparison of Main Cases by Ward**

Ward	Building Works		Landuse Change		Alterations		Others	
All Haringey	24.1		34.7		26.6		14.6	
Stroud Green	19.2		25.6		42.6		12.7	
Haringey	16		55.6		18.5		9.8	
Seven Sisters	20		47.2		15.7		17.2	
Northumberland Park	20.3		43.8		10.9		25	
Tottenham Hale	27.8		50		19.4		2.8	
Tottenham Green	19.3		36.8		17.5		26.2	
St Anns	26		40.3		22.1		11.7	
Hornsey	11.5		25		28.4		34.6	
Crouch End	13.3		20		45		21.7	
White Hart Lane	28.8		22		45.8		3.4	
Woodside	32		44		18.6		5.4	
West Green	22.2		45.8		9.8		22.2	
Noel Park	28.8		28.8		35.6		6.8	
Bounds Green	26.9		47.4		17.9		7.7	
Alexander	40.3		17.7		22.6		19.3	
Muswell Hill	27.5		15		38.8		18.7	
Fortis Green	27.6		10.5		47.4		14.5	
Highgate	29.8		20.1		31.3		18.7	
Bruce Grove	20.8		45.8		22.9		10.5	
Average	24.1		33.8		18.6		14.9	
Total	3	100	1	100	3	100	7	100

Committee: Planning Applications Sub Committee
Date: 25 July 2006

Report of: Interim Director of Environmental Services

Contact Officer: Paul Tomkins
Designation: Head Of Development Control (North) **Tel:** 020 8489 5167

Report Title: Supplementary report re Legal Agreement money for residential development on site between 72 – 74 Twyford Avenue N2 (reference HGY/2006/0829).

1. PURPOSE: To agree to enter into a revised Section 106 Legal Agreement relating to planning application reference HGY/2006/0829.

2. SUMMARY: To agree financial contributions towards Education provision and administration costs, a management agreement to secure a block of woodland to the east of the tennis court and the provision of a tennis court available for public use.

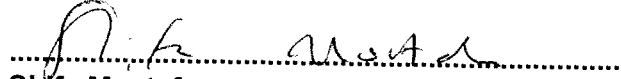
3. RECOMMENDATIONS: To agree the attached report.

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
 Assistant Director Planning, Environmental Policy
 & Performance.

PLANNING APPLICATIONS SUBCOMMITTEE 25 JULY 2006 Item No.

**RESIDENTIAL DEVELOPMENT ON
SITE BETWEEN 72-74 TWYFORD AVENUE N2
(Reference: HGY/2006/0829)**

SECTION 106 AGREEMENT

At the Committee Meeting of 26 June 2006 Members considered and agreed a Report recommending that Planning Permission be granted for the development of former tennis courts at Twyford Avenue N2, by the erection of nine detached dwellings plus one tennis court.

The approval was subject to a number of conditions and to a Section 106 Legal Agreement covering (a) Educational contribution. (b) provision and Management of the Tennis Court.

The written Report stated that the educational contribution was to be £165,594.49 towards educational facilities within the Borough (£78049.05 for primary; £87545.45 for Secondary). However in introducing the report the Head of Development Control advised Members that the applicants had said they were not keen to contribute this amount, for the reason that there was already a valid planning permission still in force, granted in 2004, which involved payment of £58,741.00. for Educational contribution. (The reason for the wide difference in the two figures is that the Council is now working to a new SPG12 on Educational contribution, based on a different formula, which is more demanding than the old).

The applicants have said they are prepared to pay an amount between the two figures, and would contribute £100,000 towards the Educational contribution.

It is very important to recognise the existence of the previous permission as one that could still be implemented, and as a material consideration. A recent appeal decision in Buckinghamshire, where a Council had sought to apply new provisions for affordable housing in judging a revised scheme on a site which was only a modest change to a previous permission (where there was an already agreed affordable housing provision), led to a finding against the Council, the appeal being allowed with partial costs awarded.

Given that the 'fall-back' position would be for the developers to construct the original scheme, which had very similar footprint and bulk but an inferior design in terms of elevational appearance, it is recommended that the Committee **agrees** the figure of £100,000 as Educational Contribution in respect of this Twyford Avenue development.

RECOMMENDATION

That the Planning Applications Sub-Committee notes this Report and agrees to enter into a Section 106 Agreement in respect of the development of the site between 72-74 Twyford Avenue N2, (under Planning Permission HGY/2006/0829) , to include:

1. A contribution of £100,000 towards Education provision within the Borough.
2. A management agreement to secure the block of woodland to the east of the tennis court is retained and thereafter permanently maintained and managed for the benefit of wildlife and as an amenity area in perpetuity.
3. Prior to the first occupation of the development hereby approved, a tennis court is completed with an enclosure that meets minimum Lawn Tennis Association requirements and is made available for public use and is thereafter so maintained; and that a Management Company or Committee is set up to enable such use by local residents.
4. That a contribution of 5% (£5,000) is made towards the administration of the Legal Agreement.

This page is intentionally left blank

Committee: Planning Applications Sub Committee
Date: 25 July 2006

Report of: Interim Director of Environmental Services

Contact Officer: Paul Smith
Designation: Head Of Development Control (South) **Tel:** 020 8489 5507

Report Title: 27 – 31 Avenue Road N15
 – Planning application: Infill of ground floor and existing garage area to create 2 x 2 bed flats, an 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.

1. PURPOSE: To reconsider the planning application HGY/2004/0585 in the light of legal advice regarding a resolution to draft a Section 106 Legal Agreement.

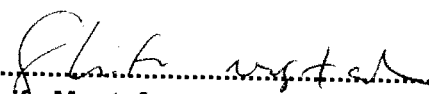
2. RECOMMENDATIONS: To agree the recommendation in the attached report.

3. 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

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

Planning Applications Sub Committee 25 July 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2004/0585

Ward: St. Ann's

Address: 27 - 31 Avenue Road, N15

Proposal: To reconsider the Planning application in light of legal advice regarding a resolution to draft a Section 106 Agreement.

REPORT

This application was granted consent at the 6 May 2004 Planning Applications Sub Committee with a resolution to draft a "Section 106 Legal Agreement to secure the refurbishment and repair of the main block and that proceeds of sale of the development to be applied in that regard".

The application was for the infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed flat. Re-arrangement of car parking area providing 10 car parking spaces, creation of lift and installation of front bay window to the ground, first and second floors and installation of a gabled roof. The agent has also outlined that minor works not requiring planning permission are also proposed to renovate the premises.

Over the past year the applicant and Council's Legal Department have come to the agreement that the above resolution is not something which is within the Council's power to control or which should be included in a Section 106 Agreement. This is because the Committee cannot legally seek to prescribe how the proceeds of a sale are applied in a Section 106 Agreement. There is no authority to refuse the application under delegation if a Legal Agreement cannot be reached. Therefore, the only solution is to refer the matter back to the Committee to reconsider its previous resolution and decide either to approve without the previous resolution or refuse.

It is considered that the following conditions could be attached to a consent to replace the previous resolution:

1. No development shall take place until details of a refurbishment and repair scheme for the block of flats has been submitted to and approved in writing by the Local Planning Authority. These details shall include detailed plans, drawings, materials used and specifications. Development shall be carried out in accordance with the approved details.

2. No more than 50% of the new dwellings comprised within the development hereby authorised shall be occupied until the refurbishment and repair scheme works carried out in accordance with the details submitted and approved in condition [above] have been carried out.

The previous report that went to the 6 May 2004 Planning Applications Sub Committee is included in the following pages with the two conditions above attached as Conditions 3 and 4 of the recommendation.

RECOMMENDATION

GRANT PERMISSION as agreed by the Planning Applications Sub Committee on 6 May 2004 and as minuted at and agreed at the 7 June 2004 meeting (see minutes attached as Appendix 2) without the added Section 106 agreement, but subject to the two added conditions below:

1. No development shall take place until details of a refurbishment and repair scheme for the block of flats has been submitted to and approved in writing by the Local Planning Authority. These details shall include detailed plans, drawings, materials used and specifications. Development shall be carried out in accordance with the approved details.
2. No more than 50% of the new dwellings comprised within the development hereby authorised shall be occupied until the refurbishment and repair scheme works carried out in accordance with the details submitted and approved in condition [above] have been carried out.

Planning Applications Sub-Committee 06/05/2004

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2004/0585

Ward: St. Ann's

Date received: 27/02/2004

Last amended date:

Drawing number of plans: 0307/01A-05A.

Address: 27-31 Avenue Road, N15

Proposal: Infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed flat. Re-arrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.

Existing Use: Residential

Proposed Use: Residential

Applicant: Lotus Investments Ltd

Ownership:

PLANNING DESIGNATIONS

ROAD - BOROUGH
RIM 1.2 UPGRADING GREATEST NEED

Officer contact: Brett Henderson

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The site is located on 27-31 Avenue Road, St. Ann's in the south of the Borough. On the western side of the street a four storey rectangular flat building currently occupies the site and provides 20 flats comprising 5 bedsits, 7 one bed flats and 8 two bed flats. There is on site parking for 15 cars and a substantial rear amenity space.

The surrounding area is residential and contains two storey terraced buildings.

PLANNING HISTORY

03/10/03 – Refused – 2003/1513 – Remodelling of existing block and erection of an additional floor to create 2 x bed-sits, 13 x 1 bed and 10 x 2 bed flats in main block and erection of single storey building to rear to create 1 x 1 bed and 2 x 2 bed flats and associated alterations.

DETAILS OF PROPOSAL

Infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed

flat. Re-arrangement of car parking area providing 10 car parking spaces, creation of lift and installation of front bay window to the ground, first and second floors. Installation of a gabled roof

The agent has also outlined that minor works not requiring Planning permission are also proposed to renovate the premises.

CONSULTATION

Transportation Group
Ward Councillors
21-36 (incl.) Avenue Road
42 – 60 (e) North Grove
58b, 52, 40, 42 North Grove

RESPONSES

40 North Grove – Objection. The proposal would dominate the skyline and result in the removal of several trees in the rear amenity space to the detriment of the locality.

42 North Grove – Objection. The proposal will result in overlooking and overshadowing onto my property. The removal of several trees in the rear amenity space of the subject site will be to the detriment of the locality. The proposal will be unsightly and cause car parking problems.

Transportation – No objections.

RELEVANT PLANNING POLICY

NATIONAL POLICY BACKGROUND

Regional Planning Guidance Note 3

RPG3 is the regional planning guidance for London. One of its key objectives is to maximise housing provision in London. It sets a minimum net additional dwelling targets for Haringey of 6,700 units for the period 1992 – 2006 to be achieved through refurbishment and new build on underused and recycled urban land. These targets are reflected in the adopted Unitary Development Plan.

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 issued in 2004 by the Greater London Authority and forms the emerging Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It will replace 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 (23,000 per year). It is likely however that the Council will object to this target. Nevertheless, any future target will include the more efficient use of existing stock as well as new-build.

LOCAL POLICY BACKGROUND

Unitary Development Plan

HSG 1.1: Strategic Housing Target

Sets out the Councils 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.

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 1.3 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 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours planning permission for development

DES 1.11 Design of Alterations and Extensions

Alterations and extensions should normally be in keeping with the plan, height, form, richness, architectural characteristics, style, period and detailing of the original building.

DES 5.3 Residential Alterations and Extensions

To promote local distinctiveness and to maintain the character of residential neighbourhoods, alterations and extensions should be subordinate to and be restrained by the character of the original buildings.

DES 5.8 Additional Floors On Blocks of Flats

Seeks to protect the character of the existing building and the amenity of the existing and adjoining residents.

TSP 7.1: Parking for Development

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

Emerging Unitary Development Plan

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are i) size, bulk and design, ii) privacy and overlooking, iii) parking, iv) objectors comments, v) changes from previous refused application. Each of these issues is discussed below.

Size, Bulk and Design

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

The proposal is in keeping with the height, form and architectural style of the existing building. The proposal will substantially improve the appearance of the existing building, which currently appears unsightly and uncompleted. The proposal will complete the top floor, which is half built to the rear, creating a uniform structure with a gable roof; while the ground floor will be filled in almost entirely.

Privacy and Overlooking

Policy DES 1.9 Privacy and Amenity of Neighbours seeks to protect the existing privacy and amenity of neighbouring occupiers. It is considered that the proposal will not be unacceptably detrimental to the amenity of adjacent residents or occupiers. Furthermore, the degree of privacy enjoyed by adjoining properties will not be unacceptably reduced and there will be no significant impact on sunlight and daylight to any adjoining property as a result of the development.

Parking

One complainant raised the issue of car parking congestion, which may result from the proposal. However, given the close proximity to the public transport offered at Seven Sisters Tube Station and several Bus services on St. Ann's Road, Seven Sisters Road and the High Road, the car parking proposal for 10 spaces is considered quite satisfactory. This view has been supported by Council's Transportation Group. Furthermore, Government policy supports a reduction in car parking spaces offered, provided the proposal is located close to public transport nodes, which is the case in this circumstance, in order to encourage the use of

public transport in preference to the use of cars to achieve sustainable development in the future.

Objectors comments

1. The proposal will cause car parking problems.

The Council's Transportation Group was consulted and recommends that the proposal will not lead to adverse traffic conditions or congestion in the area.

2. Loss of natural light and privacy.

It is considered that the proposal does not lead to detrimental loss of natural light and privacy to neighbouring properties in that the development is primarily to the front of the site away from the residential properties at the rear.

3. Loss of amenity.

Although there is an increase in bulk and mass on the site, it is considered that there is no detrimental loss of amenity that results. The proposal provides good design that will enhance rather than detract from the streetscape.

4. Loss of vegetation.

Regarding the loss of vegetation, there is only one small existing tree in the rear garden. The loss of this tree is not considered to have a significant negative impact on the amenity of the area.

Changes from previous refused application

The previous proposal included a fifth floor. This aspect was considered excessive and harmful to the amenity of the area.

SUMMARY AND CONCLUSION

The proposal at 27-31 Avenue Road, N15 for the infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed flat. Re-arrangement of car parking area providing 10 car parking spaces, creation of lift and installation of front bay window to the ground, first and second floors; complies with policies DES 1.11 'Design of Alterations and Extensions'; DES 1.9 'Privacy and Amenity of Neighbours'; DES 5.3 'Residential Alterations and Extensions'; DES 5.8 'Additional Floors On Blocks of Flats'; and TSP 7.1 'Parking For Development' in the Haringey Unitary Development Plan, it is not detrimental to the character of the original building or any adjoining property. It would therefore be appropriate to recommend that planning permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2004/0585

Applicant's drawing No.s 0307/01A-05A.

Subject to the following conditions

1. The development hereby authorised must be begun not later than the expiration of 5 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. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

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, 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.

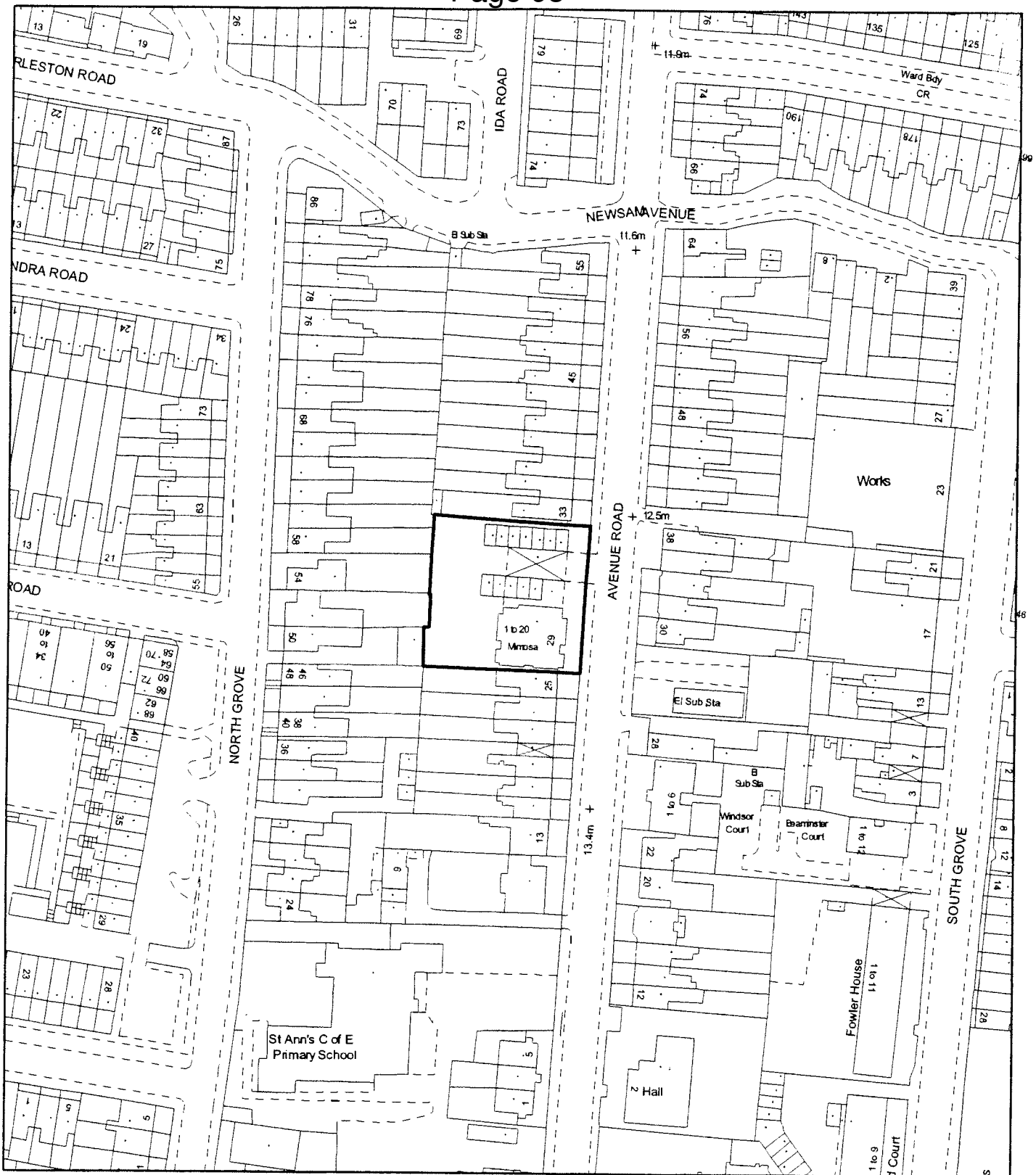
Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

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.

REASONS FOR APPROVALThe proposal at 27-31 Avenue Road, N15 for the infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed flat. Re-arrangement of car parking area providing 10 car parking spaces, creation of lift and installation of front bay window to the ground, first and second floors; complies with policies

DES 1.11 'Design of Alterations and Extensions'; DES 1.9 'Privacy and Amenity of Neighbours'; DES 5.3 'Residential Alterations and Extensions'; DES 5.8 'Additional Floors On Blocks of Flats'; and TSP 7.1 'Parking For Development' in the Haringey Unitary Development Plan, it is not detrimental to the character of the original building or any adjoining property. It would therefore be appropriate to recommend that planning permission be granted.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey LA086401 2004

Site plan

27 - 31 Avenue Road, N15

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	SG
	Scale	1:1250
	Date	26/04/2004

MINUTES OF PLANNING APPLICATIONS SUB-COMMITTEE

6 May 2004

APPENDIX 3

Councillors: *Davidson (Chair), *Rice, *Adamou, *Bevan, Bloch, *Engert (substitute for Councillor Bloch), *Hare, Knight and *Peacock.

Councillors Lister and Robertson were present also.

*Members present

6. Location: 27 - 31 Avenue Road N15

Proposal Infill of ground floor and existing garage area to create 2 x 2 bed flats. Extension at third floor level to create 5 x 1 bed flats and the merging of a bedsit and a 1 bed flat to create 1 x 2 bed flat. Re-arrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.

Recommendation GRANT

Decision GRANT SUBJECT TO S 106 LEGAL AGREEMENT LEGAL TO SECURE THE REFURBISHMENT AND REPAIR OF THE MAIN BLOCK AND THAT PROCEEDS OF SALE OF THE DEVELOPMENT BE APPLIED IN THAT REGARD.

Drawing Nos. 0307/01A, 02A, 03A, 04A & 05A.

Conditions

1. The development hereby authorised must be begun not later than the expiration of 5 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. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.
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, 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 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. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

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

7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

Section 106 YES

This page is intentionally left blank

Committee: Planning Applications Sub Committee
Date: 25 July 2006

Report of: Interim Director of Environmental Services

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

Report Title:

Planning application reports for determination.

1. PURPOSE:

Planning applications submitted to the above Committee for determination by Members.

2. SUMMARY:

All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

3. RECOMMENDATIONS:

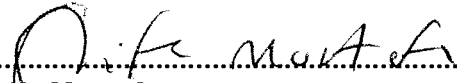
See following reports.

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

Assistant Director Planning, Environmental Policy
& Performance.

This page is intentionally left blank

Planning Applications Sub Committee 25 July 2006

Item No. 1.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0385

Ward: Crouch End

Date received: 24/02/2006

Drawing number of plans : PP01C-02-03-04-05-06-07-10F-11B-12B13B-14-15D 16-17-18-19-20-21-22 -23- 24-25-26D -27D-28D-29D-30-31-32-33B-34B-35 Alan Baxter & Associates Highways and Transportation Report:Supplementary Parking Report:Tree Report Marishal Thomson & Co. planning application statement and conservation area statement.

Address: Rear Of 60 - 88 Cecile Park N8

Proposal: 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.

Existing Use: Garages

Proposed Use: Housing

Applicant: Paul Simon Developments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Conservation Area
Area of Special Character
Restricted Conversion Area

Officer Contact: Frixos Kyriacou

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

INTRODUCTION

This planning application is similar to a planning application refused by the Planning Applications Sub Committee in 2005. This application has been submitted to overcome the reasons given for refusal.

On the 17 July 2006 the Revised Unitary Development Plan was formally adopted and forms the statutory plan for the determination of planning applications.

SITE AND SURROUNDINGS

The site, which is long and narrow, lies between the rear gardens of houses in Cecile Park and the rear gardens of houses in Landrock Road. The site also has a narrow boundary with properties in Gladwell Road and Sandringham Gardens. The properties in Landrock Road are at a lower level than the site and the properties in Cecile Park are at a slightly higher level. Access to the site, which is presently occupied by 38 lock-up garages, is via a narrow drive at the eastern end of the site from Gladwell Road (immediastely adjacent to no. 29). The site is within the Crouch End Conservation Area. The site is also within a Restricted Conversion Area which is designated for areas with extreme car parking pressures.

The site lies just outside the Hampstead & Hornsey Ridge Area Of Special Character. The boundary is the rear gardens of Cecile Park.

PLANNING HISTORY

Various applications between 1957 and 1971 for the erection of lock-up garages and a scout hut.

