
PLANNING APPLICATIONS SUB-COMMITTEE

MONDAY, 11TH SEPTEMBER, 2006 at 19:00 HRS
CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 11 below.

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

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 20)

To confirm the Minutes of the PASC held on 25 July 2006.

6. APPEAL DECISIONS (PAGES 21 - 30)

Appeal decisions determined during July – August 2006

7. DELEGATED DECISIONS (PAGES 31 - 56)

Decisions made under delegated powers between 10 July and 31 August 2006

8. PERFORMANCE STATISTICS (PAGES 57 - 64)

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

9. CONSERVATION AREA APPRAISALS (PAGES 65 - 70)

10. PLANNING APPLICATION REPORTS FOR DETERMINATION (PAGES 71 - 218)

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 Applications reports for determination:

1. **Land To The Rear Of 60 – 88 Cecile Park N8** – 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/2006/3089. RECOMMENDATION: Grant Conservation Area Consent subject to conditions.
2. **Hale Wharf, Ferry Lane N17** – Provision of 4 business barges and associated mooring facilities, landscaping and associated parking. RECOMMENDATION: Grant permission subject to conditions.
3. **Womersley House, Womersley Road; and Dickenson House, Dickenson Road N8** - Demolition of existing 2 no residential block and construction of 42 Units.. *Dickenson House*: Redevelopment to provide part 3/part 4/ part 5 storey building comprising 14 x one bed , 9 x two bed, 6 x three bed and 1 x four bed residential units. Erection of 7 houses in 2 x 2 storey terraced blocks consisting of 1 x four and 6 x three bed houses. *Womersley House*: Redevelopment to provide 1 x 4 storey block fronting Womersley Road, N8 comprising 3 x one bed, 1 x two bed and 1 x three bed residential units. Provision of 34 car parking spaces, cycle storage and landscaping (amended description) (amended plans & further information). RECOMMENDATION: Grant permission subject to conditions and/or subject to section 106 Legal Agreement.
4. **Hornsey Treatment Works, High Street N8** - Erection of pre-treatment and bromate removal facility comprising four new buildings: i) pre-treatment building. ii) chemical storage and dosing building iii) catalytic GAC building/structure and iv) wash water recovery building/structure: Associated plant and machinery and new access arrangements to the site including constructions of temporary crossings of New River for construction traffic and extension of estates road from within New river Village (New River Avenue N8) for delivery vehicles only. RECOMMENDATION: Grant planning permission subject to a Section 106 and agreement and planning conditions and subject to referral to the Greater London Authority who have 14 days in which to decide whether or not to direct refusal.
5. **87 Woodside Avenue N10** – Demolition of existing house and erection of 2x2 storey three bedroom houses. RECOMMENDATION: Grant permission subject to conditions.
6. **Rear of 6 Church Road N6** – Erection of single storey three bedroom dwelling and removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order. RECOMMENDATION: Grant permission subject to conditions.
7. **Coldfall Primary School, Coldfall Avenue N10** – Installation of multi-use games area within school grounds including surfacing, fencing (maximum height 3.6m at goal ends), goal end units and access path. RECOMMENDATION: Grant permission subject to conditions.
8. **Units 1 and 2 Quicksilver Place, Western Road N22** – Change of use of property to police patrol base (sui generis) with associated installation of CCTV cameras, window guards and replacement entrance gates. RECOMMENDATIONS: Grant permission subject to conditions.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

12. SITE VISITS

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

13. DATE OF NEXT MEETING

Thursday 28 September 2006 at 7:00pm

YUNIEA SEMAMBO
Head of Member Services
River Park House
225 High Road
LONDON N22 8HQ

ANNE THOMAS
Principal Support Officer (Council)
Tel No: 020 8489 2941
Fax No: 0208 489 2660
anne.thomas@haringey.gov.uk
www.haringey.gov.uk

1 September 2006

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

* denotes Members present

Also Present: Councillors Canver & Winskill

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC29.	APOLOGIES Apologies for absence were received from Cllr Beacham.	
PASC30.	URGENT BUSINESS In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.	
PASC31.	DECLARATIONS OF INTEREST Cllr Peacock declared a personal interest in the decision to be taken under agenda item 12, points 1 and 2. "I believe that the application for planning permission significantly affects the interests of the same organisation that has made a donation to a charity that I have been involved in, in my capacity as secretary of the Tottenham Carnival. This donation has not benefited me financially in any way but I thought it proper to bring them to the attention of this committee. Although I am confident that I would be able to come to a decision on the question solely on the basis of the planning arguments this could also be considered a prejudicial interest. I have decided in the interests of maintaining the highest standards of probity on these issues, to absent myself from the meeting when this item is considered". Cllr Bevan declared an interest in agenda item 12, points 1 and 2. "I am the joint Treasurer of a local voluntary group; a known contributor to this group is involved in this application. My position is that I genuinely believe that I only have a "personal interest" and have been advised as such. However, as this is a particularly controversial application, this being the third time it has been before the full planning committee, I will not take any part in this application. This as a matter of caution and to avoid any possible controversy concerning public perception on this occasion". Cllr Winskill declared a personal interest in agenda item 12, points 1 and 2 in that his partner's family live in the flats which over look the site. Cllr Peacock proposed that in the absence of herself and the deputy chair that Cllr Dodds should chair the meeting for this item. The meeting agreed.	