56332 Demolition of 38 garages and erection of 9 mews houses with garaging and parking. Withdrawn 19.5.99.

56338 Conservation area consent for demolition of 38 garages. Withdrawn 19.5.99.

56926 Demolition of 38 garages and erection of 7 houses with garaging and parking. Withdrawn 4.10.00.

56998 Conservation area consent for demolition of 38 garages. Withdrawn 4.10.00.

Planning application HGY/2002/0094 for the Demolition of existing garages. Replacement with 6 new garages and four 2storey dwellinghouses with garaging and car parking was refused 15th Feb 2004 for the following reason:

1. The site is a backland site within the Crouch End Conservation Area and is characterised by its open appearance, being occupied by low-rise garage structures which do not impinge on views across the site within the Conservation Area. The proposed houses by reason of their height, bulk, siting and close proximity to adjoining residential gardens would represent a significant visual intrusion into this open part of the Conservation Area and be visually dominant and overbearing, detrimental to the amenities of adjoining occupiers and the character of this part of the Crouch End Conservation Area. As such it would be contrary to Policies:

DES 2.2 'Preservation & Enhancement Of Conservation Areas'; DES 1.2 'Assessment Of Design Quality (1) Fitting New Buildings Into The Surrounding Area'; DES 1.9 'Privacy & Amenity Of Neighbours'; DES 1.10 'Overdevelopment' of the Haringey Unitary Development Plan, and Policies: UD 2 'General Principles'; UD 3 'Quality Design'; SPG 2 'Conservation & Archaeology'; SSPG 3b 'Privacy & Overlooking, Aspect/Outlook & Daylight/Sunlight and SPG 3c 'Backlands Development' of the Haringey Unitary Development Plan Revised Deposit Copy, September 2004.

Planning application HGY/2001/0189 for Conservation Area Consent for the demolition of existing garages:

The proposed demolition of these lock-up garages, in the Crouch End Conservation Area, in the absence of an approved scheme for the redevelopment of the site, would result in the creation of an unoccupied and potentially derelict site whose appearance would be detrimental to the character of the Conservation Area and to the amenity of surrounding residents. As such it would be contrary to Policy DES 2.4 para 2 (Demolition and Partial Demolition in Conservation Areas) of the Adopted Haringey Unitary Development Plan.

Planning application HGY/2005/1084 (HGY/2005/1086-duplicate) for the Demolition of existing garages and erection of 4, part single and part two storey houses with six replacement garages. Refused for the following reasons.

The proposed siting of House 4, 2.5m from the T2 Oak Tree is likely to result in damage to the trees from digging in the main rooting area and possible damage to the crown from the piling rigs. In addition the canopy of T2 will overhang the development and result in part of the house being under the canopy. This is likely to result in requests to cut back the tree as such the amenity value of the tree is likely to be threatened detrimental to the amenity of the Crouch End Conservation Area and locality contrary to Haringey Unitary Development Plan Policy DES 2.2 (3) Preservation and Enhancement of Conservation Areas, HSG 2.3 (3) Backland Housing and OP1.6 Tree Protection, Tree Masses and Spines and CSV1A Development In Conservation Areas, OS 16 Tree Protection, Tree Masses and Spines of the UDP Revised Deposit Consultation Draft September 2004.

The proposed siting of house 4 would due to its height and width would be visually intrusive, dominant and intrusive and result in oblique overlooking of that property in particular the garden area contrary to UDP Policies, DES 1.9 Privacy and Amenity of Neighbours and HSG 2.3 (1) Backland Housing and UD2 (a) General Principles of the Haringey UDP Revised Deposit Consultation Draft September 2004.

The accompanying Conservation Area Consent Applications (HGY/2005/1087 and 1088) were also refused on the grounds that there was no approved scheme for the site.

These applications are now subject to appeals to be heard by way of an informal hearing on the 26th September 2006.

DETAILS OF PROPOSAL

The application proposes the demolition of the existing 38 garages and the erection of six lock up garages and four new detached dwellings with garaging.

The garages would be sited on the eastern part of the site , there would be six garages. Four houses are also proposed, the houses would be part single storey and part two storeys and would be spaced at fairly regular intervals east to west throughout the site. The houses would be part single storey (height 3.3m) and part two storey (height 5.5m) The roofs would be flat. The upper floors are shown to have green facades. All the houses would have gardens and garaging.

The proposed houses on the upper floors would all have three bedrooms, the master bedroom would have an en-suite with the other two bedrooms served by an additional bathroom. On the ground floor the houses would have garaging study, utility room and open plan dining, kitchen and lounge.

The materials are shown as, London stock brick work with green facades to the upper levels.

The applicants indicate that the levels on the site are not to be substantially altered.

CONSULTATION

24/06/2005

54A, 54B, The Bungalow, 56-90 (evens), 51-79 (odds) Cecile Park
1-12 Derwent Court, Cecile Park
1-14 Sandringham Gardens
16-36 Gladwell Road

17-48 Ravensdale Mansions, Haringey Park
27-51 Landrock Road
Various other addresses in N8 and elsewhere as a consequence of letters
which have been received
Transportation
Arboricultural Officer
Conservation Officer
CAAC
Crime and Prevention
Building Control
Local Councillors

RESPONSES

55 individual letters have been received from local residents objecting along the same lines as the Gladwell Landrock Cecile Park Residents Association outlined below.

A. LOCAL RESIDENTS GROUPS ETC.

The Tree Trust for Haringey objects for the following reasons:

Trees should be protected in accordance with British Standard 5837. A tree cannot be partly protected or protected subject to a collection of unenforceable conditions

Backland Sites allow trees to grow to their potential providing visual amenity for hundreds of local people and further afield.

House No. 4 too close to protected Oak : Removal of part of tree will not remove any potential problems: house would rise into canopy of tree – canopy incorrectly shown.

Changes in soil depth are likely to affect health of the trees:

Nuisance factors from trees likely to lead to calls for their removal.

Horse Chestnut at entrance at threat from vehicle entry. Insufficient space for fencing.

Protection in biodiversity terms should be given to seedlings and shrubs in space between garages and back fencing.

Scheme is incompatible with tree protection and nature conservation.

Two garage users occupying 3 garages object to the loss of garages.

Haringey Federation of Residents Association support the objections raised by the Gladwell Landrock and Cecile Park Residents Action Group.

The Hornsey Conservation Areas Advisory Committee at its meeting of 6th June 2006 reconsidered its position in relation to the above application and decided it no longer supports the above applications: The reasons given are similar to those outlined below.

Summary of Objections from the Gladwell Landrock Cecile Park Residents Action Group

1. Proposed Backland Development Would Undermine the Character of the Conservation Area and the amenity of Terrace Housing:

Essential character of this part of the Crouch End Conservation Area derives from terraces with a public street side and a private rear side abutting neighbouring gardens or other restricted access and low intensity uses.

The proposals would undermine the essential character by introducing what is in effect a residential street into the private side of the terraces. Amenity of residents depends on a clear demarcation between public frontage and private backlands.

New houses would have permitted development rights withdrawn, unlike the existing evolving houses. The new houses would in effect be condemned by planning law to remain alien intrusions of static frontage into the dynamic character and appearance of the rear of terraces.

In line with English Heritage guidance, the Council's current (policy DES 1.1) notes the existing pattern and grain of development... should be protected and enhanced and that this " policy will apply to all applications for planning permission of whatever size and scale". Also a study by Llewlyn Davies Sustainable Residential Quality "A single row of house or flats can result in confusion of fronts and backs(i.e. existing properties fronting onto the back of new development and new onto the back of existing". The study goes onto recommend that minimum plot depth for backland housing is 80m between the facing rear elevations. In this case the minimum width for the site should be 60m, this site only has 16m.

Reference to Cecile Mews as the application site, the applicant is failing to respect the existing pattern of development.

Loss of lock –up garages contributes to the current demand for crossovers for front garden parking a major source of damage to the Conservation Area.

Bearing in mind recent losses of backland development UDP Policy DES 5.1 states the " Council will assess the cumulative effects of redevelopment to ensure that it does not detract from the character and pattern of established residential areas." Loss of Haringey Park and Aubrey Road highlight this point.

2. Loss of 32 lock-up garages in an area where on street parking is increasingly blighting the Crouch End Conservation Area is unacceptable.

Excessive level of night time parking is not merely a transport matter but highly damaging to the character and appearance of the conservation area.

Loss of 50 lock up garages at Aubrey Road and Haringey Park was not taken into account by past surveys by applicants. Also there is a threat to 28 spaces on Cecile Par –Tregaron Avenue backland site. Loss of garages has resulted has served to permanently eliminate the potential of those resources to ameliorate the excessive and increasing parking pressure in the area.

Contrary to UDP Policy TSP 7.4

Policy TSP 7.4 states quite unequivocally that " garages provide much needed off-street parking" and affirms the Council will normally resist proposals " to develop garage space for any other purpose" Draft of New UDP reaffirms that " There will be no loss of garages especially in residential areas and where on street parking demand is intensive " (SPG 15 para 3.1)

A visit to the streets surrounding the site on a week day night between the hours of 10 pm and 6am would make apparent the extent of on-street parking pressure. Such as double parking and dangerous parking next to junctions.

London Assembly's Environment Committee Sept 2005 report " Crazy Paving" noted that " in areas where there is significant pressure in on –street parking, off-street parking is highly desirable for car owners." Lack of lock up garages are a significant contributor to the demand for crossovers and loss of front gardens. Report also identified front gardens as an important part of London's ecosystem and of the ability to absorb rainfall"

Applicants surveys- carried out September 2005 showed there is some nighttime parking capacity in nearby streets within a two minute walk of the site. This conclusion is disputed by day to day experiences of local residents. Applicants survey flawed for the following reasons: survey included cars parked within 5m of street corners and double parked cars. Applicants survey is not within a two minute walk, in part it is 1 minute and in part it is 3 minutes. Loss of parking at entrance into the site not accounted for.

Residents survey of area within 2 minute walk (200m) indicated there were actually 13.65% less free spaces in this area when surveying both areas at the same time.

Applicants have provided misleading information that “ there has been little formal response from local residents to advertisements of vacant garages in the past”. Report in Financial Times dated 1st April 2006 confirmed an unsatiable demand for lock up garages.

All other garages in the locality are in full use except where owners are applying for planning permission. Attempts by residents have been made to use/rent the garages. Owners have been frustrating such requests.

Local parking need should only be assessed using widely accepted reliable and incorruptible criteria cited in Policy TSP 7.4, like the level of on-street parking, the level of car -ownership and the availability of off-street parking.

Area under revised UDP is now a Restricted Conversion Area Policy HSG 10 states that is an area “now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity”

In the appeal decision (APP/Y5420/A/04/1161239 Rear Alford House- Stanhope Road) dated 06th October 2005 – a housing development on a backland site, the Inspector considered the loss of even one garage space adjacent to a Restricted Conversion Area as unacceptable.

3. Deliberate dereliction in contempt of the planning process.

Applicants have pursued a policy of deliberate dereliction by suggesting the development would constitute an improvement of the existing environment by claiming site is a brownfield site; by implying that evidence of the lack of supply of off-street parking should be interpreted as evidence of lack of demand.

Run down the garages by evicting tenants and by refusing to let vacant ones:
Failing to maintain fencing and planting
Fly-tipping
Insatiable demand for lock-up garages

Appeal decision (ref: APP/Y5420/A/04/1161238) at Alford House , a backland site, the inspector in dismissing the appeal noted that “ for many years the land has been regarded as a development site by the Appellant as landowner. This goes someway to explaining the unkempt and unmanaged state of the land and garages and therefore I attach little weight to the appearance of the site”.

Suggestion there is no viable alternative lacks credibility based on cost of garage space.

4. Unacceptably Intrusive by Virtue of their excessive height, massing and proximity to surrounding homes

Visually Intrusive exacerbated by the levels in relation to Landrock Road and the close proximity to residential gardens of Cecile Park.

Elongated site will affect over 165 households abutting the site.

Green façade difficult to condition and enforce.

Overshadowing

Noise

Light pollution

Appeal decision (ref: APP/Y5420/A/04/1161238) at Alford House , a backland site, the inspector in dismissing the appeal noted that " the existing single storey garage block has little impact on residents outlook because of their siting and height. Therefore the (proposed two storey) development would be a retrograde step and would not improve the residential environment of those living nearby.

5. Overdevelopment is not an acceptable way of meeting housing construction targets.

This part of Crouch End Conservation Area depends on the non- residential use of the backlands site to keep residential density down to acceptable levels.

In the Linzee Road -Priory Avenue Appeal the inspector stated 25 units per hectare was below the London Plan minimum, however due to the elongated nature of the site and the high density of the locality, the lower density was considered appropriate. This scheme involves 32 units per hectare as such on the same lines it would be less appropriate to allow this development.

The density of 200hrph is in excess of 145 hrph the maximum for backland sites. The existing density of the surrounding area is 300 hrph in excess of that which would be allowed in this locality. Of particular importance bearing in mind the low accessibility rating.

Ken Livingstone has stated " we are not saying you can produce the solution to housing problems by building on back gardens all over Hornsey and in other areas"

Planning Service has confirmed " Haringey Council is an exception and will not be required by the GLA to include the London Plan housing target in the plan".

Infrastructure shortages schools and health in light of substantial housing additions.

Conditions would need to be put on a planning permission which would be difficult to enforce: conditions to prevent access being blocked by refuse collections: insertion of trellis: removal permitted development rights

Paragraph 31 of PPG3 sets out specific criteria for assessing sites suitable for housing such as infrastructure, public transport and schools.

Lack of sunlight to southerly facing habitable rooms and kitchens to the new houses, is one of the consequences of overdevelopment

6.Overlooking and invasion of Privacy.

Overlooking occurs within the development itself between the proposed houses. Distance between bedrooms of the new houses is only 11.5m, yet SPG3b of the emerging UDP is explicit facing habitable rooms directly facing opposite one another should be 20m apart.

Policy HSG 1.3 makes it clear that a change of use to residential will normally only be permitted if "The accommodation will result in fully acceptable living conditions". Removal of house 2 and 3 to be replaced by a single house would achieve the above 20m standard. Overlooking of adjoining gardens from upper windows exacerbated by marked slope in relation to Landrock Road and close proximity in relation to Cecile Park (1.8m-2.5m)

Lack of privacy of new development from the surrounding properties, this issue confirmed as material in appeal decision at Fairfield Road.

7. Loss of Trees.

Given proximity to the proposed development and access drive, several important tree specimens, plus many trees in adjacent gardens may not survive construction.

Loss of tree cover would dramatically alter the character of the backland space between the surrounding terrace houses and would represent loss of visual amenity to the residents of the conservation area.

Supports Tree Trust conclusions that there will be direct and indirect damage to the trees.

Applicants consultants report states 2 of the 39 trees would be felled. One of trees they plan to remove is a 12m high sycamore with a crown spread of over 50m².

Future of the Horse Chestnut at the throat of the site will be threatened. Report by applicants tree consultants confirms it will be necessary to remove all branches under a height of 4.5m as well as the other TPO. Large tree is a major landmark visible from surrounding streets. Applicants claim that one small branch would have to be removed to allow clearance over the roadway. Tim Pyall (Council Arboriculturalist) argued in 2001 that the removal of a large branch at the entrance would “ dilute the balanced appearance of the tree”

Elaborate measures to protect the Horse Chestnut could not be necessarily be enforced quotes from tree officer in 2001. Elaborate conditions unlikely to be enforceable or achieve their objectives.

Levels survey is sufficient to determine exact impact on trees. Tree Trust particularly concerned by the impact of house 4 on the Oak tree (TPO). The boundary wall would only be 4.1 m from the tree and the upper floor would rise into the canopy. It is likely the tree would become a nuisance to the house result in requests for its lopping and removal.

8. Damage to Local Ecology and to the Character of the Crouch End Conservation Area.

The loss of the 2metre wide strip, over 200m² wild zone would destroy the ecological diversity of the site and locality.

Appeal decision (ref: APP/Y5420/A/04/1161238) at Alford House , a backland site, the inspector in dismissing the appeal noted it was important to distinguish (for the purposes of applying the definition of previously developed set out in annex C of PPG3) between the two distinct parts of the site, one previously developed (with lock-up garages) and the open land not previously developed. On the latter she concluded there was no policy onus to release the land for housing. She also noted the open land had been eroded by the introduction of the garage blocks making the remaining openland more important. Until 1966 the current application site was an orchard.

The new UDP (OS 10) states " all applications and development should.. ensure that the biodiversity is not diminished in any form and that every opportunity is taken to enhance it."SPG3c Para 7.3 states permission will be withheld on undeveloped open green space in conservation areas.

Loss of open space would be significant because this locality lies within an area identified in the emerging UDP (OS 14 Map 8.1) as being deficient in public open space. Policy OS9 states “ informal open space, which may or may not be accessible, also plays an important role in defining the character of an area and regard will be had to the present ,past and potential use of the space”

The Inspector in the above appeal in relation to the undeveloped land stated “ an area of informal open land protected by Policies OP1.1 and OP1.2” in reference to PPG17 “ there does not have to be public access or views for open space to be of public value”.

9 Unsatisfactory access for vehicles and pedestrians creates a substandard low quality environment, particularly for children and people with disabilities.

Sight lines onto Gladwell Road are very poor.

Inadequate provision has been made for large vehicles.

Problems for refuse collection, insufficient space for wheelie bins and recycling facilities along the corridor.

No turning facility within the site. Insufficient access space for vehicles and pedestrians.

Core Policy UD2 General Principle requires access to and around the site and that the mobility needs of pedestrians and people in wheelchairs to be taken into account.

Core Policy UD8- requires development to be accessible to all potential users.

Lack of a safe access should be sufficient to withhold planning permission

In commenting on the highways and transportation report prepared by the applicants consultant the Council's Team Leader, Transport Planning, noted " that safe means of access must remain fundamental if the proposed residential development were to take place. In an emergency situation there is no escape route should the access road for some reason get blocked. The proposed development is not looked upon favourably from a highway point of view "

10. Further loss of Neighbourhood diversity and social mix.

The luxury housing does not help create mixed and balance communities one of the strategic objectives of the draft UDP on current Government Guidance.PPG 3 emphasises the importance to creating mixed and inclusive communities

Policy G9 of the new UDP states on the main objectives of the UDP for the western part of the borough " Promoting social and economic diversity and creating more balanced communities".

Market forces are producing what can only be described as socio-economic cleansing.

UDP policy HSG 1.3 makes clear that a change of use to residential must help satisfy local needs. The proposals would undermine the development of adjoining land and permitted development of adjoining houses.

11. Existing Buildings contribute to the character and appearance of the Conservation Area and should not be demolished to make way for a frontage design alien to this backland location.

Unpretentious, unobtrusive, utilitarian structure in backland sites is very much an integral aspect of the historic character and of the appearance of the Crouch End Conservation Area.

Visually reinforcing the terrace (front/back) structure which characterises this part of the Conservation Area.

12. A Borough wide issue affecting our legacy to future generations
We do not believe that building over with housing nearly every traditional terraced housing backland space in Crouch End, Hornsey, Muswell Hill, Wood Green and Tottenham is an appropriate legacy to leave to future generations.

13. Sustainable Residential Quality- New approaches to Urban Living
This was project undertaken by Consultants Liewelyn_Davies for the London Planning Advisory Committee-GOL- and DETR.

It provides a section on dealing with backland sites in existing residential areas. The study suggests new residential development can be integrated into backland areas where the backland is of sufficient depth, The results on backland plots with less than 80m can be less than satisfactory. Areas with less than 80m can result in the quality of environment being compromised.

14. Reference is made to the recent appeal decision at land rear of Alford House a backland site in the Highgate Conservation Area.
Summary of appeal references to the above:

1. Quote from the Inspector " the existing single storey garage block has little impact on residents' outlook because of its siting and low height. Therefore the (proposed two storey) development would be a retrograde step and would not improve the residential environment for those living nearby "
2. Quote from Inspector " for many years the land has been regarded as a development site by the Appellant as landowner. This goes some way to explaining the unkempt and unmanaged state of the land and garages and therefore I attach little weight to the appearance of the site
3. Inspector concluded the loss of garages used by 2 residents could not be justified .
4. Inspector accepted there could be some damage to local ecology.
5. Quote from Inspector " there does not have to be public access or views of open space to be of a public value"

6. The Inspector, in dismissing the appeal, emphasised the importance of distinguishing between the two distinct parts of the site, one previously developed with lock-up garages and the other open land not previously developed."

Report on Highways and Traffic Issues on behalf of residents.

Parking Pressure in the Area:

1. Survey carried out at 06.00am showed very few spaces available, double-parking observed in Cecile Park and Haringey Park. Surveys reflect the requirement for on-street parking. Applicant's argument that the garages are not used for that purpose is not evidence of a lack of demand, as there is also evidence of residents trying to let these garages.

Sufficient evidence of parking problems to show the garages could make a contribution to the Council's UDP policy and to ease the problems.

1. Access too narrow.
2. Lack of footpath on an access road of 45m
3. Insufficient access for Emergency and other services
4. Public Transport Accessibility Level of 2, which is low, therefore a higher density would not be acceptable in this type of location.

Residents have also submitted a further parking survey, which is discussed within the planning considerations section.

B. VIEWS OF MP AND LOCAL GLA MEMBER AND LOCAL WARD COUNCILLOR

Councillor Joanne McCartney of the London Assembly who visited and met with local residents continues to support local residents and reiterates the objections made last October 2004

' The action group feels that the proposal, to build luxury houses on land currently used as lock up garages, undermines the character of this part of the Crouch End Conservation Area, damages local ecology through the destruction of several trees, overlooks existing properties and is therefore a breach of privacy and is intrusive, means a loss of 32 lock up garages, with the resulting strain on parking, already difficult in this area, would lead to a further loss of diversity and social mix to the neighbourhood, is not in keeping of the existing building's character and appearance, and the design is contrived and low quality'.

Even with this newly submitted application in place I feel that my original objections are still valid and support to continued opposition of the GLC- RAG.

Lynne Featherstone MP

Haringey continues to be beleaguered by applications, which cram expensive housing onto inappropriate backland sites. If refused the developer persists and persists with minimal changes to the original application. Therefore the reasons the Council previously refused the applications to develop this site are still valid.

I support local resident's objections on conservation grounds, massing, height and size, overlooking and privacy, dangerous access and damage to ecology and loss of trees.

This type of site and development is not what the Mayor's Plan is directing local authorities to approve in order to reach its housing targets. The Mayor also made it clear that design and character are paramount in ensuring that development in London is appropriate.

I trust Haringey will not allow this development to succeed.

David Winskill

Considers such development would adversely affect the Crouch End Conservation Area and the amenities of adjoining residents.

The recent appeal decision (ref APP/Y5420/A/04/1161239) dated 6 October 2005 on a proposal to put housing on a backland site in the Highgate Conservation Area, directly adjacent to the Crouch End Conservation Area) suggests, I believe, that such grounds could be upheld at any subsequent appeal (see attached summary).

My particular area of concern is the deleterious effects this application, if allowed, would have on the Crouch End Conservation Area.