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<p>PASC32.</p>	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
<p>PASC33.</p>	<p>MINUTES</p> <p>Members were asked to note that under PASC 25, item 4 (40 Coleridge Road N8) it had been agreed that the Highways improvement contribution would include works to the car park if deemed necessary.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committee held on 26 June 2006 be agreed and signed subject to the above amendment.</p>	
<p>PASC34.</p>	<p>APPEAL DECISIONS</p> <p>Members were asked to note that there had been a number of appeal decisions taken over the last few weeks. The report detailed two appeals on telecoms. These were unpopular with the public however, one was upheld and the other dismissed.</p> <p>On page 24 of the report there had been a lengthy public enquiry on the London Concrete Planning appeal. This was eventually allowed however, the inspectors had attached numerous conditions which the operator was required to adhere to.</p> <p>Page 26. The Odeon Cinema public enquiry the inspectors had agreed with the Council that it was an inappropriate development and therefore the appeal was dismissed.</p> <p>Members raised concern over the number of appeals (46%) which had been allowed. Officers advised that they were attempting to achieve a better percentage, however, June's figures may have been affected by the introduction of the new UDP.</p> <p>Cllr Dodds requested a copy of the appeal decision for 725 -733 Lordship Lane as there had been a significant loss of Section 106 money. The Legal Officer confirmed that this had been obtained in full.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That Officers provide Cllr Dodds with a copy of the appeal decision for 725-733 Lordship Lane. 2. That Members note the report. 	
<p>PASC35.</p>	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 12 June 2006 and 9 July 2006.</p>	

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<p>PASC36.</p>	<p>PERFORMANCE STATISTICS</p> <p>Members were asked to note the decisions taken within set time targets by Development Control and Planning Enforcement work since the Planning Application Sub Committee held on 26 June 2006.</p>	
<p>PASC37.</p>	<p>PLANNING ENFORCEMENT REVIEW FOR 2005</p> <p>The Assistant Director, Enforcement Services presented the report by advising the Committee that Enforcement Services started at the end of 2003 and that he had taken over Planning Enforcement in early 2004.</p> <p>The report detailed the following:</p> <ul style="list-style-type: none"> • A breakdown of the activity on a number of cases since 2002. • Details of the closures activities. • Analysis of the types of enforcement work carried out. • Analysis of the work on enforcement appeals. • Achievements on work on HMO's, Tower Gardens and Conservation issues; wardens and estate activities, fly posting, public eyesores programme which operates through the better Haringey programme. • Work around Licensing and the 2003 Licensing Act. • General Improvements in the levels of work. <p>In point 5.1 of the report Members were advised there had been a 72% increase in case closures and 1432 had been resolved. 10% of the cases went back as far as 2001. Therefore the Committee was asked to draw a line and close old cases registered before the end of December 2003.</p> <p>The majority of complaints received were about house conversions (20%), followed by development extensions (15%) and departure from approved plans. The report sets out considerable effort in resolving outstanding cases, to move forward with agreement to close old cases and to be able to then concentrate on priorities for seeking remedial actions.</p> <p>Members raised the following concerns:</p> <ol style="list-style-type: none"> 1. That complainants should be informed when a case is closed. 2. That when enforcement action is commenced it should continue until resolved. 3. That a further report be provided detailing the complaints to be closed by ward. <p>RESOLVED</p> <p>That the decision to agree the recommendations be deferred pending receipt of a further detailed report on the complaints to be closed by</p>	

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	ward.	
PASC38.	<p>72 - 74 TWYFORD AVENUE N2</p> <p>Officers presented the report and confirmed that one issue not decided by the Committee on 26 June 2006 was the education provision. The applicants were not prepared to agree to the higher figure toward the education contribution.</p> <p>Recent appeal decisions indicated that the applicant's decision may be correct. The design and layout of the application was considered to be an improvement on the previous scheme. It was recommended that the Committee accept the £100k towards the Educational contribution.</p> <p>RESOLVED</p> <p>That Members agreed the recommendations outlined in the report.</p>	
PASC39.	<p>27 - 31 AVENUE ROAD N15</p> <p>Members were advised this application was determined in 2004 and should have a legal Section 106 agreement. Page 84, paragraph 3, concludes that it is not appropriate for the Council to seek a legal agreement. The Committee is therefore requested to agree two further conditions instead and grant the application subject to the above change.</p> <p>RESOLVED</p> <p>That Members agreed to the recommendation outlined in the report.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2004/0585 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 25/07/2006</p> <p>Location: 27 - 31 Avenue Road N15</p> <p>Proposal 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.</p> <p>Recommendation GTD</p> <p>Decision GTD</p> <p>Drawing No.s 0307/01A, 02A, 03A, 04A & 05A.</p> <p>Conditions and/or Reasons</p>	

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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

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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.

8. 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.

9. 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.