Two local residents/architects, Bob Maltz and John Murray, in their letter of 24 August 2005 to Sue Cooke, put the objections very well. They explain clearly, supported by key post-PPG 3 design guidance produced by Llewelyn-Davies for the DETR, the Government Office for London and the London Planning Advisory Committee, how the proposed insertion of detached housing into this very long and narrow backland site would undermine the essential character of this part of the Crouch End Conservation Area, and the amenity of surrounding residents, by confusing backs and fronts and effectively turning backlands into frontlands!

Not only would the proposed development impact negatively on over a hundred and fifty homes (containing perhaps over six hundred residents) abutting the application site but it would also be to the detriment of the Crouch End Conservation Area and the wider Crouch End environment and community, of which such backlands as this form an integral, but increasingly threatened, element.

I do not wish to detract from the importance of the major faults of the proposed scheme (overlooking and invasion of privacy; intrusion by virtue of excessive height, massing and proximity to surrounding homes; and undermining the character of the Conservation Area and the amenity of terrace housing), I would particularly like to re-emphasize a number of key issues of concern to me as a ward Councillor:

1. Notwithstanding the "conclusions" of a very flawed parking survey carried out by consultants in the employ of the applicant, it is obvious that the area surrounding the site is being increasingly blighted by excessive on street parking, including the dangerous practices of double-parking and parking across corners, and that this pressure could be relieved by the resource which the existing use, in the form of 38 lock-up garages, will continue to represent in the absence of permission for a change of use to housing. I am concerned that your transportation officer, in his most recent comments, has failed to address this issue.
2. While there is a real need for more affordable, especially key worker, housing in Crouch End, the proposal to put four luxury houses on this site does not address this need. UDP policy HSG 1.3 makes clear that a change of use to residential will normally only be permitted if "the change would result in the provision of units suitable to help satisfy local housing needs." Furthermore, the emerging UDP lays great stress on the need for development proposals to "help create mixed and balanced communities," yet the proposed luxury housing would help create a *less* balanced community. Approval of luxury housing on this site would unnecessarily make a Council-endorsed contribution to the further gentrification of Crouch End and to the erosion of the diverse social mix which is a fundamental aspect of the historic character of the Crouch End Conservation Area and which is already threatened by the dramatic increase in the price of housing which has taken place during recent years.
3. I am very concerned that approval of the applications, in the context of the deliberate dereliction of the site by the applicants in an effort unduly to influence the consideration of their applications by suggesting that a new development would constitute an improvement of the existing environment, would constitute a blank cheque to developers to intentionally make derelict any land they get their hands on where a huge profit awaits them as their reward for making it derelict. In the present Crouch End context, this is a very real concern. I believe you are already aware that in the above appeal decision, the Inspector, in dismissing the appeal, noted that "for many years the land has been regarded as a development site by the Appellant as landowner. This goes some way to explaining the unkempt and unmanaged state of the land and garages and therefore I attach little weight to the appearance of the site."

4. The existing tree cover on and adjacent to the site is a priceless asset both to the surrounding residents and to the area as a whole. While the threat, clearly identified by your arboricultural officer, posed to the continued existence of the imposing TPO'd oak tree near the west end of the site by the proposed development *in itself provides sufficient grounds for rejecting the above applications*, I believe that had credible and accurate proposed site levels been supplied by the applicant (as they ought to have been), it would be shown that several other mature trees would be at risk from the regrading necessary to insert four houses with large footprints into a narrow, two-way sloping site ringed by mature trees. I am also not convinced that the TPO'd horse chestnut at the throat of the site entrance, a major local landmark, would not be seriously threatened by the increase in large scale service vehicle traffic that would have to drive past it, as well as contractor's vehicles during demolition and construction, notwithstanding any conditions which might be attached to a planning consent. Tim Pyall had concluded that "It is unlikely that the authority could ensure that the methods [intended to protect the magnificent horse chestnut tree at the neck of the site access] stated [in the consultant's report commissioned by the applicant] could be enforced," yet this comment has inexplicably been omitted from Alex Fraser's latest comments on the arboricultural implications of the current scheme.

5. At a time when inclusive design is no longer an optional extra, the long narrow site access, with no provision for the separation of pedestrians and vehicles, while perhaps adequate for the current use as lockup garages, is entirely unacceptable for residential use which must allow for access by disabled residents or visitors, not to mention old people, parents with young children, etc. The emerging UDP, under Core Policy UD2: General Principles, confirms that "The Council will require developments to demonstrate that there is access to and around the site and that the mobility needs of pedestrians...and people with difficulties (incl. wheelchair users and and carers with pushchairs) have been taken into account." Similarly, under Core Policy UD8: New Development Location and Accessibility, "The Council will require that the development location and design...are accessible and convenient so that all potential users, regardless of disability, age or gender can use them safely and easily."

I have thus come to the conclusion, after many visits to this site over a period of several years, that most of the problems inherent in the continued attempts to obtain planning permission for residential development on this site stem from the very nature of the site and its context, which, notwithstanding the acknowledged need for additional *affordable* housing in Crouch End as well as the increasing cleverness of the latest architect's efforts, make this backland site unsuitable for housing:

1. the site is a very long, narrow backland site surrounded by densely populated traditional terrace housing, in a conservation area,

2. the site has a long, constricted access unsatisfactory for residential development (which must be capable of accommodating disabled residents and visitors),
3. the site has marked slopes in two directions creating regrading problems, exacerbated by houses with very large footprints, that put at risk important mature trees on and adjacent to the site,
4. the site contains and is surrounded by many mature trees (including two with TPOs) and the back gardens of densely populated housing which provides homes to some 165 households, most of which directly overlook the site,
5. the site contains an ecological zone of some 200m² which has never been developed and provides habitat for many birds and of other small animals (like hedgehogs & foxes), all of which contribute to the amenity of the surrounding residents and to the bio-diversity of the local environment, and
6. the site is surrounded by streets which the Council's emerging UDP recognises as suffering from excessive on street parking pressure (while it contains 38 lock-up garages that represent a resource capable of relieving that pressure).

In light of the above, I ask you to recommend to the Members of the Planning Applications Sub-Committee that the above applications be rejected and that they reject them on fundamental grounds that make clear that this unique site is not suitable for housing development.

C) OBSERVATIONS OF OTHER OFFICERS

Building Control, no objection subject to the road being developed to take 12.5 tonne vehicles.

Refuse Collection, no objection to collection point along access point. An update has been requested from cleansing on collection within the site.

Highways Officer:

Although our initial concerns were inadequate carriageway/footway visibility's and the potential problems associated with the restricted width of the vehicular access, especially with the previous siting of hardstanding for refuse bins, the applicant has since amended the scheme to include the following:

- (1) relocating the refuse bins hence removing the need for the siting of hardstanding at the site access.
- (2) provision of two visibility mirrors and a speed hump at the site access.
- (3) agreeing to a S.106 Agreement for the provision of traffic calming measures before the site access on Gladwell Road.

(4) creation of turning head within the site for cars/refuse vehicles/fire appliances.

(5) the retention of six garages in addition to the four integral garages plus one visitor car parking space, equating to eleven car parking spaces, provided.

In addition, the applicant's consultants have carried out a parking accumulation survey on 8/09/05 along the adjoining highway network. We have accepted the analysis of this survey, which demonstrates that around 0600hours, when all residents' vehicles are expected to be parked, Landrock Rd, Cecile Park and Gladwell Rd, an area very close to this site, despite its parking pressure, has a spare capacity that can accommodate some 16 vehicles. It is worth noting that we also found that these residual spaces increase significantly during the inter-peak traffic hours.

Notwithstanding that the eastern segment of the site access has limited width of 3.5metres, this section is only 35metres long and, the limited number of houses would not generate any significant traffic that would make this vehicular access unworthy of share between pedestrians/cyclists and vehicles, taken into account also measures already proposed by the applicant. It is also to be noted that servicing by refuse vehicles would only occur once a week and that emergency vehicles would seldom require access. Nevertheless, there is the need to further ensure that vehicular conflicts are minimised along this site access and that pedestrian safety is not compromised.

Consequently, the highways authority would not object to this application subject to the following conditions:

(1) A S.106 Agreement for the provision of traffic calming measures along Gladwell Road in the vicinity of the site access.

(2) Implementation of traffic calming measures which combines speed humps with suitable paving materials, typical of a shared surface, along the site access.

(3) Provision of visibility mirrors at the site access.

(4) A priority signage indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002', which would give priority to vehicles accessing the site from Gladwell Rd, is erected at the start of the narrow section of the site access, eastbound. This should be complemented with the erection of two '10 mph' speed limit roundels, facing drivers in both directions.

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

Arboriculturalist :

The following comments and observations relate to the proposed development and the protective measures to be implemented for the trees on site and in neighbouring gardens. Drawing number PP-10 Rev E was used for identification purposes. An Arboricultural report prepared by Dr P. G. Biddle was also used for reference.

A) Tree coverage

There are two significant trees on site, the Oak tree (T2) and the Horse chestnut (T15). They are mature trees that have a high amenity value. Both are protected by Tree Preservation Orders.

B) Ground protection

The existing concrete slab that covers most of the site will provide adequate protection for the roots of the majority of the trees and must be retained on site as far as is possible during the construction process. The area protecting the Horse Chestnut must be retained until completion of the construction process.

However, close to the Oak tree, the condition of the slab has started to degrade. Dr Biddle has recommended removing this to a distance of 12m either side of the tree and replacing it with a new concrete slab of sufficient strength to withstand construction activity. I fully support this proposal. A new slab will provide greater protection to the Oak tree.

Excavations for the piles and ground beams can be made by cutting through the concrete slab. Details for the design are contained in the report by Alan McEwan Associates Ltd, using the measurements specified, (piles 200mm in diameter, ground beams 375mm in width) will minimise the likelihood of damage to the tree roots and prevent compaction of the soil.

C) Protective fencing

Robust protective fencing must be installed around the boundary, prior to commencement of construction activities on site. It must be designed using 2.4m high boards securely attached to a scaffold framework and driven into the ground to withstand impact damage. This is recommended by Dr Biddle. It must be erected to include the Horse Chestnut (as indicated in Tree protection drawing Rev 1) and the area immediately adjacent to the Oak tree.

The fencing must be inspected by the Local Authority Arboriculturalist, prior to any works commencing on site. There must be no access behind the fencing for the storage of materials or spoil. All fencing must be retained until construction activities are complete.

D) Underground services

A drawing indicating service routes must be provided. Excavations must be kept as close to the face of the foundations as possible. All underground services should ideally follow the same route. For House 4, services must exit the East side of the property to minimise possible root severance.

E) Proximity of House 4 to Oak tree (T2)

The revised layout indicates the nearest point of new structure to be 4.7m from the face of the tree stem and 5.2m from the centre. This is within the recommended Root Protection Area (RPA) specified in B.S. 5837:2005 Trees in relation to construction. However, the installation of new ground protection (concrete slab) and fencing will provide adequate protection. From the tree's location, it could be assumed that the majority of roots would be found in the garden area where more favourable conditions for growth exist.

The layout has taken into consideration the future relationship between the Oak tree and House 4 by installing living areas and main windows on the opposite side of the structure. The installation of a green roof requiring annual maintenance and the omission of guttering will minimise any nuisance issues, regarding leaf fall and the dropping of debris.

F) Tree surgery

It was proposed to remove 1 branch (approx diameter 20cm) from the Horse chestnut. This is to allow clearance over the roadway. The branch has a large wound from previous vehicular damage. On the Oak tree, it is proposed to remove two secondary branches from the large lateral branch extending over the development site.

Both trees are protected by Tree Preservation Orders, so an application must be made to the LPA seeking permission for the works, which must include a method statement.

Future requests for unreasonable tree surgery to the Oak tree, due to the location of House 4, will be refused.

G) Planning conditions to ensure tree protection.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the Oak and Horse chestnut tree. The following are minimum requirements:

A pre-commencement site meeting must be specified and attended by all interested parties, (Architect, Consultant Arboriculturalist, Planner Officer, LA Arboriculturalist and Contractors) to confirm the protective measures to be installed for trees.

The Consultant Arboriculturalist must be retained to undertake site visits and to supervise implementation of protective measures, proposed tree surgery and all works in close proximity to trees.

Robust protective fencing must be installed prior to commencement of construction activities on site and retained until completion. It must be designed using 2.4m high boards securely attached to a scaffold framework and driven into the ground to withstand impact damage. The fencing must be inspected by the Local Authority Arboriculturalist, prior to any works commencing on site.

The concrete slab must be retained as ground protection for all trees as far as is possible and specifically for the Oak and Horse Chestnut until completion of the construction process.

H) Conclusions

In my opinion, if all the tree protective measures specified by Dr Biddle and Marishal Thompson are implemented and the foundations designed and constructed as recommended by Alan McEwan Associates Ltd, the proposed development can be permitted with the safe retention of the Oak and Horse chestnut tree.

Conservation Officer:

PPG15 ; Development in the Historic Environment - confirms that 'there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character and appearance, or by development which leaves character and appearance unharmed.' (para 4.20)

English Heritage's ; Guidance on the Management of Conservation Areas dated August 2005.

New buildings in conservation areas ;

'New development in conservation areas should aspire to a quality of design and execution, related to its context, which may be valued in future. This neither implies nor precludes working in a traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area.

One of the most common problems in conservation areas is the lack of understanding by many developers and/or their designers of the urban context, resulting in crude or debased imitations of adjoining buildings, or token gestures towards the local architectural style. Where the character of the area derives from its diversity, the imposition of imitative or 'in keeping with existing' styles run counter to the way in which the area has traditionally evolved.

When considering proposals for new development, the local planning authority's principal concern should be the appropriateness of the overall mass or volume, its scale (the expression of size indicated by the windows, doors, floor/ ceiling heights, and other identifiable units,

and its relationship to its context – whether it sits comfortably on its site. A new neighbour should be in harmony with, or complementary to, its neighbours'

CABE / English Heritage's 'Building in Context ;

New development in historic areas' provides a checklist against which the application proposal can be assessed. The following is my considered view as to how the proposals address this checklist ;

- *How does the proposed building relate to its specific site ? Is there a positive and imaginative response to any problems and constraints ? Have the physical aspects of the site been considered, such as changes in level within or beyond it ?*

This is a development of 4 courtyard dwellings, designed in a 'modern' idiom, and laid out in a linear form allowing for access road on the north side and parking on the east side of the site. The houses have open plan ground floors, flat roofs, and private patio gardens. Their accommodation is mainly at ground floor level, the smaller first floor above have side elevation windows only. The yellow stock brickwork elevations are covered in climbing plants to reduce their visual effect and blend in with the boundary planting and trees at the rear of the adjacent gardens. Overall I consider this is a positive and imaginative design which has been carefully considered for this specific context. The physical aspects of the site, including boundary treatment, proximity to boundaries, and changes in level, have been duly considered by the design. In terms of detailed site planning I consider the amount of accommodation proposed has been fitted on the site in an elegant way.

- *How does the proposal relate to its wider setting ? Are the street pattern and grain of the surroundings respected ? Are they changes in height between the existing and the new development and if so how are they managed ? Will the result enhance or damage the quality of the townscape ?*

The site has established boundaries and garaging use with its own access from Gladwell Road. These proposals are a brownfield site and use the same established access. The scale of the proposal is kept intentionally low, with only 4 first floor flat roofed projections visible over the boundary fence, and these are spaced with 12m gaps apart to minimise their effect on the open character of rear gardens between the existing buildings. As the proposed development is substantially low level it is subordinate to the height, bulk, mass and scale of the existing late Victorian / Edwardian houses along the perimeter. The development is to be covered in climbing plants it is intended to be unobtrusive and blend into its immediate setting with planting and trees. There should be no adverse effect to the quality of the townscape.

- *How does the density of the proposal relate to that of existing and neighbouring uses ?*

The proposed density, with only 4 no 3 bedroom houses over the whole of the site is relatively low, and consistent with its subordinate scale compared to that of the surrounding existing houses. The proposed residential use is the same as existing surrounding houses and raises no conflict.

- *Has the impact of the building in close views been assessed ? Is it weak or overpowering ? Does it respect the scale and rhythm of its neighbours ?*

The proposals have been designed to minimize the effect of views from the existing houses and gardens. Only the first floor of the 4 courtyard houses will be visible over the boundary fence. When the overall proposed development is viewed these appear as relative low forms which are well spaced apart. Accordingly I consider the design does respect the scale and rhythm of their neighbours.

- *What materials are used? How do they relate to those of the surrounding buildings ?*

The primary facing material is London yellow stock facing brickwork which is covered in climbing plants to reduce their visual effect. Most of the rear of the surrounding houses is in London yellow stock facing brickwork, therefore the proposed facing materials would harmonise with the existing.

- *Is the architecture of the building suitable for the uses it contains ? is it trying to be too grand or pretending to be more modest than it really is ?*

The proposal is well designed in a modern idiom, and does not try to imitate or slavishly follow the style of the existing houses. As a development of our own time it has relatively clean lines, plain surfaces and flat roofs. It is clearly, and appropriately in my view, designed as subordinate to the existing houses in terms of overall density, height, bulk and mass.

- *Does it form a harmonious group or composition with buildings or features in the landscape ? Does it make a positive or a negative impact ?*

Overall I consider the design proposal does form a harmonious group with the existing buildings and the existing landscape, and that it leaves the character and appearance unharmed.

Conclusion of Conservation Officer

I consider that the proposals are a major improvement on the refused scheme, that they are in accordance with relevant UDP policy and guidance. I

acknowledge that the proposal will affect the area's character but consider that the effect will not be detrimental and will leave it unharmed. Accordingly there is no conservation objection, and I recommend Permission subject to conditions.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (UDP) (adopted March 1998)

Relevant policies include:

HSG 1.3 Changes of Use to Residential. Sets out the considerations for considering changes of use to residential

HSG 2.1 Dwelling Mix for New Build Housing- normally expects new development to include a mix of family and non-family households.

HSG 2.2 Residential densities-sets out criteria for residential densities 210 hrph listed as maximum for family housing.

HSG 2.3 Backland Housing – Sets out criteria to be applied to backland site proposals. States that the maximum density should not normally exceed 145 HRH.

DES 2.4 Demolition Partial Demolition & Changes To The Appearance Of Buildings In Conservation Areas.

OP 1.2 Informal Open space-

OP 1.6 Tree Protection, Tree Masses and Spines – The Council will seek to protect the contribution of trees to the quality of the environment.

OP 4.2- Nature Conservation and New development- asks that new development takes account of nature conservation issues.

TSP 7.4 Loss Of Garages— Development will not normally be permitted where it involves the loss of garages, which meet a local need

DES 1.1 Good Design and How Design Will Be Assessed – The Council will require development to be of good design. Criteria are set out.

DES 1.2 Fitting New Buildings into the Surrounding Area

DES 1.3 Enclosure, Height and Scale

DES 1.4 Building Lines,Lay-out, Form Rhythm, and Massing

DES 1.5 Detailing and Materials

DES 1.9 Privacy and Amenity Of Neighbours – Development should protect the reasonable amenity of neighbours.

DES 1.10 Overdevelopment – The Council will seek to prevent the overdevelopment of sites.

DES 2.2 Preservation and Enhancement Of Conservation Areas – The Council will seek to preserve and enhance the character and appearance of conservation areas.

DES 2.6 Materials

DES 5.1 Character of Residential Areas- need to take into account cumulative development.

DES 8.1 Hampstead and Highgate Area of Special Character

Emerging Haringey UDP (Revised Deposit Consultation September 2004)
UPDATE

Relevant policies include:

UD2 General Principles – States among other things that development should not have an adverse effect on residential amenity.

UD3 Quality Design - Development should be of high design quality.

UD 8 New Development Location and Accessibility- accessibility for all users.

HSG1 New Housing Developments - New housing developments will be permitted subject to meeting specified criteria. Among other things, development must include a mix of house types, tenures and sizes including affordable housing.

HSG 2: Changes of Use to Residential:

HSG 10: Restricted Conversion Areas- the site is located in a restricted conversion area.

OS16 Tree Protection, Tree Masses and Spines – The Council will seek to protect the contribution of trees to the quality of the environment.

CSV1A New Development in Conservation Areas/Affecting Historic Buildings – The Council will seek among other things to preserve or enhance the historic character and qualities of conservation areas.

CSV 3 Protection From Demolition

HSG 8 Density Standards

SPG 2 Conservation & Archaeology

SPG3A Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes.

SPG 3B Privacy, Overlooking, Aspect, Outlook & Daylight & Sunlight.

SPG 3C Backlands Development

SPG 4 Access for All-Mobility standards

SPG 15 Car Repairs and Garages

PPG 15 Planning & Historic Environment

London Plan

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be as follows:

- i) Impact on the conservation area;
- ii) Impact on adjoining properties;
- iii) Density
- iv) Impact on trees;
- v) Access
- vi) Loss of garages;
- vii) Amenity of Future Residents
- viii) The refused schemes
- viii) Other issues

1. IMPACT ON CHARACTER AND APPEARANCE OF THE CROUCH END CONSERVATION AREA.

Impact on Conservation Area (DES 2.2,DES 1.1, and DES 1.2)

The site is located in the Crouch End Conservation Area, the site is surrounded by residential properties which overlook the site from Landrock Road, Cecile Park, Sandringham Gardens and Gladwell Road. The site currently comprises garages which are very modest in height and scale. Therefore the character of the conservation area around this site is one of a strong terrace of building plots with private gardens abutting the site. The gardens and the trees on the site give the rear of the site an important verdant setting.

The proposed development would involve the demolition of all the garages and the erection of 4 detached dwellings with integral garages. The buildings would be part single and part two storey and laid out in a linear design along the site from east to west. The main projection above ground floor would be the two storey flat roofs. These two storey flat roofs elements would be separated by 11.5m intervals.

The houses would have flat roofs which is not a feature typical of the area.

However it is proposed to blend the development with a green roof and façade system. The proposed 'green roofs' to the ground and first floor accommodation are made up of a thin layer of special soil compound which is planted with a variety of evergreen sedum plants. According to the architects the sedum will reduce the visual impact of the development while helping to create a bio-diverse environment and encourage local wildlife.

The green façade consists of a specialist designed light wire trellis being installed across the façade and then planted with climbing plants such as ivy and clematis. It has the same benefits as the roof system.

There is no doubt that the introduction of the flat-roofed houses would introduce a different form of development. It would to some extent contrast with the existing form of development and provide a less open character. Nonetheless it would still be predominantly open in character as the houses do not cover the whole site due to the introduction of gardens and retain a reasonable degree of space between the buildings at the upper levels would maintain some of this open character. It is noted that residents would see the whole development from the upper floors of their properties and also see parts of the ground from their gardens.

The fact that the proposals would introduce houses into the backland facing the rear of the private gardens of the surrounding properties is not considered to be a sufficient reason to withhold planning permission. The garages that exist do provide a sense of openness, While this would be diluted to some extent due to the nature of the proposals an open character would be retained or preserved. The buildings would also to a much lesser extent, than the refused scheme (HGY/2002/0094) restrict views through the site .

In the previous application refused (HGY/2002/0094) by the planning committee one of the reasons given was the impact on the character of the open appearance of the site. The planning committee attached significant weight to this open character. This proposal would still introduce significant elements of site coverage and introduce elements of second floor which would still impact on the character and appearance of the open aspect of this part of the conservation area. However due to the separation of these more prominent elements the overall openness of the site would be retained to a satisfactory level..