REASONS FOR APPROVAL

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

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	<p>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.</p> <p>Section 106</p> <p>No</p>	
<p>PASC40.</p>	<p>PLANNING APPLICATIONS</p> <p>Cllr Peacock and Cllr Bevan left the meeting at this point and Cllr Dodds took the Chair.</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. Cecile News, Rear of 60 – 88 Cecile Park N8</p> <p>Officers presented the report by advising the Committee that this item had four appeals still be to decided. The report identified the main concerns raised.</p> <p>Officers informed the Committee that a site visit had now taken place the previous Friday. There had been a number of additional items presented since the report had been written. Lynn Featherstone MP had confirmed her objections to the proposals and there had also been an additional letter from the Tree Trust for Haringey. Nine additional letters had been received from residents raising similar objections to those in the report.</p> <p>Objectors spoke on behalf of the Gladwell-Landrock-Cecile Park Residents Action Group (GLCRAG) and presented nine reasons why the application should not be granted:</p> <ul style="list-style-type: none"> • The buildings will be unacceptably intrusive. • Risk to the appearance, health and development of the TPO oak tree. • Unacceptable loss of the lock-up garages. • The development does not meet the design standard required to prevent overlooking and lack of privacy. • Poor quality of the site planning. • The narrow access creates a substandard environment. • Dereliction of the site by the applicants. • Over development of a constricted, elongated Conservation Area. • Not a reasonable use of planning conditions as an alternative to 	

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refusal.

The Chair granted Cllr Winskill the opportunity to address the Committee. Cllr Winskill spoke of his concerns over developing this back land site which would not enhance the conservation area. The existing lock up garages offer relief to the streets surrounding this site which experience problems of parking pressure.

The applicant's representative spoke and informed the Committee that the issues regarding the trees, highway and density had all been dealt with, approved and resolved in the report at page 128. The applicant's representative further stated that they had looked at the development over a period of 4 – 5 years and this was the right application. That Paul Simon accept that if the application was granted the previous two would be dismissed as every single aspect had been considered.

Members discussed access to the site for emergency vehicles, waste collection and the impact on visual intrusion of the development.

The Chair then moved to vote on the acceptance of the Officers recommendations. Members voted 3 for (Cllrs Dodds, Patel and Adje) and 3 against (Cllrs Hare, Demirci and Weber). In accordance with standing order 42 point 3, the Chair had the casting vote for. The motion was carried.

RESOLVED

That the application was granted subject to conditions and a Section 106 Legal Agreement.

In accordance with standing order 42 point 2, Cllrs Demirci, Hare and Weber requested their descent be recorded.

2. Cecile Mews, Rear of 60 – 88 Cecile Park N8 (Conservation Area Consent)

Members were asked to consider Conversation Area Content for the above demolition. The Committee agreed to grant conservation area consent subject to conditions. Cllrs Demirci, Hare and Weber abstained from the decision.

Cllr Peacock and Cllr Bevan re-entered the proceedings and Cllr Dodds relinquished and Cllr Peacock took the Chair.

3. Land at Winns Mews (Off Grove Park Road) N15

Members were advised that the application had come to Committee previously and been refused. The proposed site was between residential and commercial properties on Grove, Park and Beaconsfield Roads and was within the Clyde Circus Conservation Area and the site

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is currently vacant.

Officer informed members that the proposal was within the density range and had no adverse effects on the amenity of the existing properties. The scheme is car park free, with provision for refuse and bicycle stores.

Members received and noted a tabled document from the Clyde Area Residents' Association detailing their comments on this application:

- Size of the development
- Biodiversity
- Sustainability
- Sustainable materials
- Consideration for Neighbours during building work

Members decided to agree to grant the application subject to conditions and Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0933
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
25/07/2006

Location: 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.

Recommendation LEGAL

Decision LEGAL

Drawing No.s PP-04 - PP-22 incl.

Conditions and/or Reasons

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

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

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

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

3. Samples of all materials to be used in conjunction with the

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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

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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 to protect the health of future occupants of the site.

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

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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.

13. That details of a scheme for the foundations of the properties in relation to the nearby trees shall be submitted to and approved by the Local Planning Authority prior to commencement of the works. Such approved scheme to be implemented to the satisfaction of the Local planning Authority.

Reason: In order to ensure that the existing trees adjoining the site are protected and preserved.

14. That notwithstanding the approved drawings a detailed scheme for the provision of secured cycles routes shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority thereafter.

Reason: In order to ensure a satisfactory provision of secure cycle routes within the proposed development.

REASONS FOR APPROVAL

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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.

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.

Section 106

Yes

4. Land at Winns Mews (Off Grove Park Road) N15 (Conservation Area Consent)

Members were asked to consider Conversation Area Content for the above demolition. Members agreed to grant conservation area consent.

5. Unit 21, Cranford Way N8

Officers described this application as the headquarters for a firm who would cater for high class joinery. The proposal should create employment for 40 people and would have no significant impact on surrounding properties.

It was proposed that the workshop would open from 7am – 5pm, the office from 8am – 6pm and the buildings from 8am – 1pm on Saturday.

A noise assessment had been carried out and there would be no audible noise to the nearest residential property. The site does have need for public transport accessibility and therefore travel plans would be entered

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
TUESDAY, 25 JULY 2006**

into.

The applicant is considering installing a fuel burner to burn off cuts of wood to provide a sustainable source of on-site energy.

Members questioned the use of the fuel burner, the collection of waste from the premises and the clarification of the Restaurant/Bar. The applicants informed the Committee that the fuel burner would be a sustainable process to generate heat. Waste would be collected every two weeks by Haringey. The restaurant/bar is a canteen for people working at the premises.

The applicant consented to the following conditions being imposed:

1. That the restaurant/bar should not remain open past the normal hours of operation.
2. That the building designs incorporate a green roof to make the visual impact less obtrusive.
3. That the area surrounding the building is planted and landscaped.

Members decided to grant planning permission subject to conditions.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0722
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
25/07/2006

Location: Unit 21, Cranford WayN8

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.

Recommendation GTD

Decision GTD

Drawing No.s 0560/ P03A, P05A, P06A, P07A, P08A, & P09A.

Conditions and/or Reasons

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

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

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

Reason: In order to ensure the development is carried out in

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	<p>accordance with the approved details and in the interests of amenity.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	
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**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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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.

11. The use hereby permitted for workshop only shall not be operated nor before 0700 or after 1700 hours Monday to Friday, Offices only not before 0800 or after 1800 hours Monday to Friday only workshop and offices not before 0800 or after 1300 hours Saturday not at all on Sundays or Bank Holidays.

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

12. That the restaurant /bar facilities shall be for the benefit of the employees ancillary to the main uses of the buildings and shall not be used separately at any time.

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

13. That details of a scheme for the provision of a 'green roof' shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of Local Planning Authority thereafter.

Reason: In order to ensure a satisfactory level of sustainable development.

14. That details of a satisfactory landscaping and planting scheme including where possible planting to the side walls shall be submitted to and approved by the Local Planning Authority prior to the works commencing and that such agreed scheme be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority..

Reason: In order to protect and enhance the appearance of the building and the visual amenities of the locality.

REASONS FOR APPROVAL

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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 Haringey adopted UDP policies EMP 1.3 'Defined Employment Areas', TSP1 'To integrate Land Use and Transport Policies', DES1 'To encourage Good Design of New Buildings', UD2 'General Principles', UD3 'Quality Design', EMP1 'Defined Employment Areas (DEAS) - Industrial Locations', ENV6 'Energy Efficiency' of the Emerging Plan.

The Chair decided to vary the order of the applications and take application 7 next. Cllr Canver entered the meeting at this point in the proceedings.

7. Unit 2, 4 & 5 103 – 149 Cornwall Road & Land Adjoining 2 Falmer Road N15

Officers presented the report and advised that the proposal consisted of a 3 storey building and not a 4 bedroom house. The site is in a predominantly residential area. The scheme provides for 48% of the units being affordable and the overall bulk and height is acceptable.

Members requested clarity on the number of units to be provided and a breakdown of the number which would constitute social housing. Members asked whether a lift was to be installed and was informed by officers that the life mentioned on page 216 would not be included and also the 4 bedroom house on page 220 had now been removed.

Two objectors spoke representing local residents and outlined their objections to the proposals:

1. There was confusion over the plans and the report was inaccurate.
2. The transportation group refer to offices and there are none.
3. The photographs attached to the report show only the northern part of the site.
4. Previous objections were not mentioned in the report.
5. The density figure is well above the maximum level.
6. The new buildings are 3.5 metres higher than the existing buildings.
7. The building would diminish the sky line in Chestnuts Park.

The Chair granted Cllr Canver the opportunity to address the Committee. Cllr Canver informed the Committee that the access to the park was not

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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	<p>satisfactory. There were safety concerns as there would be a high wall. Cllr Canver encouraged Members to see the site and requested that the application be rejected in order to give an opportunity to renegotiate the proposal.</p> <p>The applicant's representative addressed the Committee and stated that since the Development Control Forum a storey had been taken off the development. That the density was within that stated in the London Plan. The site is within and accessible to Wood Green and local facilities.</p> <p>Members felt it was prudent to defer the decision on this application for a site visit and in doing so felt it was also appropriate to visit at the same time the site of 103 Cornwall Road N15.</p> <p>6. 103 Cornwall Road N15</p> <p>This item was not considered and deferred to the next meeting.</p>	
PASC41.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>None received.</p>	
PASC42.	<p>SITE VISITS</p> <p>Unit 2, 4 & 5, 103 – 149 Cornwall Road & Land Adjoining 2 Falmer Road N15</p> <p>A site visit will be confirmed to take place on Friday 8 September 2006 at 9:30am at the site. Members also agreed to look at the site of the application for 103 Cornwall Road N15 at this time.</p>	
PASC43.	<p>DATE OF NEXT MEETING</p> <p>RESOLVED</p> <p>That the meeting scheduled to take place on 31 August 2006 be cancelled and the business for that meeting be re-scheduled to the next meeting on 11 September 2006 at 7pm.</p> <p>The meeting concluded at 10:45pm.</p>	

COUNCILLOR SHEILA PEACOCK
Chair

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Committee: Planning Applications Sub-Committee
Date: 11 September 2006

Report of: Interim Director of Environmental Services

Contact Officer: Anniemay Royal Trinnaman
Designation: Senior Administrative Officer **Tel:** 020 8489 5168

Report Title:
 Appeal decisions determined during July 2006

1. PURPOSE:

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

2. SUMMARY:

Reports outcome of 17 appeal decisions determined by the Department for Communities and Local Government during July 2006 of which 10 were allowed, 7 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 Administration on (020) 8489 5508

Report Authorised by:


 Shifa Mustafa

Assistant Director

Planning , Environmental Policy & Performance

APPEAL DECISION JULY 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1893
Decision Level:	Delegated

349C High Road N22 8JA**Proposal:**

Change of use from retail to billiards, snooker and coffee bar to play music in background (And sell alcohol).

Type of Appeal:

Written Representation

Issues:

Whether the existing shop is an essential local convenience store

The detrimental effect on the amenities of the area.

Result:

Appeal **Allowed** 19 July 2006

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

Flat 1, 98 Crouch Hill N8 9EA**Proposal:**

Erection of a boundary fence 2.1 to 2.3 metres high.