The conservation officer considers that this proposal would not harm the character and appearance of the conservation area.(see report above) The applicants have stated they have adopted a contemporary architectural approach with a large ground floor and reduced upper elements. This approach according to the applicants was adopted to directly address the issues of views across the site with the addition of living roofs and vegetative sides thus reducing even more the effects of the new building. Residents consider that it would introduce an alien form of development into the backland which would be clearly visually intrusive in their view and harm the character of the conservation area in terms of its strong terrace formation.

It is noted that in a recent appeal decision at Land to the rear of Alford House which was for a block of flats in the rear of the above property the Inspector commented " the strong character with the open setting is an important quality of this part of the conservation area", the Inspector also considered the open space in that case provided visual relief and concluded that the proposal would be out of character with the pattern of frontage development that dominates the Conservation Area. This scheme involves part single and part two storey house which it is considered would have less visual impact than the type of proposal envisaged at Alford House.

IMPACT ON THE LIVING CONDITIONS OF ADJOINING PROPERTIES.

Policy HSG 2.3 recognises the sensitive nature of backland sites and the importance of safeguarding residential amenity It expects buildings to be limited to single or two storey. In this sense the application complies. A considerable extent of the buildings are single storey.

However the existing buildings on site are single storey and this proposal envisages the introduction of two storey flat roof elements. These elements would be provided on each of the four detached houses and would be 6m in width at 11.5m intervals. These elements would be sited between 1.5m and 2.5m off the boundaries with properties in Cecile Park which are at a higher level. In relation to Landrock Road which is at a lower level the two storey elements would vary between 3.2m and 5m from the boundaries. The height of these elements would 5.5m.The rear gardens of the adjoining properties are 15m-17m in depth. Taking into account the level change between Cecile Park and the site it is considered the proposals would have an acceptable relationship on the gardens and houses of Cecile Park. In relation to Landrock Road taking into account the distance off the boundary, the relationship is again considered to be acceptable in relation to the issue of outlook and visual intrusion.

It is noted that outlook would be altered by the introduction of these properties, however taking into account their overall massing and spacing it is not considered that the outlook retained would be harmful.

In relation to privacy and overlooking the proposals have been designed with no windows in the side elevations of the new houses at upper levels. There are no windows directly face in to the gardens of adjoining properties at unreasonable distances. Some oblique overlooking maybe possible from the upper windows, but taking into account that this minimal overlooking would be of rear gardens and from bedrooms this is not considered sufficient grounds to withhold planning permission. In this respect of Cecile Park and Landrock Road the proposal would comply with criteria in policies DES 1.9 and HSG 2.3. Where there is some oblique overlooking particularly particularly along the Cecile Park boundary, the width of the window is such that it can partly obscure glazed.

It must be recognised that oblique overlooking of gardens is already widespread from upper floor rear windows of old established terraced houses in the area ie. first and second floor back bedrooms will overlook the gardens of next door neighbours.

The property most affected in the scheme most recently refused (now at appeal) was 7 Sandringham Gardens. In order to overcome the previous reason for refusal house 4 was moved 2.5m eastwards and a total of 2.3 southwards. Also the habitable rooms have been moved away from this boundary, so that the nearest room is now a bedroom to the garden of 7 Sandringham Gardens.

Further the Tree officer has confirmed the layout has taken into consideration the future relationship between the Oak Tree and House 4 by installing living areas and the main windows on the opposite side. The installation of a green roof requiring annual maintenance and the omission of guttering will minimise any nuisance issues, regarding leaf –fall and the dropping of debris.

DENSITY

There is no principle presumption against development of backland sites either in UDP Policy HSG 2.3 or in SPG 3C providing certain criteria are met..

The current Adopted Unitary Development Plan policy HSG 2.3 states the maximum density on backland sites should not exceed 145 HRH. In this case there would be 24 habitable rooms on a site area of 0.1433 hectares excluding the private garages but including the access road. This would give a density of 167.48 habitable rooms per hectare. It is debatable whether the garages should be included, as these are for residential albeit for surrounding residents.PPG3 states the access roads within the site should be included.

For development control purposes the Revised UDP, the London Plan and Government Advice in PPG 3 carry more weight than the Adopted UDP.

The SPG 3c attached to Policy HSG 8 of the Revised Unitary Development Plan, states that the Council densities would not generally apply to backland sites unless it can be demonstrated that the scheme does not constitute town cramming. It is considered that while density is an important and indication in

such backland cases the most important factors are the impact on the adjoining properties and character of the locality. The second deposit UDP Policy HSG 8 para 4.30 states density on backland sites is expected to be lower to avoid town cramming.

Government Guidance in PPG3 is that densities should fall within the range of 30 to 50 dwellings per hectare. Based on a site area of 0.1433 (excluding garages), the site development would equate to 27.9 dwellings per hectare. It is noted that the Inspector in granting the appeal at the rear 1-33 Priors Avenue considered a density of 25 dwellings per hectare was appropriate due to the backland nature of the site and the elongated nature of the site.

The Gladwell Residents Association has calculated the density but excluded the garages and access road area and has given a density 32 dwellings per hectare or 200 hrph. This approach is consistent with SPG3a. However the density is still in the range recommended in Government guidance PPG3 between 30 and 50 dwellings per hectare.

While the density on the site is beyond that recommended in the Adopted Unitary Development Plan for Backland sites, it is not considered to be a sufficient reason to withhold planning permission.

IMPACT ON TREES (See Tree Officer Report)

The Tree Trust consider there is likely to be considerable damage to existing trees and possible further losses. In particular they consider the proximity of House 4 to the Oak tree (TPO) would have an adverse impact on that tree and likely to result in call for its constant lopping and perhaps removal. They regard backland sites as an opportunity of trees to fulfil their potential and the insertion of planning conditions would provide an inadequate protection for the trees. The introduction of housing would effectively undermine the well –being of the trees and limit their contribution to the conservation area.

The Council Arboriculturalist considers subject to appropriate measures that the two significant trees on the site namely the Horse Chestnut at the entrance to the site and the Oak tree at the other end of the site could be adequately protected.

The area of existing concrete slab protecting the Horse Chestnut at the entrance to the site must be retained until the construction process is complete. However close to the oak tree, the condition of the concrete slab has started to degrade, this in accordance with applicants recommendations should be replaced to provide greater protection.

The proposals also involve removing 1 branch (20cm in diameter) from the horse chestnut, this is allow clearance over the roadway. The branch has a large wound from previous vehicular damage. On the Oak tree it is proposed to remove two secondary branches extending over the development site.

In addition around the site the houses would be built from excavations which would contain piles and ground beams. This again would minimise the impact on trees roots around the site. The report recommends that underground services should ideally follow the same route as excavations to minimise root severance.

The plans do envisage some lopping of the TPO trees, which would dilute their overall contribution, however the trees are so large that some lopping would not adversely affect the appearance of the conservation area.

ACCESS ARRANGEMENTS

The access was considered acceptable as part of the planning application 2002/0094 now at appeal (see planning history). There have been no material changes since that decision therefore no objection in principle can be made to the access arrangements.

Although the access is narrow, it is considered adequate for the limited development proposed (four houses and six garages). A turning-head is proposed near the eastern end of the site, which would allow emergency vehicles to turn within the site. A speed table is also proposed near the exit into Gladwell Road. It would be feasible for refuse vehicles to enter the site. However, the Council's Waste Management Service have agreed arrangements whereby bins would be moved on collection day to a hardstanding close to Gladwell Road. However highways would prefer for the vehicle to enter the site and pick the refuse from the refuse facility within the site.

It is noted that the site has permission to be used for the garaging of vehicles for 38 vehicles, the proposed use would create less vehicular activity than that approved use. The vehicle access would also be a pedestrian access for the occupiers of the proposed houses, however bearing in mind the level of activity expected from the proposed development this relationship would be acceptable.

Access for all: the site is not ideal in that it rises from the site entrance to the rear of the site. Pedestrians including disabled users may find some conflict with the access point but no greater than currently exists. It is noted that the new development would be for housing, but adequate space exists for access into the site.

The highways officer has recommended approval of the scheme subject to a Section 106 Agreement requiring the following elements: traffic calming measures along Gladwell Road in the vicinity of the site access : implementation of speed humps and suitable pro-pedestrian paving along the access road: provision of visibility mirrors :priority signage for vehicles along the access road. It is likely that to allow larger vehicles to turn into the site that

yellow lines would be required at the entrance to the site , this would result in some loss of parking at the entrance.

Building Control Officers have discussed the plans with the emergency services and are satisfied the access is satisfactory for their purposes.

LOSS OF GARAGES POLICY TSP 7.4

The highways and transportation report of the applicants states that only six of the existing garages are used by local residents for parking vehicles. Most of the remainder are used for storage. The 38 garages in June 2002 were used for the following purposes, 4 were vacant, 4 were used by the applicants, 8 were used by local residents(6 for parking vehicles) and 22 were used for other purposes. The garage report of the applicants shows that there has been steady decline in usage by local residents with 15 used in 2000, 12 in 2001. The reasons for this are not specified. An updated report carried out on the 6th June 2005 indicates no material change in the use of garages for car-parking purposes.

Reflecting existing usage stated by the applicants, the application proposes the erection of six replacement lock-up garages. This level of replacement provision is considered acceptable by Transportation Officers.

An updated parking survey was carried out by the applicants on the 8th September 2005 from 0600-0000 (this an extension of two hours from the 2200 hours of the last survey)The survey revealed a spare peak time capacity of 20-23 spaces on 5 streets within a 2 minute walk from the Gladwell garages site. The Transportation Section advise that at 0600 on the day of the survey there was 16 spare spaces. Another survey carried by the transportation section on the 1st December 2005 at 1700 confirmed the applicants surveys were credible.

The residents have also carried a survey which shows the results found on four different occasions Tuesday 26th-Friday 30th September 2005 at approximately 06.00 am by three different surveyors. The residents surveys revealed that when taking into account illegally parked cars, which in their view includes (illegally parked cars include within 5m of a corner, over or partially obscuring a driveway or crossover, double parked and parked on a double yellow lines, the number of vehicles parked exceeded capacity by between 2.25 to 5 spaces on average over the period survey period.

In addition the residents survey identifies flaws in the surveys of the applicants such as failure to take into account illegally parked cars, capacity identified by the applicants is too high, , the survey area did not cover a area two minute walk from the site, access arrangements in to the site have not been considered which would result in the loss of on-street parking. Residents surveys revealed that there were actually 13.65% less free spaces in the area when surveying both areas simultaneously. Residents surveys reveal a negative spare capacity.

Residents indicate and provide evidence that the garages have not been properly rented out despite attempts to rent from the existing owners. In addition the area is now an restricted conversion area " now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity."

While there are differences between the surveys carried out, and there is no doubt that if the garages were well used by local residents then it is clear that there would be an improvement in availability of parking spaces on the road and this would improve residential amenity. However the balance of the evidence is that the garages have not been used particular well in the past though there is doubt on how well there have been marketed and made available. Residents have evidence that such attempts have been frustrated. It must be stated once built on it is unlikely that new space for parking would made available elsewhere in the future, and that demand for crossovers may increase. However this could be controlled through planning controls where walls are over 1m in height.

Notwithstanding this it is concluded on this issue, that the proposal, which would provide 6, garages and would not lead to an increased parking on the surrounding highway apart from some displacement at the front of the site.

AMENITY OF FUTURE RESIDENTS

Houses 1,2 and 3 of the proposals would achieve the 50m³ of garden space required when taking into account the amenity space on the side of the building along the boundary with Cecile Park. House 4 is well excess of the minimum required.

DES 1.9 of the UDP (1998) states new development itself should not suffer an undue loss of privacy as a result of the poor spacing and location of buildings. There is an issue of privacy between windows of the properties on the upper level. The windows between the properties would not achieve the 20m required between properties. In order to overcome this problem the architect has designed the windows to be long and thin to reduce the loss of privacy between the properties. This is an disadvantage of the proposals, though not fatal to the scheme as it affects the new occupiers rather than surrounding residents; it would be for the prospective purchasers to decide whether or not the mutual overlooking between new dwellings was a serious disadvantage.

The gardens and single storey elements of houses 1 and 2 would be overlooked to a degree from the houses in Cecile Mews, however subject to appropriate fencing it is considered the amenities of future residents would be acceptable Houses 3 and 4, due to the house type and the fact that there would be more space for screening would be less affected.

Overall it is considered a satisfactory environment would be created for the future owners.

COMPARISON TO REFUSED SCHEME (HGY/2002/ 0094 and 2005/1084)

The refused scheme (2002/0094)planned to introduce more traditional houses to the backland site , this proposal attempts to find an innovative design solution for the site, with a flat roof and green façade design.

This scheme attempts to reduce the height of buildings The previous scheme (2002/0094) had large pitched roofs and the second floor elements were closer together . In this scheme the bulk has been reduced by separating the two storey elements.

The refused scheme (2005/1084) identified specific reason for refusal namely the impact on 7 Sandringham Gardens and the impact on the TPO Oak Tree. Both these issues have been dealt with in this report.

Parking and access issues remain relatively unaltered apart from the updated studies.

Other Matters.

The site is not allocated within the UDP as an area of ecological importance. It is likely that the introduction of a residential use together with gardens may assist in the ecological development of the site, bearing in mind the site as existing is predominantly hard surfaced.

Objections have been raised to the lack of school places. However, there have been recently –completed school extensions at Rokesley School, St. Peter–in-Chains Primary, and at Highgate Wood Upper School; there are proposals in the pipeline for the expansion of Coleridge School. Due to the modest nature of these proposals and the fact the Council's Supplementary Guidance Note¹² on Educational Needs Generated by New Housing paragraph 3 says this requirement will not normally apply to residential units containing less than 5 family houses, a Section 106 Agreement requiring a contribution to education cannot be justified.

It is noted in two appeal decisions at 3 Fairfield Road the appeal Inspectors made some relevant comments. This site is different to the application site in some aspects in that it involves building in a large rear garden area and is an area of local importance for ecology. The Inspector noted the density of the surrounding area was high and considered the undeveloped open green space as important. The Inspector found the design of the properties and the siting in the backland was out of character (essentially alien character of the proposal) with the strong terrace of building plots, which surround the site.

In relation, to biodiversity this development would preserve most of the trees and introduce gardens would not have an adverse impact on the biodiversity.

In addition it could be argued the introduction of the gardens would assist in this objective. The site would retain a significant proportion of its open character. The applicants have also agreed to undertake a bat survey.

Residents have suggested that the provision of 4 luxury houses will not assist in providing affordable housing or a socially balanced mix. It is likely that development of the site to provide affordable housing would lead to a much greater number of units, at least 10, which would have more severe implications for height of buildings and traffic generation. This would be contrary to what the Planning Service has been trying to achieve ie. less bulky buildings and less traffic arising from the site.

Residents have also referred to the recent appeal decision at the rear of Alford House APP/Y5420/A/04/11611239; In that case the Inspector considered the loss of two garages used by local residents was not acceptable due to it resulting in a likely increase in on-street parking (and site was adjacent to a restricted conversion area). However that case is not entirely parallel with the current application, as this Cecile Mews application does contain proposals for six replacement garages for local residents as partial replacement, but equally involves the loss of 32.

SUMMARY AND CONCLUSION

It is recognised that a number of these issues raise strongly held local concerns, but on balance it is considered the proposals should be approved.

It is essential to understand that this is a backland site which was previously developed, and as a brownfield site within an urban area the principle of its development is acceptable, subject to the merits of the proposals when considered against policy and guidance. The proposals are considered to be in accordance with relevant UDP policies and SPG 3C guidance for backland sites. These are a significant improvement on the previously refused scheme, and whilst they will have an effect on the area's character I consider that it will not be detrimental and will leave the area unharmed. Accordingly there is no conservation objection.

The scheme represents an attempt at an innovative modern design solution for this complex site. It is clearly an improvement on the previously refused schemes. Residents have put forward a case against the development on Conservation terms based on density standards, the Llewelyn-Davies study, appeal decisions, and the strong existing character of the locality based on terrace frontages. On this issue the Conservation Officer's advice is that the proposal is acceptable. The application is therefore considered to be consistent with Policy DES 2.2 Preservation and Enhancement of Conservation Areas of the Unitary Development Plan (UDP) 1998 and CSV1A Development in Conservation Areas of the Haringey UDP Revised Deposit Consultation Draft September 2004.

The Arboriculturalist considers the impact on the trees would be acceptable subject to appropriate conditions. The proposals are considered consistent with UDP (1998) Policy OP1.6 Tree Protection, Tree Masses and Spines and OS 16 Tree Protection, Tree Masses and Spines of the Haringey UDP Revised Deposit Consultation Draft September 2004.

The access arrangements are considered satisfactory for such a small development. Officers do not consider the case for the loss of the garages is sufficient to warrant refusal of planning permission bearing in mind the replacement of 6 garages and is therefore not considered to be contrary to UDP (1998) TSP 7.4 Loss of Garages.

The impact on the amenities of adjoining occupiers is also considered acceptable and as would the future residential environment for new occupiers. The proposals would be in accordance with the Adopted UDP Policies HSG 2.3 Backland Housing, DES 1.9 Privacy and Amenity of Neighbours and UD2 General Principles of the Haringey UDP Revised Deposit Consultation Draft September 2004 and SPG 3c Backlands Development.

RECOMMENDATION 1

The Sub-Committee is recommended to Resolve as follows:

- (1) That planning permission be granted in accordance with planning application HGY/2006/0385: subject to a pre-condition that the owners of the application site 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), 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 Traffic Calming Measures along Gladwell Road in the vicinity of the site access (including the provision of yellow lines at the entrance)

1.2 Implementation of traffic calming measures which combines speed humps with suitable paving materials, typical of a shared surface along the site access.

1.3 Provision of visibility mirrors at the site access.

1.4 Priority signage indicating priority is given to vehicles in the opposite direction

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/0385

Applicant's drawing No.(s) PP01C-02-03-04-05-06-07-10F-11B-12B13B-14-15D 16-17-18-19-20-21-22 -23- 24-25-26D -27D-28D-29D-30-31-32-33B-34B-35 Alan Baxter & Associates Highways and Transportation Report: Supplementary Parking Report:Tree Report Marishal Thomson & Co. planning application statement and conservation area statement.

Subject to the following conditions:

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

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

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

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

4. 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 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 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 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. Further, the concrete slab must be retained as ground protection for all trees as far as possible, and specifically for the Oak And Horse Chestnut until completion of the construction process.

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

6. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

7. 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 distance to be agreed with the local planning authority prior to the commencement of works. 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.

8. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

9. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

10. 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.

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 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.

12. No part of any structure of the flat roof hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of nearby residential properties.

13. Before development commences a bat survey shall be undertaken, the report shall be submitted to and approved in writing by the Local Planning Authority prior to the demolition of the garages.

Reason: To ensure that any bat life is adequately taken into account.

14. The authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

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

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

16. That the 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 and garages (a) to (f) rented privately for car-parking use..

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

17. Prior to the occupation of the buildings a scheme for the means of enclosure of the site including measures to increase privacy of the site from Cecile Park shall be submitted and approved by the council.

Reason: To protect the amenity of future occupiers.

REASONS FOR APPROVAL

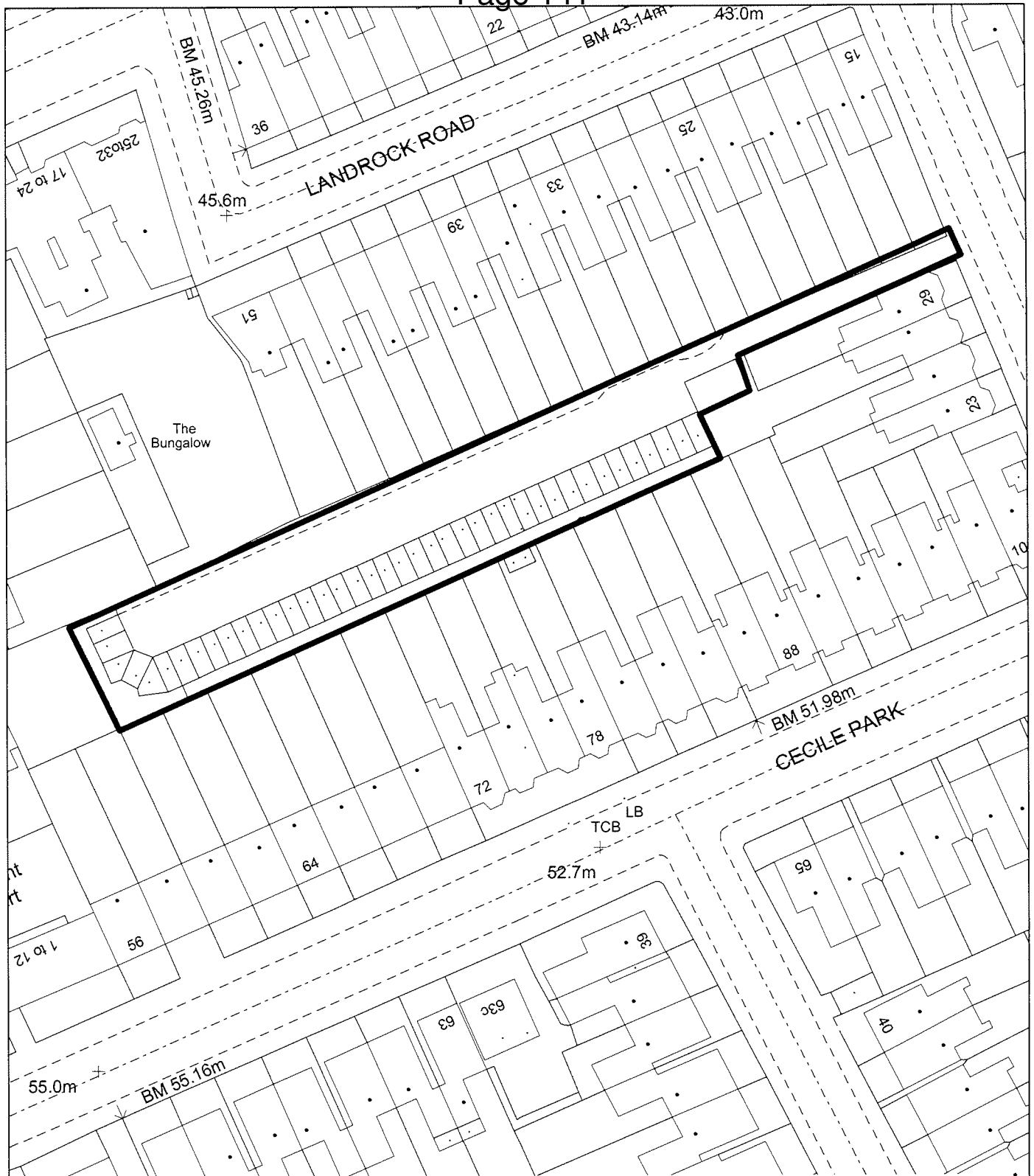
The scheme represents an attempt at an innovative modern design solution for this complex site. It is clearly an improvement on the previously refused schemes. Residents have put forward a case against the development on Conservation terms based on density standards, the Llewelyn-Davies study, appeal decisions, and the strong existing character of the locality based on terrace frontages. Based on all the submissions by the applicants and residents it is considered this issue is finely balanced. On this issue the Conservation Officer advice is that the proposal is acceptable. The application is therefore considered to be consistent with Policy DES 2.2 Preservation and Enhancement of Conservation Areas of the Unitary Development Plan (UDP) 1998 and CSV1A Development in Conservation Areas of the Haringey UDP Revised Deposit Consultation Draft September 2004.