Type of Appeal:

Written Representation

Issues:

The character and appearance of the Crouch End Conservation Area

Result:

Appeal **Succeeds** in part and **Fails** in part 13 July 2006

Ward:	Fortis Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2298
Decision Level:	Delegated

229-231 Muswell Hill Broadway N10 1DEW

Proposal:

Erection of ground floor single storey rear extension to create a kitchen, store rooms and bin stores for a bakery shop.

Type of Appeal:

Written Representation

Issues:

The character and appearance of the conservation area

Overdevelopment and loss of off street parking

Result:

Appeal **Allowed** 26 July 2006

Ward:	Harringay
Planning Officer:	B Henderson
Reference Number:	HGY/2005/0128
Decision Level:	Delegated

Rear of 646 Green Lanes N8 0QY

Proposal:

Erection of 3 x 2 bed houses.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the character and appearance of the area

The effect on the living conditions of surrounding residential occupiers with particular reference to outlook, overshadowing and privacy.

Result:

Appeal **Dismissed** 6 July 2006

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

124 Pemberton Road N4 1BA**Proposal:**

Installation of a side and front extension on the first floor and flank wall which exceeds permitted heights.

Type of Appeal:

Written Representation

Issue:

The effect of the development on the living conditions of neighbouring residential occupiers, with particular regard to the availability of natural light

The effect of the development on the appearance of the street scene in this locality

Result:

Appeal **Allowed** 12 July 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2193
Decision Level:	Delegated

188 Archway Road N6 5BB**Proposal:**

Erection of a two storey, 2 bed dwelling house to the rear of the property

Type of Appeal:

Written Representation

Issue:

Development would be too close to, and oppressive, to adjacent property

The effect on the character and appearance of conservation areas and buildings of local interest.

Development would provide no parking

Result:

Appeal **Dismissed** 3 July 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2013
Decision Level:	Delegated

2 Courtenay Avenue N6

Proposal:

Erection of a single storey rear conservatory extension.

Type of Appeal:

Written Representation

Issue:

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

The effect upon the living conditions of the occupiers of the adjoining house.

Result:

Appeal **Allowed** 17 July 2006

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

17 Cromwell Place N6 5HR

Proposal:

Demolition of the front boundary wall, to facilitate the provision of a vehicle crossover and rebuilding a new wall.

Type of Appeal:

Informal Hearing

Issue:

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

Result:

Appeal **Dismissed** 18 July 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1784
Decision Level:	Delegated

**Highways Lane outside Former Athlone House Hospital
Hampstead Lane N6 4RX**

Proposal:

Installation of a 12.5 metre high street works style pole supporting 3 no. antennae (within shroud) and associated ground based equipment cabinet of no more than 2.5 cubic metres

Type of Appeal:

Written Representation

Issue:

The character and appearance of the conservation area

Result:

Appeal **Allowed** 20 July 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/20051299
Decision Level:	Delegated

44 Farrant Avenue N22 6PJ

Proposal:

Erection of a loft conversion with rear dormer.

Type of Appeal:

Written Representation

Issue:

The unacceptable harm to the character and appearance of the conservation area.

Result:

Appeal **Dismissed** 27 July 2006

Ward:	St. Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1683
Decision Level:	Delegate

Rear of 28 Avenue Road N15 5JH**Proposal:**

Change of use from long established vehicle repairs to car valeting/wash premises

Type of Appeal:

Written Representation

Issue:

The harmful effect on living conditions.

The harmful effect on highway safety

Result:

Appeal **Dismissed** 28 July 2006

Ward:	St Ann's
Planning Officer:	B Henderson
Reference Number:	HGY/2005/2503 & 2514
Decision Level:	Delegate

22-24 Salisbury Road N4 1JZ**Proposal:**

Appeal A – HGY/2004/2503 - Conversion into 6 no. self contained into 6 no. self contained flats. Single storey extension. Internal alterations.

Appeal B – HGY/2004/2514 – Conversion into 3 no. self contained flats. Single storey extensions. Internal alterations.

Type of Appeal:

Written Representation

Issue:

Whether the proposed developments would provide adequate living conditions for future occupiers.

Result:

Appeal **Allowed** 4 July 2006

Ward:	Stroud Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2032
Decision Level:	Delegated

14 Ridge Road N8 9LG

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect of the development on the character and appearance of the surrounding area

Result:

Appeal **Allowed** 28 July 2006

Ward:	Stroud Green
Planning Officer:	R Nowaz
Reference Number:	HGY/2005/1063
Decision Level:	Delegated

Land rear of 99 Upper Tollington Park N4 4ND

Proposal:

Excavation and construction of a two bedroom sunken dwelling with one parking space.

Type of Appeal:

Informal Hearing

Issue:

The effect on the character and appearance of the area, taking into account its location in the conservation area: this was found acceptable

The effect on living conditions of existing neighbouring residents this was also found acceptable living conditions, especially in terms of overlooking and sunlight: would be unacceptable for occupants of proposed dwelling.

Result:

Appeal **Dismissed** 31 July 2006

Ward:	Tottenham Hale
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1718
Decision Level:	Delegated

39 Lansdowne Road N17 0LS**Proposal:**

Creation of a separate dwelling by way of conversion, adjacent to no. 39 Lansdowne Road, including separate entrance, gardens and services.

Type of Appeal:

Written Representation

Issue:

Whether size of property as existing is sufficient to allow division into two units.

Result:

Appeal **Allowed** 31 July 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2025
Decision Level:	Delegated

1 The Crossway N22 5QS**Proposal:**

Change of use from a residential dwelling to a residential family centre (mother and baby unit).

Type of Appeal:

Written Representation

Issue:

The effect on the living condition of the nearby occupiers

Result:

Appeal **Dismissed** 7 July 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0989
Decision Level:	Delegated

81 Norman Avenue N22 5ES

Proposal:

Erection of a first floor rear extension.

Type of Appeal:

Informal Hearing

Issue:

The effect on the character and appearance of the area

Result:

Appeal Allowed 31 July 2006

Committee: Planning Applications Sub-Committee
Date: 11 September 2006

Report of: Interim Director of Environmental Services

Contact Officer: Anniemay Royal Trinnaman
Designation: Senior Administrative Officer **Tel:** 020 8489 5168

Report Title:
 Decisions made under delegated powers between 10 July 2006 and 6 August 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 10 July 2006 and 6 August 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 Control Administration 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
10/07/2006 AND 06/08/2006**

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/2006/1173	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	04/08/2006
Location:	Flats A & B, 39 Coniston Road N10 2BL		
Proposal:	Erection of full width roof extension with French doors and balustrade. Insertion of rooflights to front elevation (amended description)		
Application No:	HGY/2006/1165	Officer:	David Paton
Decision:	REF	Decision Date:	03/08/2006
Location:	Maid Of Muswell PH, 121 Alexandra Park Road N10 2DP		
Proposal:	Variation of condition 2 attached to planning reference HGY/32637 to allow extension of opening hours from 23:00hrs to 23:30hrs Sunday to Wednesday and 00:00hrs midnight Thursday to Saturday		
Application No:	HGY/2006/1146	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	02/08/2006
Location:	17 Elgin Road N22 7UE		
Proposal:	Certificate Of Lawfulness (Proposed) for the erection of a rear dormer window.		
Application No:	HGY/2006/1219	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/08/2006
Location:	17 Elgin Road N22 7UE		
Proposal:	Erection of single storey rear extension and 2 storey side infil extension		
Application No:	HGY/2006/1079	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	02/08/2006
Location:	28 Crescent Rise N22 7AW		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1124	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	01/08/2006
Location:	47A Muswell Road N10 2BS		
Proposal:	Alterations to rear elevation including replacement of window with new door and window and provision of staircase to rear garden.		
Application No:	HGY/2006/1116	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/07/2006
Location:	18A Cranbourne Road N10 2BT		
Proposal:	Insertion of 3 rooflights to convert loft into bedroom & ensuite bathroom.		
Application No:	HGY/2006/1190	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	28/07/2006
Location:	28 Princes Avenue N22 7SA		
Proposal:	Erection of rear dormer window (Certificate of Lawfulness)		

Application No: **HGY/2006/0828** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 24/07/2006
 Location: Rear of 63 Windermere Road N10
 Proposal: Creation of vehicle crossover to rear of property onto Muswell Avenue, N10 (borough road).

Application No: **HGY/2006/1054** Officer: Joyce Wong
 Decision: PERM REQ Decision Date: 19/07/2006
 Location: 16 Wroxham Gardens N11 2BA
 Proposal: Erection of rear and side roof extension to provide a loft extension.

Application No: **HGY/2006/1061** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/07/2006
 Location: 98 Dukes Avenue N10
 Proposal: Erection of single storey study room with shower in rear garden.

Application No: **HGY/2006/0976** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 14/07/2006
 Location: 59 Grosvenor Road N10 2DR
 Proposal: Erection of single storey extension to front of property and conversion of garage to create habitable living space.

Application No: **HGY/2006/1009** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/07/2006
 Location: 23 Coniston Road N10 2BL
 Proposal: Erection of front and rear dormer windows and erection of single storey rear extension.

Application No: **HGY/2006/0998** Officer: Luke McSoriley
 Decision: REF Decision Date: 13/07/2006
 Location: 39 Alexandra Park Road N10 2DD
 Proposal: Creation of vehicular crossover to a classified road.

Application No: **HGY/2006/0991** Officer: David Paton
 Decision: REF Decision Date: 13/07/2006
 Location: 30 Grove Avenue N10 2AR
 Proposal: Erection of 2 storey side / rear extension and loft conversion including erection of additional rear dormer window and insertion of new fenestration to rear and side elevations.

WARD: Bounds Green

Application No: **HGY/2006/1148** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/07/2006
 Location: 2 Latham Court Brownlow Road N11 2ES
 Proposal: Change of use of premises from A1 (retail) to A5 (takeaway). Provision of extract flue to rear.

Application No:	HGY/2006/1055	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/07/2006
Location:	43 Churston Gardens N11		
Proposal:	Conversion of property into 1 x three bed and 1 x two bed dwellings. Extension to existing garage in rear garden to create an additional garage.		
Application No:	HGY/2006/1014	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/07/2006
Location:	Garages on Terrick Road N22		
Proposal:	Conservation Area Consent for demolition of existing garages and erection of 1 x 2 storey building comprising 2 x two bedroom flats with 2 car parking spaces.		
Application No:	HGY/2006/0950	Officer:	David Paton
Decision:	GTD	Decision Date:	11/07/2006
Location:	34 Passmore Gardens N11 2PG		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1013	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/07/2006
Location:	Garages on Terrick Road N22		
Proposal:	Demolition of existing garages and erection of 1 x 2 storey building comprising 2 x two bedroom flats with 2 car parking spaces.		
Application No:	HGY/2006/0931	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	10/07/2006
Location:	101 Bounds Green Road N11		
Proposal:	Formation of a vehicular crossover to a classified road.		