The Arboriculturalist considers the impact on the trees would be acceptable subject to appropriate conditions. The proposals are considered consistent with UDP (1998) Policy OP1.6 Tree Protection, Tree Masses and Spines and OS 16 Tree Protection, Tree Masses and Spines of the Haringey UDP Revised Deposit Consultation Draft September 2004.

The access arrangements are considered satisfactory for such a small development.

Officers do not consider the case for the loss of the garages is sufficient to warrant refusal of planning permission bearing in mind the replacement of 6 garages and is therefore not considered to be contrary to UDP (1998) TSP 7.4 Loss of Garages or SPG 15 Car Repair Workshops and Garages.

The impact on the amenities of adjoining occupiers is also considered acceptable and as would the future residential environment for new occupiers. The proposals would be in accordance with the UDP 2.3 HSG 2.3 Backland Housing, DES 1.9 Privacy and Amenity of Neighbours and UD2 Areas of the Haringey UDP Revised Deposit Consultation Draft September 2004 and SPG 3c Backlands Development.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Cecile Mews, Rear Of 60-88, Cecile Park, N8

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	1:800
	Date	13/10/2005



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Cecile Mews, Rear of 60-88, Cecile Park, N8

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	MT
	Scale	1:1250
	Date	11/07/2006

Planning Applications SubCommittee 25 July 2006

Item No. **2**.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0388

Ward: Crouch End

Date received: 24/02/2006

Drawing number of plans : PP01C-02-03-04-05-06-07-10F-11B-12B13B-14-15D 16-17-18-19-20-21-22 -23- 24-25-26D -27D-28D-29D-30-31-32-33B-34B-35 Alan Baxter & Associates Highways and Transportation Report:Supplementary Parking Report:Tree Report Marishal Thomson & Co. planning application statement and conservation area statement.

Address: Land To The Rear of Rear Of 60 - 88 Cecile Park N8

Proposal: Conservation Area Consent for the 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/2006/0389.

Existing Use: Garages

Proposed Use: Residential

Applicant: Paul Simon Developments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

- Road - Borough
- Conservation Area
- Area of Special Character
- Restricted Conversion Area

Officer Contact: Frixos Kyriacou

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions.

SITE AND SURROUNDINGS

Refer to planning application HGY/2006/0385, the previous item on the agenda.

PLANNING HISTORY

Refer to planning application HGY/2006/0385, the previous item on the agenda.



DETAILS OF PROPOSAL

This application relates specifically to the removal of 38 lock up garages.

CONSULTATION

Refer to planning application HGY/2006/0385, the previous item on the agenda.

RESPONSES

Refer to planning application HGY/2006/0385, the previous item on the agenda.

RELEVANT PLANNING POLICY

Refer to planning application HGY/2006/0385, the previous item on the agenda.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Policy DES 2.4 (1998) states permission would not normally be granted for demolition where the building positively contributes to the character and setting of the conservation.

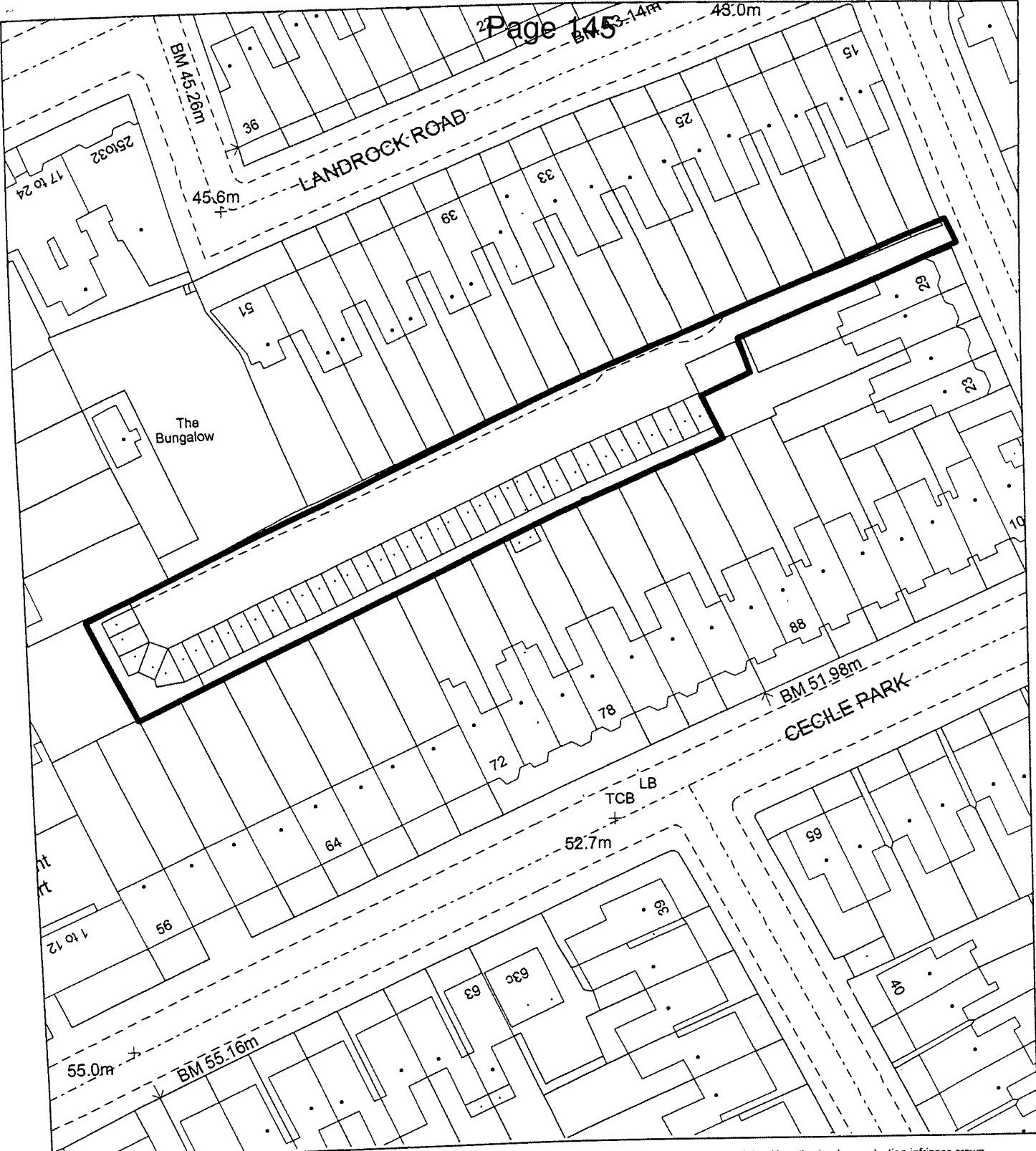
The policy lists a number of criteria against which such planning applications will be assessed it states a building may not have any great architectural merit, but may contribute to local character through its contribution to local historic plot lay-out, mix of uses, local materials, locally appropriate scaling and contribution to local vistas and townscape character.

In relation to this issue, it is clear the buildings themselves have very little architectural merit and that the mix of uses is not a strong consideration. However, the main contribution of the site is to the open character of the backland site within the conservation area. The gaps between the terraces provides a setting for the rear of the buildings.

Criteria 2 requires acceptable proposals to be in place for a replacement development prior to demolition, this to ensure the site is not demolished and left in an unkept manner.

Policy CV3 Protection From Demolition of the Revised UDP, states that the Council will protect buildings within the Conservation Areas by refusing applications for demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

PPG 15 provides more guidance in paragraph 4.27 it states " where a building makes little or no such contribution (ie a positive contribution) – the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment ."



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan Cecile Mews, Rear Of 60-88, Cecile Park, N8

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	1:800
	Date	13/10/2005

This page is intentionally left blank

Planning Applications Sub Committee 25 July 2006

Item No. **3.**

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/0933

Ward: Tottenham Green

Date received: 12/05/2006

Last amended date: N/A

Drawing number of plans PP-04 - PP-22 incl.

Address: Land at Winns Mews (Off Grove Park Road) N15

Proposal: 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.

Existing Use: Car Repair/Storage

Proposed Use: Residential

Applicant: Executive Homes

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Conservation Area
Area of Community Regeneration

Officer Contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The proposal site consists of a 2 storey factory/workshop building situated between the rear gardens of residential and commercial properties on Grove Park Road and Beaconsfield Road and it is to the rear of West Green Road. The proposal site is in the Clyde Circus Conservation area and is not within a defined employment area. The property is currently vacant and has been so for sometime.

PLANNING HISTORY

22.12.04 - Conversion of property to form 3 x 2 and 1 x 1 bed Mews houses. Consent granted.

16.08.05 – Demolition of existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and bin storage. Consent refused.

DETAILS OF PROPOSAL

The scheme involves the demolition of existing vacant previously car repair garage and storage and erection of 4 x 2 storey 3 bedroom houses and one storey 2 bedroom bungalow. Provision of refuse and bicycle storage.

CONSULTATION

Internal

Transportation Group
Borough Arboriculturalist
Building Control
Conservation Team
Ward Councillors

External

West Green Residents Association

Local Residents

2a, 2-10, 1a, 1b, 1c, 1d, 3, 5 Grove Park road
78-102 West Green Road
2-22 Beaconsfield Road
1st floor flats 78-102 West Green Road

RESPONSES

Conservation Officer's comments

The proposed site is a backland site between the rear gardens to houses on Grove Park and Beaconsfield Road.

The existing buildings are of no particular architectural integrity or importance and its prevalent features and layout do not enhance the character of the conservation area. Due to a lack of use and maintenance these buildings have deteriorated. In its present state they detract from the character of the conservation area

In line with this context the houses would need to be low-lying, unobtrusive with elevations that overlook these rear gardens giving a sense of continuity of gardens (this can be achieved by 'greening' the building elevations). The proposal is **acceptable** as it is low lying, unobtrusive and of similar scale to the existing building on the site.

Transportation Group Comments

The proposed development is located where the public transport accessibility is medium and where Seven Sisters CPZ, operating Monday to Saturday from between 0800hrs and 1830hrs, is in place. In addition, this area has not been identified within the Council's SPG as that with parking pressure. Also, with the Council's maximum parking standard and the nature of the characteristics of this site, this development proposal can be dedicated as 'car-free'. Furthermore, the applicant has proposed 10 cycle racks with secure shelter as detailed on Plan No.PP-09.

Consequently, there are no objections on transport and highway grounds.

Informative

(1) 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.

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

Enfield & Haringey Fire Safety Office raised no objection to the scheme.

No other observations received.

RELEVANT PLANNING POLICY

The following central government advice is considered pertinent to this case.

Planning Policy Guidance Note 3: Housing.

This PPG provides guidance on a range of issues relating to the provision of housing. In particular it encourages bringing empty homes back into use and converting existing buildings, in preference to the development of Greenfield sites;

Paragraph 22 encourages local authorities to maximise the re-use of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of Greenfield land being taken for development.

The London Plan

The London Plan is meant to form the emerging Spatial Development Strategy for Greater London. Issued in the first place by the Greater London Authority, the Plan contains key policies covering housing, transport, design and sustainability in the capital. The Plan replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

LOCAL POLICY:

HSG 1.1: 'Strategic Housing Targets'

Sets out the strategic housing targets for the Borough.

HSG 2.2: 'Residential Densities'

This policy deals with density requirement.

DES 1.1: 'Good Design and how design will be assessed'

The policy seek to ensure that new development relate satisfactorily to the scale and character of adjoining townscape.

HSG 1.3 'Change of Use to Residential'

This policy provides that permission for a change of use to residential will normally be permitted provided:

- that the accommodations will result in fully acceptable living conditions
- the surrounding environment is appropriate to the form of residential accommodation being provided.

The policy also provides that where the building which use is to be change would have had B1, B2 or B8 use, permission will be granted if:

- the site does not lie within a Define Employment Area
- there would be no serious impact on the local environment

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

DES 2.4 'Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas'

Proposals to demolish whole or substantial parts of buildings or for planning permission to change appearance of, or remove parts of buildings or other structures in conservation area will normally be considered in relation to the criteria provided in this policy and will not normally be agreed where the building or part of building positively contributes to the character or appearance of the building, conservation area or setting.

DES 2.2: Preservation and Enhancement of Conservation Areas

The Council will seek to preserve and enhance the character and appearance of conservation areas and will normally refuse proposals within adjacent to, or affecting a conservation area detrimental to the appearance, character or setting of the local area.

HSG 2.3 'Backland Housing'

Under this policy, there should be no significant loss of privacy from overlooking, loss of trees, increased in noise and disturbance and development should be limited to one or two storey dwellings.

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

- This policy seeks to minimise the detrimental effect of development proposal by providing that new building should follow the front and rear building lines of adjacent properties and
- It also provides that the form, Rhythm and massing of the building should reflect important features in the surrounding buildings.

DES 1.9 'Privacy and Amenity of Neighbours'

This policy seeks to protect the reasonable amenity of neighbours.

OP 1.6 'Tree Protection, Tree Masses and Spines'

Under this policy, the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character.

TSP 7.1: 'Parking for Development'

This policy deals with parking requirement.

RIM 1.7: 'Designing Out Crime'

To ensure new development conforms to designing out crime principles

EMP 1.1 'Employment Protection'

This policy provides that land or buildings in employment generating use, for which there is clear demand, will be retained in that use.

Emerging Unitary Development Plan.

Policy HSG2 'Change of Use to Residential' of the emerging Plan provides that change of use to housing will be considered provided:

- the building does not fall within a defined employment area
- it does not involve the loss of protected open space, not in a primary or secondary shopping frontage and
- the building can provide satisfactory living conditions

UD3 Quality Design. Under this policy, development proposal will be expected to be of high design quality. It should address issues such as urban grain building lines height and scale, form, rhythm and massing.

CSV3 Protection from Demolition

This policy confirms that the Council will protect Haringey's building within Conservation Areas by refusing application for their demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is considered that the main planning issues are:

1. The differences between the current scheme and the refused scheme
2. The principle of residential use on the site
3. Impact of the development on the character and appearance of Clyde Circus Conservation Area
4. Loss of employment
5. Density
6. Size, bulk and design
7. Privacy and overlooking
8. Sustainability
9. Parking and access,
10. Waste disposal and
11. Effect upon trees
12. Soil contamination

13. Section 106 Agreement

Each of these issues is discussed below:

1. The differences between the current scheme and the refused scheme

This application is a re-submission following a refusal of the previous scheme by Planning Application Sub-Committee. The differences between this scheme and the previous scheme are in the layout and amendment to unit 5. The proposed units 1-4 would now be facing from east to west. Unit 5 has been amended and reduced in height to be a single storey 2 bedroom bungalow. Unit 1 would also now be closer to the boundary than it was previously designed

2. Principle residential use on the site

Guidance from central government and the London Plan set housing targets for Local Authorities. RPG3 sets minimum net additional dwelling targets for Haringey of 6700 units for the period 1992 – 2006. The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year), with the exception of the recent target in the London Plan, which the Council is challenging. 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.

The pressure of land for new housing in the Borough means that infill and previously developed sites 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 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing; recognises this pressure and seeks to ensure an appropriate level of development for these sites which ensures that existing amenity is not harmed. The proposed demolition and erection of dwellinghouse at Winns Mews conforms to the existing residential use of this part of the borough.

3. Impact of the development on the character and appearance of Clyde Circus Conservation Area

The scheme proposes two storey buildings and a bungalow on the site. This it is considered is in keeping with the scale and height of the existing buildings along Beaconsfield and Grove Park Road. The existing buildings on site are considered to be of no particular architectural merit, it is considered that due to their dilapidated condition they detract from the character and appearance of Clyde Circus conservation area. It is considered that the proposed development would preserve and enhance the character of the local area.

4. Loss of Employment

The proposed development would be appropriate. Currently the site is vacant. The prospect of the buildings being use for intensive employment generating uses is unlikely particularly in relation to its poor access from Grove Park Road. The site is not within a designated Defined Employment Area. It is therefore considered that the proposal in general terms would not cause any harm to the amenity of the neighbourhood.

5. Density

Residential Densities policy sets out the density range for the borough. PPG3 recommends that more efficient use is 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 Unitary Development Plan. The London Plan also sets higher densities for development in urban areas. The Plan recommends a density range of 300 - 450 habitable rooms per hectare for flatted developments in urban areas. The adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare, with a maximum of 210 habitable rooms per hectare for predominately family housing. The emerging Plan however proposes a density range of 300 - 400 habitable rooms per hectare.

Applying the method of calculation set out in Supplementary Planning Guidance Note 'Residential Densities' this scheme has a density of 214 habitable rooms per hectare. This is above the adopted Unitary Development Plan density range but is within the density proposed in the emerging Plan. The local area has access to numerous bus links and Seven Sister's Underground station is nearby.

It is considered that the proposal is appropriate because it meets all the other requirements provided under the backland housing policy. For instance, the proposal proposes two storey, there is no reduction in the amount of amenity space enjoyed by surrounding existing residents.

6. Size, Bulk and Design

The proposed demolition and erection of dwellinghouses and the application site would not detract from the amenity being enjoyed by the surrounding occupiers. The design is considered appropriate and complementary to the locality. It is also considered that it reflects and meets the requirements provided in the Backland development policy (HSG 2.3) as it is two storey.

7. Privacy and Overlooking

The site is screened by large trees and the scheme proposes the removal of some of the existing tree in order to plan new ones to screen views at boundary. It is considered that the windows on the front and rear and side

elevations would not cause adverse overlooking problems. Furthermore there will be no significant effect on sunlight and daylight reaching the existing properties along Grove Park Road and Beaconsfield as a result of this development. So far as backland development is concerned again as mentioned above, it is considered that the proposed development would not cause any significant harm.

8. Sustainability

The scheme has some element of sustainability. The applicant proposes to use wherever feasible all reclaimed materials. The proximity to Seven Sisters Underground Station and the fact that there is numerous public transport bus link has made the applicant to design a scheme which is car free. This combined with the provision of secure cycle storage creates an opportunity for alternative form of sustainable transport to the car for future occupiers of the development.

9. Parking and access

The scheme proposes no car parking spaces. Instead it proposes 10 no. Cycle racks. Access would be along Winns Mews. Enfield and Haringey Fire Safety Office raised no objection on condition that unit 6 now appearing on the plan as unit 5 after the applicant amended the scheme to comprised only of 5 units would be a single family dwelling. Transportation Group has raised no concern about the scheme as such it is considered that the scheme would not cause any unacceptable harm.

10. Waste disposal

It is considered that the two bin stores provided and located adjacent to the cycle racks is sufficient for the proposed development.

11. Effect of development of trees

The applicant has submitted arboricultural report for proposed development. In its findings, the report provides that the majority of the site is covered by buildings, hardstanding or compacted ground where cars have been stored. The proposed work to be carried will involve the removal of some trees and new planting scheme with suitable species within the landscaping. The report also makes recommendations. This includes;

- Location of contractors parking, facilities and material storage area
- Tree protection fencing
- Installation of tree protection fencing
- Felling of trees and remedial tree surgery works and
- Landscaping.

It is considered therefore that with all precaution as highlighted in the report, and a probable site visit with Council Tree Officer, the effect of the development on the trees would be minimal if any.

12. Contamination

In order to ascertain the status of the site with regards to contamination, a condition has been attached to this report requiring detail submission on site investigation, potential land contamination, risk estimation and any remedial work necessary.

13. Section 106 Contribution

The scheme is subject to a legal agreement, the main elements are:

Educational Contribution

Accordingly, it is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £ 47,596.57 educational contribution because of the expected child yield from the development an environmental improvement of the immediate locality and administrative/recovery cost. This figure is based on the guidance (formula) set out in Supplementary Planning Guidance SPG 8a (SPG 8a)

Environmental Contribution

As part of S106, this report recommends that a financial contribution of £ 10,000 is required from this development through a legal agreement in order to secure contributions towards the improvement of the immediate locality.

Administrative/Recovery cost

As part of S106, there should be an administrative/recovery cost of £ 2,400.00

SUMMARY AND CONCLUSION

The scheme proposes the demolition of existing building and erection of 4 x 2 storey 3 bedroom houses and one storey 2 bedroom bungalow. Provision of refuse and cycle storage facilities. The layout is different from the previous application that was refused. The proposed development would now be facing east to west with unit 5 erected as a single storey 2 bedroom bungalow.

It is considered that the proposed development is appropriate in this location as it conforms to the existing residential use of this part of the borough. The site is currently vacant and the prospect of the existing buildings being use for intensive employment generating uses is feasible remote.

It is also further considered that the proposed two storey is in keeping with the scale and height of the existing buildings along Beaconsfield and Grove Park Road. With the existing building on site having no architectural merits, it detracts from the character and appearance of Clyde Circus Conservation Area.

The residential density of the proposed development works out at 214 habitable rooms per hectare. This is above the adopted UDP range but within the density proposed in the emerging UDP. It is considered that the proposal meets all the other requirements of backland housing policy since it is two storey and not reducing the amount of amenity space being enjoyed by the surrounding existing residents on Beaconsfield and Grove Park Road.

The site is screened by large trees and the new scheme involves the planting of new trees as such it is considered that the proposal would not cause adverse overlooking. Besides it is to comprise of two storey reflecting the height of the buildings along Beaconsfield and Grove Park Road.

The access would be from Winns Mews off Grove Park Road. The scheme proposes no parking spaces as it is car free. Instead it provides for cycle racks and this is located in the courtyard. The Council's Transportation Group have raised no objection.

The arboricultural report provided by the applicant carried out by Marishal Thompson & Co gives recommendations on how the work on the site should be carried. It is considered that the proposed development would with all the necessary precautions highlighted in the report not cause harm to the existing trees.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2006/0933 subject to a precondition that Executive Homes shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: of £47,596.57 as educational contribution, £10,000 for environmental improvement and £2,400.00 as recovery cost/administration.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/0933

Applicant's drawing No.(s) PP-04 - PP-22 incl.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. 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. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
5. 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.

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 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.

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.

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

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

8. The 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.

9. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Development Order 1988, no extensions falling within Class A 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.

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

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

12. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of 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. The assessment must show the carbon emissions resulting from the projected energy consumption.