WARD: Bruce Grove

Application No:	HGY/2006/1053	Officer:	David Paton
Decision:	GTD	Decision Date:	02/08/2006
Location:	60 Dongola Road N17 6EE		
Proposal:	Erection of front and rear dormer windows (Certificate of Lawfulness)		
Application No:	HGY/2006/1043	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	18/07/2006
Location:	10 Napier Road N17		
Proposal:	Erection of rear dormer window and raising of roof line.		
Application No:	HGY/2006/1031	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	18/07/2006
Location:	Millicent Fawcett Court, Pembury Road N17		
Proposal:	Works to Millicent Fawcett Court including conversion of roof from flat roof to pitch roof, installation of integrated reception system (IRS) and associated works to Blocks A, B, C, D and E.		

Application No: **HGY/2006/0986** Officer: Luke McSoriley
 Decision: GTD Decision Date: 12/07/2006
 Location: Tottenham Fire Station, 49 St. Loys Road N17 6UE
 Proposal: Provision of 2 x new external doors to ground floor of BATC and creation of ramp access (amendment to HGY/2005/0623).

WARD: Crouch End

Application No: **HGY/2006/0887** Officer: Oliver Christian
 Decision: GTD Decision Date: 04/08/2006
 Location: 7-9 Hatherley Gardens N8
 Proposal: Conservation Area Consent for demolition of existing building and erection of 3 x 2 storey three bedroom dwelling houses with bin storage.

Application No: **HGY/2006/0884** Officer: Oliver Christian
 Decision: GTD Decision Date: 04/08/2006
 Location: 7-9 Hatherley Gardens N8
 Proposal: Demolition of existing building and erection of 3 x 2 storey three bedroom dwelling houses with bin storage

Application No: **HGY/2006/1167** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 03/08/2006
 Location: R/o 28 Coolhurst Road N8
 Proposal: Erection of 1 x 2 storey four bedroom dwelling house

Application No: **HGY/2006/1052** Officer: Brett Henderson
 Decision: REF Decision Date: 02/08/2006
 Location: Flat 9, 81 Shepherds Hill N6 5RG
 Proposal: Installation of UPVC windows and patio doors to front and side elevations

Application No: **HGY/2006/0606** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/08/2006
 Location: 2 Bedford Road N8 8HL
 Proposal: Erection of 2 storey side extension to accommodate disability platform lift. Extension to porch and provision of ramp to front. Alterations to elevations.

Application No: **HGY/2006/0291** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/08/2006
 Location: 44 Stanhope Gardens N6 5TS
 Proposal: Erection of single storey side extension at basement and ground floor level. Provision of new crossover to Stanhope Gardens. Replacement of boundary wall. AMENDED PLANS AVAILABLE TO VIEW ONLINE.

Application No: **HGY/2006/1254** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 01/08/2006
 Location: Basement Flat, 70 Cecile Park N8 9AU
 Proposal: Replacement of existing windows and door to rear of property with new windows and French doors

Application No:	HGY/2006/1161	Officer:	Kristy Plant
Decision:	REF	Decision Date:	28/07/2006
Location:	23 The Broadway N8		
Proposal:	Display of externally illuminated fascia sign and internally illuminated projecting box sign		
Application No:	HGY/2006/1152	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	28/07/2006
Location:	53 Crouch Hall Road N8 8HH		
Proposal:	Tree works to include crown reduction by 20%, removal of deadwood and raising of crown to 8 metres to 1 Horse Chestnut tree in rear garden.		
Application No:	HGY/2006/1136	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	27/07/2006
Location:	R/O 62-70 Coolhurst Road N8 8EU		
Proposal:	Erection of 1 x 2 storey three bedroom dwelling house with associated refuse storage and parking		
Application No:	HGY/2006/1088	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/07/2006
Location:	21 Womersley Road N8		
Proposal:	Excavation to basement to create habitable living space and creation of lightwell to side of property. Provision of integral bin storage.		
Application No:	HGY/2006/1122	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/07/2006
Location:	Garden Adjoining 47 Priory Gardens N6		
Proposal:	Demolition of existing garden shed and erection of replacement single storey garden shed / summerhouse in rear garden.		
Application No:	HGY/2006/1080	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	17/07/2006
Location:	25 Cecile Park N8		
Proposal:	Tree works to include felling of 1 x Ash tree to rear of property.		
Application No:	HGY/2006/1044	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	17/07/2006
Location:	49 Glasslyn Road N8		
Proposal:	The erection of single storey rear extension and alterations to rear elevation.		
Application No:	HGY/2006/1040	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	17/07/2006
Location:	48 Coolhurst Road N8		
Proposal:	Erection of single storey building in rear garden.		
Application No:	HGY/2006/1228	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/07/2006
Location:	40 Coleridge Road N8 8ED		

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

Application No: **HGY/2006/1012** Officer: Brett Henderson

Decision: GTD Decision Date: 14/07/2006

Location: 56 Priory Gardens N6

Proposal: Demolition of existing rear conservatory and erection of single storey rear / side conservatory extension including alterations to side elevation and partial excavation of basement.

Application No: **HGY/2006/0978** Officer: Elizabeth Ennin-Gyasi

Decision: REF Decision Date: 14/07/2006

Location: 7 The Broadway N8

Proposal: Conversion of 1st and 2nd floors to create 1 x two bed and 1 x one bed self contained flats. Provision of staircase to rear to access 2nd floor flat.