- (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

- (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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

INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

It is considered that the existing buildings are of no particular architectural merit and that it detract from the character and appearance of Clyde Circus conservation Area. The proposed development reflects the provision of Backland policy by being two storey, it also reflects the provision of policies for conservation areas as it is considered it would reinstate the character and appearance that is lacking in this part of Clyde Circus and would not be unacceptably detrimental to the amenity of the residential properties along Beaconsfield and Grove Park Road. The proposal therefore is in compliance with policies DES 2.4 'Demolition Partial Demolition and Changes to Appearance of Buildings in Conservation Areas', DES 2.2 'Preservation and Enhancement of Conservation Areas', HSG 2.3 'Backland Housing', DES 1.9 'Privacy and Amenity of Neighbours' and DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing of the Haringey adopted Unitary Development Plan and CSV3 'Protection from Demolition' of the emerging Unitary Development Plan.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Land at Winns Mews N15.

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	1:1250
	Date	07/07/2006



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Land at Winns Mews, N15

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	MT
	Scale	1:1250
	Date	11/07/2006

This page is intentionally left blank

Planning Applications Sub Committee 25 July 2006

Item No. 4.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/0934

Ward: Tottenham Green

Date received: 12/05/2006

Last amended date: N/A

Drawing number of plans PP-04 - PP-22 incl.

Address: Land at Winns Mews (Off Grove Park Road) N15

Proposal: Conservation Area Consent for the 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.

Existing Use: Car Repair/Storages

Proposed Use: Residential

Applicant: Executive Homes

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Conservation Area
Area of Community Regeneration

Officer Contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The proposal site consists of a 2-storey factory/workshop building situated between the rear gardens of residential and commercial properties on Grove Park Road and Beaconsfield Road and it is to the rear of West Green Road. The proposal site is in Clyde Circus Conservation Area and is not within a defined employment area. The property is currently vacant and has been so for sometime.

PLANNING HISTORY

22.12.04 - Conversion of property to form 3 x 2 and 1 x 1 bed mews houses. Consent granted.

25.08.05 – conservation area consent for the demolition of existing building and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and bicycle storage. Consent refused.

DETAILS OF PROPOSAL

Conservation Area Consent for the demolition of existing buildings and erection of 4 x 2 storey 3 bedroom house and one single storey 2 bedroom bungalow. Provision of refuse store and bicycle storage.

CONSULTATION

Transportation Group
Building Control
Borough Arboriculturalist
Conservation Team
Ward Councillors
West Green Road Resident Association

RESPONSES

Conservation officer's comments

The proposed site is a backland site between the rear gardens to houses on Grove Park and Beaconsfield Road.

The existing buildings are of no particular architectural integrity or importance and its prevalent features and layout do not enhance the character of the conservation area. Due to a lack of use and maintenance these buildings have deteriorated. In its present state they detract from the character of the conservation area

In line with this context the houses would need to be low-lying, unobtrusive with elevations that overlook these rear gardens giving a sense of continuity of gardens (this can be achieved by 'greening' the building elevations). The proposal is acceptable as it is low lying, unobtrusive and of similar scale to the existing building on the site.

No other observations received.

RELEVANT PLANNING POLICY

NATIONAL POLICY BACKGROUND

Planning Policy Guidance 15 'Planning and Historic Environment'

Policies for conservation areas

Section 71 of the Planning Act places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Designation introduces control over the demolition of most buildings within Conservation Areas (Section 74 of the Act). In so doing, the general presumption should be in favour of retention.

LOCAL POLICY BACKGROUND

Adopted Unitary Development Plan (March 1998)

DES 2.4: Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas

Proposals to demolish whole or substantial parts of buildings or for planning permission to change appearance of, or remove parts of buildings or other structures in conservation area will normally be considered in relation to the criteria provided in this policy and will not normally be agreed where the building or part of building positively contributes to the character or appearance of the building, conservation area or setting.

DES 2.2: Preservation and Enhancement of Conservation Areas

The Council will seek to preserve and enhance the character and appearance of conservation areas and will normally refuse proposals within adjacent to, or affecting a conservation area detrimental to the appearance, character or setting of the local area.

Emerging Unitary Development Plan

CSV3 Protection from Demolition

This policy confirms that the Council will protect Haringey's building within Conservation Areas by refusing application for their demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for Conservation Area Consent for the demolition of the existing buildings and erection of 4 x 2 storey 3 bedroom house and one single storey 2 bedroom bungalow. Provision of refuse and bicycle store. Policy DES 2.4 states that application for the demolition or part demolition will only be allowed where it positively contributes to the character and appearance of the building, conservation area or setting. It is considered that the proposed development would reinstate the feature lacking from a setting of a conservation area as the existing buildings currently detracts from the character and appearance of Clyde Circus Conservation Area.

Guidance in PPG 15 states that in exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question. Account should be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed. As stated in planning reference HGY/2006/0933, it is considered that the existing buildings have any architectural merits. Allowing its demolition would be to add to urban form lacking from the character and appearance of a conservation area.

It is therefore considered that if Conservation Area Consent were granted the character and setting of Clyde Circus conservation area would be repair and as such, it is recommended that Conservation Area Consent be granted for the demolition of the existing buildings.

SUMMARY AND CONCLUSION

It is considered that the proposed demolition of the existing buildings would not detract from the character and appearance of Clyde circus conservation area. The existing buildings do not contribute to the local area character and appearance. Allowing demolition would therefore not be contradictory to the intention of Council Policies DES 2.4 'Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas, CSV3 'Protection from Demolition' and the Guidance provided in PPG15.'Planning and the Historic Environment'. This report recommends that Conservation Area Consent be granted.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0934

Applicant's drawing No.(s) PP-04 - PP-22 incl.

Subject to the following condition:

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

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

REASONS FOR APPROVAL

It is considered that the existing buildings on site currently detract from the character and appearance of Clyde Circus conservation area. Its demolition and redevelopment it is considered, would add to the character and appearance that has been lacking in this part of Clyde Circus conservation area. The proposal is therefore considered to be in compliance with policies DES 2.4 'Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas' and DES 2.2 'Preservation and Enhancement of Conservation Areas' of the Haringey Adopted Unitary Development and policy CSV3 'Protection from Demolition' of the emerging Unitary Development Plan.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Land at Winns Mews N15.

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	1:1250
	Date	07/07/2006

Planning Applications Sub Committee 25 July 2006

Item No. **5.**

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/0722

Ward: Hornsey

Date received: 10/04/2006

Last amended date: 30/06/06

Drawing number of plans 0560 P03A, P05A, P06A, P07A, P08A, & P09A.

Address: Unit 21, Cranford Way N8

Proposal: Erection of 4 storey building comprising manufacturing warehouse for joinery at upper ground and first floor levels, offices and meeting rooms at 2nd and 3rd floor levels and parking in basement.

Existing Use: Plant Hire Yard

Proposed Use: Mixed Use

Applicant: Mr Mike Stead, Gilmac Building Services

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Contaminated Land (GeoEnviron)
Defined Employment Area

Officer Contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The site is currently in use as a plant hire yard. It is within Cranford Way Defined Employment Area (DEA – 5). The area to the west of the site along Rathcoole Avenue is predominantly residential accommodation comprising of 2-storey. The garden of these residential buildings abuts on to the existing electricity sub-station and Gilmac office building. To the northern, southern and eastern side of the site are located light industrial commercial buildings.

PLANNING HISTORY

There is no planning history on the site. There have however been numerous applications on other units with the DEA which were granted consent. This included;

- Retention of portacabin and diesel storage tank at unit 9.
- Erection of stacked portacabin on land outside unit 9.
- Retention of a loading ramp at units 16/17.
- Reinstatement as per original building following fire damage at unit 16/17.
- Erection of a two storey building comprising 2160 square metres light industrial building with ancillary offices

Other applications included installation of illuminated signs and directional signs and non-illuminated.

DETAILS OF PROPOSAL

The scheme is for the erection of 4-storey building to comprise a manufacturing warehouse for joinery at upper ground and first floor levels, with offices and meeting rooms at second and third floor levels and parking in basement. The fourth floor would be set back.

CONSULTATION

Internal

Transportation Group
Cleaving
Legal Services
Building Control
Policy
Ward Councillors

Statutory

Network Rail

Local Residents

1-67 Rathcoole Avenue
7-15, 54-86 Tottenham Lane
Manager, Haringey Boys Club, Tottenham Lane
Green & Community group, 20 Uplands Road
Units 1-17 Cranford Industrial Estate, Cranford Way

RESPONSES

Transportation Group Comments

This proposed development is located in an area with medium public transport accessibility level, with Tottenham Lane and the adjoining High Street bus routes providing some 20 and 35 buses per hour (two-way) respectively, for frequent connection to Turnpike Lane tube station. It also abuts Hornsey station. Notwithstanding that this site has not been identified within the Council's SPG as that renowned to have car parking pressure, Tottenham Lane is heavily parked on both sides. In view of this, the applicant has proposed some 19 car parking spaces and secure cycle parking within the curtilage of this development.

Furthermore, our interrogation with TRAVL trip prediction software suggests that this development proposal would only generate some combined traffic inflow/outflow of some 8 vehicular trips during the critical pm peak traffic period (using comparative sites: (BT Power Engineering - N19, Hawker Siddeley - E17 and Pioneer Plastics - UB2 as the basis for assessment). In addition, the applicant has confirmed that a maximum 8 deliveries of materials would be made per week. We have therefore considered that this level of vehicular trips would not have any significant impact on the adjoining highway network.

Nevertheless, there are few concerns with this development proposal and these are:

1. Our site visit has revealed that current operations at this site have resulted in vehicles double-parking along the vehicular access on Cranford Way, with no access provision for pedestrians, cyclists and emergency vehicles. We also noted that the parking areas around the existing office and front building were fully utilised. It is also worth noting that because of the saturated parking demand at this location, it would be desirable to have a clearway along the access for emergency vehicles to access the site and park momentarily without obstruction.
2. The lower and upper ground floor Plan Nos.0560/P03 and 0560/P04 submitted by the applicant do not show a clear-cut pedestrian footway or indeed cyclists' access to the site. We would expect that a new development at this site should seek to improve the conditions for pedestrians and cyclists.
3. Although we have acknowledged that this development falls slightly below the threshold of 2500sqm GFA, given the site's characteristics and associated increased vehicular/pedestrian activities, we would require a travel plan which would demonstrate the applicant's commitment to measures geared towards encouraging the use of sustainable travel modes by the employees.

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

1. The applicant submits a travel Plan to the highway authority for approval
Reason: To contain the use of non-sustainable travel modes at this site and minimise the traffic impact of this development on the adjacent roads.
2. The applicant submits a drawing plan showing proposed pedestrian/cyclist access to the site or a proposal for shared pedestrian/cyclist/vehicle access.
Reason: To improve the conditions of pedestrians/cyclists at this location

Local residents

The main issues raised are;

- Height of the proposed building
- Air pollution
- Noise
- Loss of privacy and visual impact.
- Changes from a predominantly storage and warehousing to heavy industry and
- Lack of environmental impact assessment or any other type of assessment.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Guidance (PPG) and the new style Planning Policy Statements (PPS) provides Government guidance on the main planning issues. Some of these policies which affect the proposed development are given below;

PPG 4 'Industrial and Commercial Development and Small Firms'

PPG 4 stresses the importance of balancing the environmental and economic considerations. A key aim is identified as "to encourage continued economic development in a way which is compatible with Government's stated environmental objectives" (Para 1). One of its objectives is to plan for economic development which promotes an urban renaissance through development of empty or under-used buildings for employment use.

PPS 1'Delivering Sustainable Development'

It sets out the Government policy objectives for planning and provides guidance to support the Compulsory Purchase Bill. It indicates that planning should facilitate and promote sustainable patterns of urban and rural development by making suitable land available for development in line with

economic, social and environmental objectives to improve the quality of life; contribute to sustainable economic growth; protect and where possible enhance the natural and historic environment and the quality and character of the country side and the existing successful communities; ensure high quality development through good design; ensure that development supports existing communities and contributes to the creation of safe, sustainable and liveable communities with good access to jobs and key services.

PPG 13 'Transport'

PPG13 seeks to integrate planning and transport at the national, regional, strategic and local level and help to reduce the need to travel and reduce the length of car journeys. The objective is to make it safer and easier for people to access jobs and services by public transport, walking and cycling.

REGIONAL POLICIES – The London Plan

Regional policies have also been developed in line with national policies to promote sustainable development. Some of which have been summarised below;

Sustainable development

Policy 2A.1 which sets out the criteria for sustainability some of which specifies: optimise use of previously developed land and vacant or under-used buildings; the use of design led approach to optimise the potential of sites and; ensuring that development occurs in location that are accessible to town centres, employment, housing, shops and services.

Employment and Regeneration

The development or redevelopment of available sites and the exploitation of potential for regeneration have been identified as a significant potential for increases in residential, employment and other used in the Regional Development Strategy. Amongst such policies are Policy 2A.4 and Policy 2A.7.

In order to make London a more prosperous city with strong and diverse economic growth Policy 3B.2 have been designed to seek significant increment to current office stock through changes of use and development of vacant brown field sites, seek the renovation and renewal of existing stock to increase and enhance the quality of and flexibility of London's office market officer, seek the provision of a variety of type, size and cost of office premises to meet the needs of all sectors and last but not the least promote the provision of additional space and the rejuvenation of existing office space through partnership with the boroughs.

In Policy 3B.5 the Mayor of London seeks to promote and manage varied industrial offer of the Strategic Employment Locations. It mandates boroughs to identify Strategic Employment Locations in their UDPs and develop local

policies for employment sites outside the strategic locations, having regard to: accessibility to the local workforce, public transport and where appropriate, freight movement; quality and fitness of site and; the release of surplus land for other uses in order to achieve the efficient use of land in light of strategic and local assessments of industrial demand. Tottenham Hale is identified as a strategic employment location within the London Plan

Local Planning Policy

Adopted Haringey Unitary Development Plan

In the adopted March 1998 Haringey UDP, the site is in - Cranford Way industrial estate - a designated Defined Employment Area where, the priority is to sustain a range of employment generating uses.

Employment

Policy EMP1 sets out the strategic aim of protecting existing land and buildings in industrial and commercial use from other forms of development, and encouraging investment and the development of variety of new employment uses in appropriate locations in order to enhance the quantity and mix of local job opportunities.

EMP 1.2 encourages new employment uses and EMP 1.3 (Defined Employment Areas) supports redevelopment within the DEAs where there has been a long term vacancy, the plan states that "favourable consideration provision of B1/B2 especially where the alternative use will be given to use which offers a high density of employment"

The site is identified on the proposals map (draft UDP 2004) as a Defined Employment Area (DEA)-Industrial locations in policy EMP1. The draft UDP states that the Council would wish to protect and enhance the industrial locations for the purposes of uses falling within classes B1 (b) (c), B2 and B8 or similar uses. Uses outside of the 'B' uses will only be permitted if they are ancillary to a mainly generating use and will not compromise the status of the employment status of the DEA.

Transportation

In accordance with the national guidance and the council's strategic approach to transport the adopted UDP policies seeks to integrate land use and transport policies. This is provided in policy TSP1 and it is intended for creating reliable transport system (TSP4), reducing the desire to travel by car (TSP6), and to create an equitable balance between traffic restraint and parking provision (Policy TSP7). Policy TSP1.1 of the adopted UDP states that all development proposals will be assessed in terms of their contribution to traffic generation and congestion and against the present and potential availability of public transport provision.

Design

Policy DES1 of the UDP encourages good design of new buildings, alterations and extensions and conservation of buildings fabric contributing to the character to the local environment in order to enhance the over all quality of the built environment, the attractiveness of the area for investment, economic regeneration and the amenity of residents. Policy DES 1.1 summarises how this will be assessed.

Policy DES 4 of the Council's strategic policy is to protect local and strategic views of value and to ensure location and design of tall buildings fits into the existing character of the urban landscape.

Emerging Haringey Unitary Development Plan

UD 2 'General Principles'

The Council will require development proposals to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking aspect and the avoidance of air, water, light and noise pollution.

UD3 'Quality Design'

Any proposals for developments and alterations or extensions, which requires planning permission will be expected to be of high design quality.

EMP1 'Defined Employment Areas (DEAS) – Industrial Locations'

The Council will seek to protect and enhance the Borough's Industrial Locations for the purposes of employment uses falling within use classes B1, B2 and B8.

ENV6 'Energy Efficiency'

The Council will encourage energy efficiency and reduction in carbon dioxide (CO₂) emission through seeking forms of layout, design, landscaping and materials that conserve energy and have scope for passive solar gain.

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is considered that the main planning issues are:

1. The proposed mix of uses on the site
2. Height and scale of the development
3. Design
4. Amenity
5. Transportation issues

6. Sustainable Development
7. Response to objections raised

1. Mix of uses

The site currently has 1095m² of employment (industrial) floor spaces. The proposed development will yield a gross floor area of 2470m². The upper ground and first floor levels would house the proposed joinery workshop with the offices and meeting rooms on the second and third floors. The proposal is split 50/50. The office space and meeting rooms are all directly associated with the joinery workshop and are integrated within one building. The scheme accords with the adopted UDP and draft UDP as it seeks to ensure comprehensive and co-ordinated development. It is also considered that the scheme accords with the London plan as it meet the provision of policies 2A.4 and 2A.7 that seeks to exploit the potential for employment and regeneration.

2. Height and Scale of Development

The proposed scheme is to be four storey with the fourth floor set back. The total floor area proposed is 2470m². The building will be higher than the surrounding residential properties along Rathcoole Avenue. The proposed development is some 60 metres from the back of the properties along Rathcoole Avenue and separated from them by the electricity sub-station. The building will therefore be visible from these premises but would be some distance. It is considered that there will be no significant loss of sunlight/daylight outlook or visual intrusion as a result of the erection of the proposed development.

It is also considered that with the site being within a designated Defined Employment Area – (Industrial Location), the proposed building would complement the character of Cranford Way industrial estate I currently considered to be more of a derelict, vacant land with electricity sub-station immediately to the rear of residential accommodations along Rathcoole Avenue.

3. Design

The applicant has submitted a design statement with the proposal. As discussed above the site is located within a designated Defined Employment Area. The design of the proposal is contemporary to industrial locations. The glazed façade of the proposed building along the reception and manufacturing area contribute interest to the street scene. The overhanging element that houses the main office and finishing area is clad in zinc 'skin' and is animated by different shaped windows and coloured panels. This curves around the south end of the site and returns as cladding to the set back facades at the rear of the building. The applicant also proposes solid masonry facades along the rear boundary to minimise afternoon solar gain and mitigate the effect of the building on the adjacent sites, overlooking and artificial light problems. It is considered overall that the design of the proposed building is appropriate and

that it would not detract from the amenity of the nearby residential properties along Rathcoole Avenue or the design policy DES 1.

4. Amenities

A Noise Impact Assessment has been undertaken by the applicant. The predicted noise levels at receptors along Rathcoole Avenue (at windows and within gardens) when assessed in terms of BS8233 according to the noise and air pollution impact assessment are well below the recommended guidelines for internal and external residential areas. The impact assessment also predicts that the noise levels would be inaudible at the nearest residential receptors. The impact assessment undertaken makes this proposal acceptable as it reveals that noise would be inaudible at the nearest residential receptors approximately 55-60 metres away.

In terms of overlooking, it is commendable that the design of the proposed development reflects the concern highlighted in policy DES 1.9. To mitigate any problem of overlooking and loss of privacy, the windows on the west elevation would be obscure glass and the balcony would be screened. It is therefore deemed that the proposal would not detract significantly from the provision of policy DES 1.9.

5. Transportation issues

The site is identified on Map A1 of the draft UDP as having a high Public Transport Accessibility Level of 4. In accordance with the national guidance and the Council's strategic approach to transport in the adopted UDP the policies seeks to integrate land use and transport policies (TSP10, create reliable transport system (TSP4), reduce the desire to travel by car TSP6), and to create an equitable balance between traffic restraint and parking provision TSP7). Policy TSP1.1 of the adopted UDP states that all development proposals will be assessed in terms of their contribution to traffic generation and congestion and against the present and potential availability of public transport provision.

The Council's Transportation Officer observed that although the development falls slightly below the threshold of 2500sqm a travel plan demonstrating the applicant's commitment to measures geared towards encouraging the use of sustainable modes by the employees is required and that a drawing plan showing proposed pedestrian/cyclist access to the site or a proposal for shared pedestrian/cyclist/vehicle access be submitted.

6. Sustainable Development

Most sustainability issues listed in the Haringey Sustainability Issues have been and are still being considered in the design and the operation of the proposed development. The applicant for instance is considering installing fuel burner which uses off-cuts from manufacturing process to provide a sustainable source of on-site energy with fenestration design to maximise the

potential for daylight. It considered that this would conform with the provision of policy ENV6 'Energy Efficiency' of the Emerging Unitary Development Plan.

7. Response to the objections raised

1. It is been pointed out that the height of the proposed building would be out of keeping with the predominantly two storey residential buildings within close proximity. It is true that the proposed building would be higher than the rest of the surrounding buildings. It is however thought that with the site being within a designated Defined Employment Area – (Industrial Location), the proposed building would complement the character of the industrial estate which is currently considered to be more of a derelict, vacant land with most activities taking place in the existing Gilmac office building. The proposal therefore is not considered to be significantly detrimental to the amenity being enjoyed by residents along Rathcoole Avenue.
2. The issue of air pollution was also raised. Notably in a joinery workshop, there is sawing, sanding and planing of timber. This will produce fine dust which if not extracted properly would produce air pollution. The applicant has submitted a short statement to this effect. In it, it is highlighted that the dust extract system would be design to comply with specific requirements such as the Control of Hazardous Substances to Health (COSHH) 2004 Regulations.
3. Traffic issue is another concerned raised by the local residents. The issues raised included vehicles obstructing Cranford Way. It is considered current use on the site as a hire plant involves the use of heavy vehicles (trucks) than the proposed development. The proposed development for instance would provide 20 underground car parking spaces compared to the current use where vehicles are parked on the pavement within the site thereby obstructing other vehicles from entering the site. The applicant also thinks there will only be 2-3 deliveries in a week.
4. Noise is always a serious problem especially if there is residential accommodation near to a development proposal like the one proposed at Gilmac. This is another issue that has been raised in numerous objection letters received from nearby residents. From the supporting documents submitted by the applicant, there has been a Noise Impact Assessment. The findings from the assessment undertaken predicts that the noise levels would be inaudible at the nearest residential receptors. It is worth pointing out here that this assessment was taken on behalf of the applicant by an independent company (RBA Acoustics).
5. Loss of privacy/visual impact is another concern raised in the objection letters received. As pointed out in the report, the proposed development is some 60 metres from the back of the properties in Rathcoole Avenue and is separated by the electricity sub-station. It is considered that there will be no significant loss of sunlight/daylight outlook or visual intrusion as a

result of the erection of the proposed development because the windows on the west elevation would be obscure glass with screened balcony.

6. It has also been pointed out that the proposal would lead to a change from storage/warehousing to a heavy industrial type activity. It has to be noted that the proposed manufacturing warehousing for joinery and ancillary office and meeting rooms uses by reason of its siting within a Designated Employment Area is a preferred use supported by employment policies provided for in the adopted and emerging UDP.
7. Lack of Environmental Impact Assessment has also been raised by local residents. It is considered that this evolves around the traffic, air pollution and noise that would be generated by the proposed development. As pointed above, a noise impact assessment has been carried out. The findings is that noise level would be inaudible at the nearest residential receptors. Also dust extractors would be designed to meet specific requirements especially that which comply with the Control of Substances Hazardous to Health.

DEVELOPMENT CONTROL FORUM

A DC Forum was held on the 9th May 2006. The minutes of the meeting is attached as an appendix to this report.

SUMMARY AND CONCLUSION

The scheme proposes a 50/50 split for B1/2 purposes with restaurant/bar on the uppermost floor intended to be ancillary to main industrial use. It is considered that the scheme accords with the provision of the London Plan by reason of its siting within the Cranford Way Industrial Estate, an area of opportunity and strategic employment location.

The scheme also proposes a four storey building with the upper most floor set back. This will be higher than the surrounding buildings. It is however thought that a building of this height would not cause any significant negative impact to the surrounding amenity given its siting within a designated Defined Employment Area and approximately 55-60 metres away from the nearest residential accommodation. The designation of the site as a Defined Employment Area reinforces the appropriateness of the proposed scheme at this location.

In order to enhance the overall quality of the built environment, the attractiveness of the area for investment, economic regeneration and the amenity of the residents, good design is commended by Haringey's design policies. The proposed four-storey to comprised manufacturing warehouse, offices and meeting rooms would not detract from the design principles set out in the Haringey adopted and emerging UDP.

A Noise Impact Assessment was undertaken and the findings are that the noise levels would be inaudible at the nearest residential receptors. This it is considered addresses the fear that has been raised. I recommend that the proposal be approved.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/0722

Applicant's drawing No.(s) 0560 P03A, P05A, P06A, P07A, P08A, & P09A.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. 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.
4. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. The siting and method of installation of any machinery required in connection with this permission shall be agreed in writing with the Local Planning Authority and not operated before 0730 to 1800 on Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays.
Reason: The proposed use is likely to adversely affect adjacent residential properties unless specifically limited to normal and reasonable working hours.
6. No machinery shall be installed without the prior consent in writing of the Local Planning Authority. Any new machinery required as a consequence of this permission shall also be agreed with the Local Planning Authority.
Reason: In order to ensure the proposed development does not prejudice the amenities of adjacent residential properties.
7. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A) when measured and corrected in accordance with BS 4142:1967, As Amended, titled 'Method Of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas' . In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.
Reason: In order to protect the amenities of nearby residential occupiers.
8. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.
9. The applicant submits a travel Plan to the transportation authority for approval.
Reason: To contain the use of non-sustainable travel modes at this site and minimise the traffic impact of this development on the adjacent roads.
10. The applicant submits a drawing plan showing proposed pedestrian/cyclist access to the site or a proposal for shared pedestrian/cyclist/vehicles access.
Reason: In order to improve the conditions of pedestrians/cyclists at this location.

REASONS FOR APPROVAL

The site is within a Designated Employment Area. The glazed facade of the proposed building along the reception and manufacturing area contribute interest to the street scene. The overhanging element that houses the main office and finishing area is to be clad in zinc 'skin' and animated by different shaped windows and coloured panels. This would curve around the south end of the site and return as cladding to the set back facades at the rear of the building. The scheme proposes solid masonry facades along the rear boundary to minimise afternoon solar gain and mitigate the effect of the building on the adjacent sites, overlooking and artificial light problems. It is considered that the proposal accords with the provision of PPG4 'Industrial and Commercial Development and Small firms', PPS1 'Delivering Sustainable Development', PPG13 'Transport', 'Regional Policy - The London Plan' and the adopted Haringey UDP policies EMP 1.3 'Defined Employment Areas', TSP1 'To integrate Land Use and Transport Policies', DES1 'To encourage Good Design of New Buildings' and policies UD2 'General Principles', UD3 'Quality Design', EMP1 'Defined Employment Areas (DEAS) – Industrial Locations' and ENV6 'Energy Efficiency' of the Emerging Plan.

PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

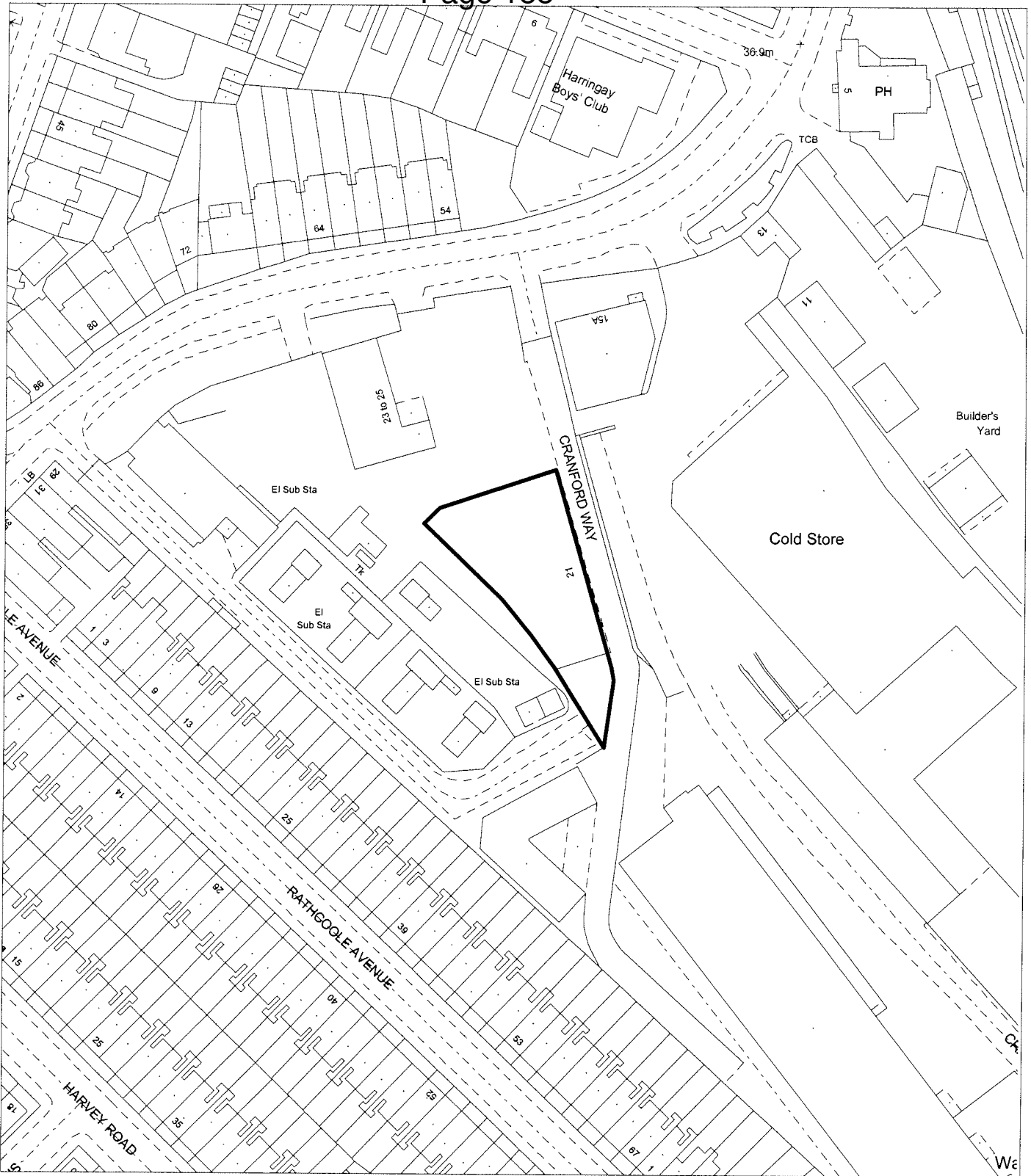
Meeting : DEVELOPMENT CONTROL FORUM - Unit 21, Cranford Way N8
 Date : 9th May 2006
 Place : Hornsey School for Girls, Inderwick Road N8
 Present : Paul Smith (Chair), Cllr Winskill, Edge, (45 approx) local residents
 Minutes by : Tay Makoon

Distribution :

Item		Action
	<p>PS opened the meeting by welcoming everyone and explaining the format and purpose of the meeting, he explained the agenda. He introduced Council officers and applicant's agent and architects.</p> <p>Main Issues:</p> <ul style="list-style-type: none"> • Overlooking • Loss of Light • Too Big/Bulky • Traffic generation • Traffic Congestion <p>Presentation of the scheme by Gilmac Architects</p> <ul style="list-style-type: none"> • The architects presented the scheme by giving background information, site and surroundings, design and materials. <p>Questions from the floor</p> <p>Q1: Cllr Winskill: Can you please explain about the uses first. Answer: This is considered employment area B1, B2, B8 – light industrial , general industrial, light storage.</p> <p>Q2: Green N8 – Can you explain the difference between B1 and B2? Answer: PS replied B1 is light industrial uses and B2 – is general Industrial manufacturing.</p> <p>Q3: Green N8 – this is confusing. Answer from Architect: It is combined use the workshop and offices fall within the B2 use Class.</p> <p>Q4: Can you clarify whether the windows will be obscure windows? Answer from Architect: Yes the windows will be obscure. The development will need to meet building regulations.</p> <p>Q5: The windows on 3rd and 4th floor will overlook our properties! Answer: The windows will have obscure glass to prevent this.</p>	

Item		Action
	<p>Q6: What current decibel levels are you operating on your site in Cricklewood Answer: from Architect: The site is operating under current legislation.</p> <p>Q7: If the application gets planning permission, how long will it take to build? And what will the hours of operation be? Answer from Architect: start straight away with a completion time of 9 – 12 months. Hours of operation can be a condition to restrict working to 5 days a week Monday to Friday.</p> <p>Q8: Can you clarify the windows on the west elevation will not overlook as this will impact on privacy? Answer from Architect: There are 12 windows and it will not impact on privacy.</p> <p>Q9: What about deliveries of materials? How many vehicles estimated to visit the site? Answer: The site is not open to the public and there is underground parking and their will be minor visits 3 / 4 deliveries a day.</p> <p>Q10: This will cause heavy traffic? Answer from Architect: There will be a net saving of 3 / 4 vehicles per day and this should reduce traffic.</p> <p>Q11: The plan shows the building with a set back top story, this will block out sunlight! Answer from Architect: We received a brief from our client and the top floor is staggered and set back, there is no loss of sunlight as a result.</p> <p>Q12: We will loose a large area of sky which would normally provide us with daylight and sunlight. Answer: I don't believe this development will impact on the daylight and sunlight you currently have.</p> <p>Q13: Cllr Winskill: Fire, Density and pollution – can you outline how your Design will deal with these issues? Answer from Architect: The fire advisor –ACDP – Mechanical and electrical will advise how design fire alarm system, fire suppression system. No compromises.</p> <p>Q14: What about renewable energy? Answer: we are trying to be green by having wood burning stoves.</p> <p>Q15: What about travel plan? Answer: We will build in a green travel plan and car sharing scheme, we will have a bike rack in the basement.</p> <p>Q16: Will you recruit local people for jobs you are creating? Answer: We will work with the Council to recruit skilled labour with the borough.</p> <p>Q17: Green N8 – What will happen to the fumes when burning and also the dust? Where will it go? And the noise? Answer: There will be no noise generation as the acoustic treatment will prevent noise generation. The building will need to meet building control legislation. The wood burning is to heat the building and will have a dust extraction.</p>	
	<p>Q18: Mario – Off cuts to heat water - MDF is toxic –there needs to be a central collection point. You should consider using the flat roofs for solar panels. Answer: We can look into it. Disposal of saw dust must by law be disposed of by a</p>	

Item		Action
	<p>licensed waste carrier.</p> <p>Q19: Cllr Edge – Windows on west elevation – mitigate any overlooking by having obscure glass or non opening configuration.</p> <p>Q20: Material – Zinc finish – weather well? Also Night time lighting? Answer: It is lighter than lead and will weather well. No night time lighting proposed on night shift.</p> <p>Q21: What about the summer months when it gets hot, how will the staff work with sealed windows? Answer: We would have air conditioning. We have not gone into the details of the application as yet. PS explained this can be a condition.</p> <p>Q22: Can you explain Gilmac as a company? Answer: Gilmac operates as a private company and Gilmac Plc operates as a Public Limited Company.</p> <p>Q23: Cllr Winskill: East elevation – can this be a condition to make sure some planting is visually acceptable with residents. Answer: Happy to work with residents, this can be conditioned at PASC.</p> <p>Q24: How high is the existing building? And the proposed? Answer: 6 metres existing and the proposed are 10 metres to set back 12 metres in total.</p> <p>PS ended the meeting by letting every one know they could still submit objections or support to the planning service and to make further representations at the Planning Application Sub-Committee. He thanked everyone for attending and contributing to the meeting.</p> <p>End of meeting</p>	



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan
Unit 21, Cranford Way N15.



**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	1:1250
	Date	07/07/2006



Unit 21, Cranford Way, N8 – HGY 2006/0722

This page is intentionally left blank

Planning Applications Sub Committee 25 July 2006

Item No. **6**

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0748

Ward: St. Ann's

Date received: 12/04/2006

Last amended date: 30/05/2006

Drawing number of plans 001-03b,04 –COR - C to 009-04-COR

Address: 103 Cornwall Road N15

Proposal: Demolition of existing building and erection of 3 storey building with basement parking comprising of 8 x two bedroom flats, 324 square metres of office space, 10 car parking spaces and cycle storage.

Existing Use: Light Industrial

Proposed Use: Residential/mixed use

Applicant: Platinum Properties

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Area of Community Regeneration
Significant Local Open Land

Officer Contact: Oliver Christian

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is located on Cornwall Road – a link road between West Green Road and St Ann's Road.

The proposal site consist of buildings of approximately 2/3 storeys in height mainly used for industrial purposes mainly storage.

This section of Cornwall Road consist primarily of 2 and 3 storey terrace houses many of which contain purpose built flats and maisonettes.

The property is part vacant and has been so for some time.

The property is not located within any designated conservation area but adjoins Chestnuts Public Park.

PLANNING HISTORY

Planning history relates to the use of the property as industrial use.

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing building and erection of 3 storey building with basement parking comprising of 8 x two bedroom flats, 324 square metres of office space, 10 car parking spaces and cycle storage.

The scheme has been amended from that originally submitted – the overall bulk of the roof has been reduced by replacing the pitch roof with a flat roof that incorporate solar panel. – The solar panels will not be visible from street level.

The ramp access to the basement parking area has been widened to 4.1 metres and security gates have been proposed.

Details have been provided of the proposed boundary wall.

The ground floor has been set back to provide a 30m x 2.4m sight line.

The refuse storage has relocated to the front on the east elevation of the building.

CONSULTATION

69 Local residents
Council's Arboriculturist
Building Control
Recreation Service
Transportation Group
Waste Management
Major/minor 21/04/2006
Ward Councillors

RESPONSES

Recreation Service - The above application potentially gives rise to the opportunity for a new entrance from Cornwall Road into Chestnuts Park. This is a long held aspiration for the park and strongly supported by the Friends of

Chestnuts Park. We have discussed the application with the Crime Prevention Design Adviser from the MET who advises in his view that it would not be appropriate to have an entrance that passes through the development and into the park, as this would make the new properties in the development vulnerable to crime. On the basis of this advice, we would like to see the potential explored for a new entrance to be developed at either end of the new development as there may not be a further opportunity to achieve this goal.

Friends of Chestnuts Park - We are looking at the planning application for 103 Cornwall Rd and will be discussing the plans at our next meeting on Saturday 29th April. From the website link it is not clear to us what the plans are for constructing a brick wall between the garden area of the new building and the park. This is an important aspect of the proposal, and we would need to see those plans, and the plans for the interface between the new development and the adjacent buildings in Cornwall Rd, before we can make our proper response. For years now the stakeholders involved in the park have been waiting for the factory site to come on the market, as this gives a unique opportunity to provide a much needed exit path from the park onto Cornwall Rd, thus rendering the park safer to users. I would also imagine that it would be a popular addition to the purchasers of the new flats their own handy entrance to the park and tennis courts.

Crime Prevention Officer - I believe that certain aspects of the design of the site will attract crime and anti-social behaviour.

1. My main concern is with the undercroft parking area. By their very nature and design these areas are located away from natural surveillance from the street, have little control from residents and have become crime generators in other estates in Haringey. Basement car parks have been used for vice and drug activities to the detriment of the community as a whole. The proximity of the site to Chestnuts Recreation Ground which has experienced anti-social behaviour and several burglaries to the community buildings heightens my concern.

2. Owing to the mixed use of the site, between residential and commercial, it is crucial that access to the residential units is controlled effectively. Regardless of the Secured by Design scheme, it is crucial that the communal door entry systems are high quality security doors. Poor quality door systems lead to crime and high maintenance costs for the owner and are not in any way part of a sustainable development.

3. I approve of the fenestration to the west elevation, as this would improve natural surveillance of the park. However there would need to be a good boundary treatment to balance the security of the site with clear demarcation between site and park. Without this clear boundary the site will encounter regular intrusion from the park.

4. The dwellings would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com). However, in my opinion, the design of the site does not comply with the layout conditions of a Secured by Design development.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required.

Transportation Group – This site is located in an area where the public transport accessibility level (PTAL) is low.

Our interrogation with TRAVL database suggests that based on comparative sites (Lee Conservancy-E9, Porter Sq-N19, Rootes Estate-W10 and Yeats Close - NW10), the residential element of this development, some 900sqm GFA, would only generate a combined traffic inflow and outflow of some 3 vehicles during the critical am peak hour. Likewise, the office aspect of this development, some 324sqm GFA, would only generate a combined traffic inflow and outflow of some 4 vehicles in the same period (using comparative sites BBC-W12, BT Power Eng - N19, Gt.Harbour Enterprises - E14 and Hounslow Civic Centre-TW3). It is therefore deemed that this level of vehicular trips (7 in/out vehicle movement in the am peak) would not have any significant adverse effect on the adjacent roads.

Furthermore, the applicant has proposed 10 basement car parking spaces and some bicycle racks with secure shelter for the flats as indicated on Plan No.001-04-COR. These in our opinion are adequate and in line with the maximum car parking standard stipulated in the Council's UDP and SPG and, would minimise the car parking impact of this development on the adjoining highway network. It is also worth noting that this area has not been identified within the Council's UDP as that with car parking pressure and the car parking provision reflects the PTAL for this area.

RELEVANT PLANNING POLICY

National Policies

The policies relevant to the current proposal are as follows:

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

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

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

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

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

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

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

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

THE LONDON PLAN

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

The London Plan sets housing targets for individual boroughs for the period up to 2017. The original target for Haringey was 19370 additional ‘homes’ (970 per year) out of a target for London of 457950 (23000 per year). This target has subsequently been reduced to 6200 (620 per year). However, future target will include the more efficient use of existing stock as well as new-build.

LOCAL POLICIES

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

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

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

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

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

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

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

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

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

Emerging UDP Policies

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

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

ENV 6 Energy Efficiency – The Council will encourage energy efficiency and a reduction in CO2 emissions.

ENV6a Renew energy and mitigate climate change – The Council will seek applicants to show an on-site provision of 10% where feasible of their projected energy requirement from renewable sources.

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

ASSESSMENT

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

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

i) Principle of residential use

It is proposed that the ground floor of the development to be retained in potential employment creating use in the form of office space in line with Policy EMP1.1 Employment protection.

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

It is therefore considered that mixed use/residential development of the site are acceptable in principle.

ii) Design, Bulk, Massing & Height

The design of the development will be assessed against the criteria included in Policy DES1.1. The existing building is poor in quality and not worthy of retention.

The height of the proposed building is considered to relate well to the site's setting, the streetscape, scale and mixed architecture of the existing buildings.

It is considered that the proposed elevation treatment enhances the street scene replacing the rather bland industrial buildings.

The proposed frontage will provide considerable improvement to the existing situation thereby improving the positive impression of the surrounding area.

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

The proposed development takes its theme from the recent developments on Cornwall Road, namely The Laurels health Centre and the former Public House (Dagmar Arms) - designed to respect the surrounding built form. Meeting the aim of the draft UDP policy UD3 Quality Design, UDP policy DES1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area also DES1.3 Assessment of Design Quality (2): Enclosure, Height and Scale: These policies set the standard of design required on all new development within the borough alongside PPG3.

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

It is considered that the proposed three storey development provides an appropriate frontage for the site, enhancing the streetscape whilst having regard to the immediate locality.

iii) Density.

The proposal incorporates commercial and residential uses; the scheme is of good quality design and will enhance the street scene and the immediate locality.

The site covers an area of 0.101 hectares, the proposed scheme is a mix of commercial on the ground floor and residential on the upper floors and proposes a mixed use density of 316 habitable rooms to the hectare (hrh). The density is within the Emerging UDP recommended density of 400hrh but within the London Plan guidance for sites with good design and public transport accessibility. The density for this mixed use scheme is considered appropriate for the location.

PPG3 Paragraph 54 suggests that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment.

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

Policy HSG2.2 Residential Densities also states that in considering the density of all schemes the Council will have particular regard to the overall design and layout of the development, availability and capacity of Statutory Undertaker Services, the amenities of adjacent proposal and the area as a whole.

It is considered that the proposed density of the development has no adverse impact upon the amenity of adjacent occupiers and the locality.

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

iv) Amenity

It is considered that the proposed scheme has no detrimental impact on the existing privacy enjoyed by the adjoining residents of Cornwall Road, the neighbouring and surrounding properties, as such is not contrary to policy DES1.9 Privacy and amenity in that the windows at the rear of the proposal that have the potential for overlooking are primarily bedroom windows with balconies overlooking the park.

It is considered that although the potential for overlooking exists it is predominantly over the existing public park and is unlikely to cause harm but improves on the existing situation in that there is now increased surveillance over an area of the park that has a history of anti-social behaviour.

In terms of individual amenity of the occupiers of the proposed flats, the units provided are spacious well above the required space standard; additional external amenity is provided in the form of secure balconies and communal garden area at the rear adjacent to the public park.

The site is well serviced by local amenities shops, religious facilities, buses; a local park abuts the rear of the site providing additional amenity facility for residents.

v) Parking

10 Car parking spaces are provided within the site.

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

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

vi) Waste Management.

The scheme proposes appropriate and accessibly located waste storage facility for both commercial and residential waste.

vii) Sustainability

The applicant has submitted a completed sustainability check list – a facility for recycling is proposed within the waste storage area.
The individual units have been designed to meet ecohomes compliance.

Renewable energy has also been taken into account in that solar panel are to be install onto the flat roof to contribute toward the energy needs of the building.

viii) Response to objector comments

A number of objections have been received in respect of the proposal regarding the height and bulk of the development –This has been addressed in that the height of the proposed block has been reduced and reconfiguration of the layout.

A Development Control Forum was held in June 2006 – the comments and minutes are added as an appendix to this report.

ix) Affordable housing

HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development is below the threshold and as such does not have to contribute toward the provision of affordable units. This is in line with Council policy and supplementary planning guidance¹¹.

viii) Section 106 obligations – Education contributions – Environmental improvement infrastructure –Transport contributions – Administrative Charges.

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

These are principally:

Education

The proposed development is made up of 8 x 2 bedroom units a total of 8 residential units- above 5 family units and as such generating and education contribution.

- An education contribution of £61,016.88 in accordance with the formula in SPG12

8 x 2 bedroom flats = 3.944 Children
Total = 3.944 Children

Primary contribution: $3.944 / 16 \times 7$ (number of years of primary education) = 1.7255

X £10,378.00 (three year average amount of DfEE primary funding 05/06) = £40,930.83

Secondary contribution: $3.944 / 16 \times 5$ (number of years of secondary education) = 1.2325 X £16,297.00 (three year average amount of DfEE secondary funding 05/06) = £20,086.05
£40,930.83 + £20,086.05 = £61,016.88
Total Contribution = £61,016.88

The applicant has agreed to enter into an agreement to contribute £61,016.88 toward education facilities in line with the requirements of Supplementary Planning Guidance 12.

Environmental improvement infrastructure

The applicant has agreed to contribute £9,000 toward environmental improvement infrastructure.

Transport Contribution

The applicant has agreed to contribute £5000 toward traffic calming and highway improvement in the immediate locality.

Administrative Charges

The applicant has agreed to pay administrative charges of £2,250.50

The total financial contribution amounts to £77,267.38

SUMMARY AND CONCLUSION

It is considered that the proposed development would not be detrimental to the amenity of nearby and adjoining residents.

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

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

Amenity space has been designed into scheme in the form of communal gardens and balconies at the front and rear of the development.

The scheme is in accordance with Council policies in terms of design, height, bulk and massing Meeting the aim of the draft UDP policy UD3 Quality Design, UDP policy DES1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area also DES1.3 Assessment of Design Quality (2): Enclosure, Height and Scale. Car Parking has been proposed within the site that is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

The density of the proposed development is 316 habitable rooms per hectare is considered consistent with the Governments Planning Policy Guidance 3, London Plan also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan and the Emerging Unitary Development Plan which recommends that good design can overcome high density.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/2006/0748, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended).

The report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £61, 0168.88 toward local education facilities, £5000 toward traffic calming/pedestrian improvement and £9,000 for environmental improvements also administrative charges of £2,250.50.

RECOMMENDATION 2

(1) That planning permission be granted in accordance with planning application reference number HGY/2006/0748 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: education contribution of £61,016.88, £5000 toward traffic calming/pedestrian improvements and £9,000 for environmental improvement of the local area also recovery/administrative costs of £2,250.50.

2. That, following completion of the Agreement referred to in resolution (1) planning permission be granted in accordance with planning application reference number HGY/2006/0748 & applicant's drawing Nos. 001-3b, 04 - COR – C to 009-04-COR subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. That not more than 8 separate residential units shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.

5. The use of the ground floor as offices hereby permitted shall not be operated before 0800 or after 1800 hours on Monday to Saturday or before 1000 or after 1600 on Sundays and not at all on Bank Holidays.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.
6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
8. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.
9. 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: In order to protect the health of future occupants of the site.
10. A scheme for the treatment of the Boundary walls and surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

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

INFORMATIVE: The 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.

REASON FOR APPROVAL

The scheme is in accordance with Council policies in terms of design, height, bulk and massing Meeting the aim of the draft UDP policy UD3 Quality Design, UDP policy DES1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area also DES1.3 Assessment of Design Quality (2): Enclosure, Height and Scale. Car Parking has been proposed within the site consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'. The density of the proposed development is considered consistent with the Governments Planning Policy Guidance 3, London Plan also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan and policies within the Emerging Unitary Development Plan.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan 103 Cornwall Road N15.

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	1:1250
	Date	07/07/2006



Unit 2,4,5 – 103-149 Cornwall Rd, N15 – HGY 2006/0902 & HGY 2006/0748

This page is intentionally left blank

Planning Applications Sub Committee 25 July 2006

Item No. **7.**

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0902

Ward: St. Ann's

Date received: 10/05/2006

Last amended date: 05/07/06

Drawing number of plans 0616(PL)010, 011, 012, 013a, 030a, 031a, 040, 041; 06/1947

Address: Units 2, 4 & 5, 103 - 149 Cornwall Road & Land Adjoining 2 Falmer Road N15

Proposal: Demolition of existing industrial units and erection of a part 3/part 4 storey building comprising 7 x one bed, 15 x two bed flats with refuse and bicycle storage and associated car parking spaces.

Existing Use: Vacant storage

Proposed Use: Residential

Applicant: Urban Land Developments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Conservation Area
Area of Community Regeneration
Significant Local Open Land

Officer Contact: Oliver Christian

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is located on Cornwall Road – a link road between West Green Road and St Ann's Road.

The proposal site consist of buildings of approximately 2/3 storeys in height mainly used for industrial purposes mainly storage. This section of Cornwall Road consist primarily of 2 and 3 storey terrace houses many of which contain purpose built flats and maisonettes.

The property is part vacant and has been so for sometime.

The property is not located within any designated conservation area but adjoins Chestnuts Public Park a significant and valuable open space.

The site is within easy reach of buses, shops, a health centre and a hospital is also close by.

PLANNING HISTORY

Planning history relates to the use of the property as industrial use.

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing building and erection of 3 storey building comprising of 7 x 1 bed, 15 x two bedroom flats with refuse enclosure also off-street car parking spaces and cycle storage.

The scheme has been revised from that originally submitted - The bulk of the building has been reduced, the car parking layout and waste storage provision has been revised – A pedestrian access to the park from Cornwall Road has been negotiated.

CONSULTATION

69 Local residents
Council's Arboriculturist
Building Control
Recreation Service
Transportation Group
Waste Management
Major/minor
Ward Councillors

RESPONSES

Recreation Service - The above application potentially gives rise to the opportunity for a new entrance from Cornwall Road into Chestnuts Park. This is a long held aspiration for the park and strongly supported by the Friends of Chestnuts Park. We have discussed the application with the Crime Prevention Design Adviser from the MET who advises in his view that it would not be appropriate to have an entrance that passes through the development and into the park, as this would make the new properties in the development vulnerable to crime. On the basis of this advice, we would like to see the potential explored for a new entrance to be developed at either end of the new development as there may not be a further opportunity to achieve this goal.

Friends of Chestnuts Park - We are looking at the planning application for 103 Cornwall Rd and will be discussing the plans at our next meeting on Saturday 29th April. From the website link it is not clear to us what the plans are for constructing a brick wall between the garden area of the new building and the park. This is an important aspect of the proposal, and we would need to see those plans, and the plans for the interface between the new development and the adjacent buildings in Cornwall Rd, before we can make our proper response. For years now the stakeholders involved in the park have been waiting for the factory site to come on the market, as this gives a unique opportunity to provide a much needed exit path from the park onto Cornwall Rd, thus rendering the park safer to users. I would also imagine that it would be a popular addition to the purchasers of the new flats their own handy entrance to the park and tennis courts.

Crime Prevention Officer - I believe that certain aspects of the design of the site will attract crime and anti-social behaviour.

1. The proximity of the site to Chestnuts Recreation Ground which has experienced anti-social behaviour and several burglaries to the community buildings heightens my concern.
2. It is crucial that the communal door entry systems are high quality security doors. Poor quality door systems lead to crime and high maintenance costs for the owner and are not in any way part of a sustainable development.
3. I approve of the fenestration to the west elevation, as this would improve natural surveillance of the park. However there would need to be a good boundary treatment to balance the security of the site with clear demarcation between site and park. Without this clear boundary the site will encounter regular intrusion from the park.
4. The dwellings would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com). However, in my opinion, the design of the site does not comply with the layout conditions of a Secured by Design development.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required.

Transportation Group – This site is located in an area where the public transport accessibility level (PTAL) is low.

Our interrogation with TRAVL database suggests that based on comparative sites (Lee Conservancy-E9, Porter Sq-N19, Rootes Estate-W10 and Yeats Close - NW10), the residential element of this development, some 900sqm GFA, would only generate a combined traffic inflow and outflow of some 3 vehicles during the critical am peak hour. Likewise, the office aspect of this development, some 324sqm GFA, would only generate a combined traffic

inflow and outflow of some 4 vehicles in the same period (using comparative sites BBC-W12, BT Power Eng - N19, Gt.Harbour Enterprises - E14 and Hounslow Civic Centre-TW3). It is therefore deemed that this level of vehicular trips (7 in/out vehicle movement in the am peak) would not have any significant adverse effect on the adjacent roads.

Furthermore, the applicant has proposed off-street car parking spaces and some bicycle racks with secure shelter for the flats. These in our opinion are adequate and in line with the maximum car parking standard stipulated in the Council's UDP and SPG and, would minimise the car parking impact of this development on the adjoining highway network. It is also worth noting that this area has not been identified within the Council's UDP as that with car parking pressure and the car parking provision reflects the PTAL for this area.

1. We also feel that pedestrian conditions on this road need to be improved especially as the associated traffic calming measures are sub-standard and bollards/signs, which have been incorrectly sited, encroach footway on both sides of this road. Nevertheless, this can be dealt with by some S.106 contribution from the applicant towards rectifying these highway safety problems.

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

- (1) The applicant contributes £5,000 (five thousand pounds) towards improving the footway and constructing traffic calming measures on Cornwall Rd, as part of S.106 agreement associated with this proposal.

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

DC Forum

A DC forum was held in June 2006 – The minutes are attached as an appendix to this report.

RELEVANT PLANNING POLICY

National Policies

The policies relevant to the current proposal are as follows:

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

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

Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing

composition of households in their area in the light of the likely assessed need;

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

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

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

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

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

THE LONDON PLAN

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

The London Plan sets housing targets for individual boroughs for the period up to 2017. The original target for Haringey was 19370 additional ‘homes’ (970 per year) out of a target for London of 457950 (23000 per year). This target has subsequently been reduced to 6200 (620 per year). However, future target will include the more efficient use of existing stock as well as new-build.

LOCAL POLICIES

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

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

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

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

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

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

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

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

Emerging UDP Policies

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

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

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

ENV6 Energy Efficiency – The Council will encourage energy efficiency and a reduction in CO2 emissions.

ENV6A Renew Energy and Mitigating Climate Change – The Council will seek applicants to show an on-site provision of 10% where feasible of their projected energy requirement from renewable sources.

ASSESSMENT

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site on a road that is primarily residential in character that has access to open space according with many of the development principles being espoused by central government. However, the redevelopment of the site does raise a number of issues and these can be considered under the following headings:

- i) Principle of residential use on the site.
- ii) Design
- iii) Density
- iv) Amenity
- v) Parking
- vi) Waste Management
- vii) Sustainability and energy renewal
- viii) Response to objector comments
- ix) Affordable housing
- x) Section106 obligations

i) Principle of residential use

The site is in the middle of a predominantly residential area and is not within a Designated Employment Area (DEA) – The proposed residential use would have no adverse impact on local amenity or traffic conditions as such is considered suitable for the proposed development and not contrary to the aims of Policy EMP1.1 Employment protection. Additionally, the buildings have been part vacant and underused for some time.

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.

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 is not harmed. In this case, the proposed development has been designed to fit in without compromising the Council's standards of distances between houses or having an unduly overbearing affect on the neighbouring properties.

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 15 x two bedroom and 7 x 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 proposes 48% affordable units going some way to meet the Council's

affordable housing target of 50% as set out in Policy HSG 2.23 'Affordable Housing'.

There will be off-street car parking, secure cycle storage, landscaping and a 2.00 metre high rear boundary fence providing barriers between the development, the park and the adjoining properties.

It is considered that residential development of the site is therefore acceptable in principle.

ii) Design, Bulk, Massing & Height

The design of the development will be assessed against the criteria included in Policy DES1.1. The existing building is poor in quality.

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 residential building is 3 storeys in height which generally reflects the 2/3 storey height of the industrial buildings that currently occupy the site. Prevailing development in the vicinity is two storeys; however, these mostly Victorian terrace dwellings are very tall. The height of the proposed building is considered to relate well to the site's setting, the streetscape, scale and contrast well with the architecture of the existing buildings.

The result is a contemporary building, which respect and assimilate with the prevailing development in the area. It is considered that the development will not have an adverse affect on any adjoining property. In fact it will have a positive regenerative impact on the streetscape and the amenity of the area.

It is considered that the proposed elevation enhances the street scene.

The proposed frontage will provide considerable improvement to the existing situation thereby improving the positive impression of the surrounding area.

It is considered that the development has been designed to respect the surrounding built form. Meeting the aim of the draft UDP policy UD3 Quality Design, UDP policy DES1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area also DES1.3 Assessment of Design Quality (2): Enclosure, Height and Scale: These policies set the standard of design required on all new development within the borough and PPG3.

The scheme proposes a development that is fully accessible, incorporating a lift and level thresholds throughout.

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

It is considered that the proposed three storey development provides an appropriate frontage enhancing the streetscape whilst having regard to the immediate locality.

iii) Density.

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

The site covers an area of 0.132hectares, the proposed scheme is a mix of commercial on the ground floor and residential on the upper floors and proposes a density of 446 habitable rooms to the hectare (hrh). The density is marginally above the Emerging UDP recommended density of 400hrh but within the London Plan guidance. The overall bulk, height and density of this scheme is considered appropriate for the location and as such is considered acceptable in that the proposed development fits well onto the site.

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

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

iv) Amenity

It is considered that the proposed scheme has no detrimental impact on the existing privacy enjoyed by the adjoining residents of Cornwall Road, the neighbouring and surrounding properties, as such is not contrary to policy DES1.9 Privacy and amenity in that the windows at the rear of the proposal that have the potential for overlooking are primarily bedroom windows with balconies overlooking the park.

It is considered that although the potential for overlooking exists it is predominantly over the existing public park and is unlikely to cause harm to warrant refusal of the proposal.

In terms of individual amenity of the occupiers of the proposed flats, the units provided are spacious well above the required space standard; additional external amenity is provided in the form of secure balconies and communal garden area at the rear adjacent to the public park.

The site is well serviced by local amenities shops, religious facilities, buses; a local park abuts the rear of the site providing additional amenity facility for residents.

v) Car Parking.

The Council's Transportation Group supports redevelopment in this location especially as 9 off-street car parking spaces and secure cycle storage is provided within the site.

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

vi) Waste Management.

There is a dedicated and accessible waste storage facility proposed at ground floor level

It is considered that the proposed waste facility is in an acceptable and appropriate location.

vii) Sustainability and Energy renewal

The applicant has completed the Council's sustainability checklist.

The individual units have been designed to meet a "very good" ecohomes rating which is in line with the requirement of ENV6a.

Space is provided in the refuse store for a residents recycling scheme. To encourage the use of bicycles secure cycle storage is provided.

viii) Response to objector comments

1. Overdevelopment in the area.

The proposal has taken into account prevailing development in the vicinity of the area. It is considered that the number of flats proposed can be adequately contained within the subject site and will not lead to overdevelopment, Policy guidance in the London Plan allows for a higher density of development on the site.

2. Overcrowding in the area.

It is considered that the number of flats proposed and the number of additional persons that results can be adequately contained within the area and as such does not lead to overcrowding, Policy guidance in the London Plan allows for a higher density of development on the site.

3. Increase in traffic and in congestion.

The Council's Transportation Group was consulted and recommends that the proposal will not lead to adverse traffic conditions or congestion in the area.

4. Loss of natural light and privacy and detrimental effect on wildlife and greenery.

It is considered that the proposal does not lead to a detrimental loss of natural light and privacy to neighbouring properties. Landscaping works are proposed which will include replacing any vegetation removed.

5. Loss of amenity.

Although there is a slight increase in bulk and mass on the site, it is considered that there is no detrimental loss of amenity that results. The proposal provides good design that will enhance rather than detract from the streetscape.

6. Cause overlooking

The proposed buildings meet the requirements of Policy and will not result in a significant loss of privacy from overlooking.

7. There must be an agreement to create a public entrance from Falmer Road or Cornwall Road to the park – A residents meeting with the Friends of the park was held also a subsequent DC Forum.

ix) Affordable housing

HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development is above the threshold and as such has to contribute toward the provision of affordable units. This is in line with Council policy and supplementary planning guidance¹¹.

The proportion of affordable units on this scheme amounts to 48% of the habitable rooms resulting in 2 x 1 bed and 8 x 2 bed units. The affordable units on a basis of a 70/30% split – Shared ownership/Social rented.

viii) Section 106 obligations – Public Access to Chestnut Park from Cornwall Road - Affordable Housing - Education Contribution – Highway Improvements and Administrative Charges.

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

These are principally:

Public Access to Chestnut Park from Cornwall Road

The applicant has agreed to dedicate a 2.00 metre wide strip of land, the depth of the site allowing the creation of a new public access to Chestnut Park from Cornwall Road,

Affordable Housing

The proposed development is made up of 1 x 1 bed, 1 x 4 bed house and 18 x 2 bedroom flats, a total of 20 residential units that will contribute 48% affordable housing resulting in 2 x 1 bed and 8 x 2 bed units..

Education contribution

• An education contribution of £71,237.41 accordance with the formula in SPG12

15 x 2 bedroom flats = 7.395 Children
Total = 7.395 Children

Primary contribution: $7.395 / 16 \times 7$ (number of years of primary education)
X £10,378.00 (three year average amount of DfEE primary funding 05/06) =
£33,576.07

Secondary contribution: $7.395 / 16 \times 5$ (number of years of secondary education) X £16,297.00 (three year average amount of DfEE secondary funding 05/06) = £37,661.34.

£33,576.07 + £37,661.34 = £71,237.41
Total Contribution = £71,237.41

The applicant has agreed to enter into an agreement to contribute £71,237.41 toward education facilities in line with the requirements of Supplementary Planning Guidance 12.

Highway Improvements

The applicant has agreed to contribute £5000 toward traffic calming and highway improvement in the immediate locality.

Administrative Charges

The applicant has agreed to pay administrative recovery charges of £2,287.59

The total financial contribution amounts to £78,525

SUMMARY AND CONCLUSION

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

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

Amenity space has been designed into scheme in the form of communal garden and balconies at the rear of the development.

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

Appropriate car parking and secure cycle storage has been proposed within the site that is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

The density of the proposed development is 446 habitable rooms per hectare is considered consistent with the Governments Planning Policy Guidance 3, London Plan also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/2006/0902, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended).

The report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to dedicate a 2.00 metre strip of land creating a pedestrian access to Chestnut Park from Cornwall Road, make a contribution of £71,234.41 toward local education facilities, £5000 toward traffic calming/pedestrian improvement also administrative recovery costs of £2287.59.

RECOMMENDATION 2

(1) That planning permission be granted in accordance with planning application reference number HGY/2006/0902 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: Affordable housing on a 70/30% split – shared ownership/social rented of 2 x 1 bed and 8 x 2 bed units: Education contribution of £71237.41, £5000 toward traffic calming/pedestrian improvements and recovery/administrative costs of £2287.59.

2. That the Agreements referred to in Resolution (1) above is to be completed no later than 09/08/2006 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

3. That in the absence of the Agreements referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning application reference number HGY/2006/0902 be refused for the following reason:

The proposal fails to provide the education contribution in accordance with the requirements set out in Supplementary Planning Guidance 8.2 ' Education contribution' attached to the emerging Haringey Unitary Development Plan.

4. That, following completion of the Agreement referred to in resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2006/0902 & applicant's drawing No's: 0616(PL)010, 011, 012, 013a, 030a, 031a, 040, 041; 06/1947 subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. 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.
5. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.
6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
7. That not more than 22 separate units, whether flats or houses, shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.

8. The residential buildings proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

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

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

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

INFORMATIVE: The 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 proposal complies with policies HSG1 Strategic Housing Targets, 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' DES1.9 Amenit of neighbours, EMP1.1 Employment Protection, TSP1.1 Parking for Development of Haringey Unitary Development and the polices and Supplementary guidance of the emerging Unitary Development Plan.



PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM – 103 -149 Cornwall Road & Land Adjoining 2 Falmer Rd N15 (Units 2/4/5) – Cldr minutes**
 Date : **8th June 2006**
 Place : **Chestnuts Community Centre**
 Present : **Paul Smith (Chair), Tay Makoon, Cllr Canver, Haley Local Residents (approx 40), applicants Agent**
 Minutes by : **Tay Makoon**

Distribution :

Item		Action
1.	<p>Paul Smith welcomed everyone to the meeting and explain the purpose of the meeting and the agenda.</p> <p>The Proposal</p> <p>Demolition of existing industrial units and erection of a part 3/part 4 storey building comprising 1 x one bed, 20 x two bed and 1 x four bed dwelling units with refuse and bicycle storage and 8 x car parking spaces.</p> <p>Main issues Design and Density Size and scale Car Parking and access issues Relationship to park Section 106</p> <p>Presentation by Steven Davy/Peter Smith Architects and Urban Land Developments</p> <p>The presentation explained location of the development, showed aerial photographs, existing and proposed elevations, photos of the existing site, view of the scheme from Cornwall rd, ground floor plan, 1st/2nd plan, view of scheme from Cornwall Rd and view from the park.</p> <p>Issues raised from the floor by Local Residents and Councillors</p> <ul style="list-style-type: none"> • Height of building • Entrance to the Park • Access into Cornwall Rd • Refuse storage/collection – Where will 20 bins be stored – Issue about security – will it be locked • Car Parking – Why only eight and what basis to allocate? • Disability access – does this scheme meet the GLA Housing policy • Overdevelopment 	

Item		Action
	<ul style="list-style-type: none"> • Lost of employment – relocation of jobs • The need to access green space • Education • The need to provide facilities • No consideration taken of the Masterplan • Design • Health and safety <p>The applicants agents answered the above concerns by addressing each point. The height of the new building is in line with the ridges and is not higher. In terms of the park entrance, our client don't really feel they want it on their land. We are not aware of any Masterplan and will try and get a copy to take on board. In terms of carparking, the Councils transportation section does not have any problems with this as it meets government policy. Education and security can be addressed through the section 106. The scheme is designed to provide affordable housing. We believe this is a good design and it does fit well in the locality.</p> <p>Cllr Haley, Canver and Harris raised issues about carparking, loss of employment and access to Cornwall Rd. It is very important to listen to the local residents as we together have been working for two years to improve the access to the park and this scheme does not provide any value to the residents other than housing. We need to have access to green open space and the safest way is to have access to cornwall road.</p> <p>The meeting ended with the residents agreeing to keep in touch and when the application goes to committee residents will be attending to speak.</p> <p>The meeting ended by Paul Smith thanking everyone for attending the meeting and participating. He reminded everyone to submit their comments to the planning dept if not already done so. If anyone wishing to attend the planning committee to speak or listen can do so.</p> <p>End of meeting</p>	



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. LB Haringey 100017423 2005

Site plan

Units 2, 4 & 5, 103 - 149 Cornwall Road N15 & Land Adjacent 2 Falmer Road N15

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	1:1250
	Date	07/07/2006



Unit 2,4,5 – 103-149 Cornwall Rd, N15 – HGY 2006/0902 & HGY 2006/0748