WARD: Fortis Green

Application No: **HGY/2006/1171** Officer: Ruma Nowaz

Decision: PERM REQ Decision Date: 04/08/2006

Location: 2 Lynmouth Road N2 9LP

Proposal: Erection of rear dormer window with balustrade (Certificate of Lawfulness)

Application No: **HGY/2006/1151** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 02/08/2006

Location: 10 Shakespeare Gardens N2 9LJ

Proposal: Erection of single storey rear extension

Application No: **HGY/2006/1238** Officer: Matthew Gunning

Decision: GTD Decision Date: 01/08/2006

Location: 38 Aylmer Road N2 0BX

Proposal: Erection of garden boundary wall with railings to front of property.

Application No: **HGY/2006/1131** Officer: Tara Jane Fisher

Decision: REF Decision Date: 01/08/2006

Location: 20 Church Vale N2 9PA

Proposal: Retrospective planning application for creation of terrace at roof level

Application No: **HGY/2006/1059** Officer: Joyce Wong

Decision: REF Decision Date: 01/08/2006

Location: 78 + 80 Fortis Green Road N10

Proposal: Replacement of existing sash windows with UPVC windows

Application No: **HGY/2006/1185** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 28/07/2006

Location: Car Park, Greenfield Drive N2

Proposal: Tree works to include removal of deadwood and epicormic growth, and thin crowns by 30%, to 4 x Lime trees and 1 x Oak tree.

Application No:	HGY/2006/1156	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	28/07/2006
Location:	10 Shakespeare Gardens N2 9LJ		
Proposal:	Loft conversion including erection of rear dormer window and creation of gable end (Certificate of Lawfulness)		
Application No:	HGY/2006/1121	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/07/2006
Location:	95 Fortis Green N2 9HU		
Proposal:	Listed Building Consent for erection of rear / side extension at 1st floor level. Alterations to rear elevation.		
Application No:	HGY/2006/1120	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/07/2006
Location:	95 Fortis Green N2 9HU		
Proposal:	Erection of rear/side extension at 1st floor level. Alterations to rear elevation		
Application No:	HGY/2006/1129	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	27/07/2006
Location:	44 Fordington Road N6 4TJ		
Proposal:	Loft conversion including enlargement of existing dormer window and provision balustrade and creation of gable end.		
Application No:	HGY/2006/1119	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/07/2006
Location:	18 Wellfield Avenue N10 2EA		
Proposal:	Retrospective planning permission for Alterations to existing rear dormer window		
Application No:	HGY/2006/1144	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	20/07/2006
Location:	Porters Lodge, Barrington Court, Pages Hill N10		
Proposal:	Erection of additional storey to existing single storey porter's lodge to create 1 x three bedroom dwelling.		
Application No:	HGY/2006/1118	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/07/2006
Location:	11A Kings Avenue N10		
Proposal:	Minor excavation of existing basement area and creation of lightwell to front of building to create habitable living space at lower ground floor level.		
Application No:	HGY/2006/1075	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/07/2006
Location:	14 Eastern Road N2 9LD		
Proposal:	Tree works to include reduction by 30% to 1 x Oak tree.		
Application No:	HGY/2006/0996	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/07/2006
Location:	2 Lynmouth Road N2 9LP		
Proposal:	Modification of existing roof slope from hip to reduced hip.		

Application No:	HGY/2006/1011	Officer:	Luke McSorley
Decision:	GTD	Decision Date:	18/07/2006
Location:	15 Shakespeare Gardens N2		
Proposal:	Demolition of existing garage and erection of single storey replacement extension to comprise workshop and utility room and the erection of a new boundary wall.		
Application No:	HGY/2006/1094	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	13/07/2006
Location:	28 Tetherdown N10 1NB		
Proposal:	Tree works to include raising crown to 6 - 7m, crown reduction by 20%, thinning and removal of deadwood to 1 x English Oak.		
Application No:	HGY/2006/1001	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/07/2006
Location:	35 Woodside Avenue N6 4SP		
Proposal:	Erection of single storey rear extension and larch clad storage shed in front garden.		
Application No:	HGY/2006/0954	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	10/07/2006
Location:	5 Wellfield Avenue N10		
Proposal:	Erection of single storey garden building for use in association with the main dwelling.		
Application No:	HGY/2006/0545	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	10/07/2006
Location:	29 Southern Road N2 9LH		
Proposal:	Alterations to side coach house, new extension at basement and replacement of ground conservatory, creation of lightwells at rear and alterations to fenestration. Internal alterations and conversion of property from two units to one unit.		
Application No:	HGY/2006/0544	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	10/07/2006
Location:	29 Southern Road N2 9LH		
Proposal:	Alterations to side coach house, new extension at basement and replacement of ground conservatory, creation of lightwells at rear and alterations to fenestration. Internal alterations and conversion of property from two units to one unit.		

WARD: Harringay

Application No:	HGY/2006/1150	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	02/08/2006
Location:	35 Turnpike Lane N8 0EP		
Proposal:	Conversion of 1st and 2nd floors into 1 x two bed and 1 x one bed self contained flats		
Application No:	HGY/2006/1007	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	02/08/2006
Location:	501 Green Lanes N4 1AL		
Proposal:	Display of externally illuminated projecting sign to replace existing.		

Application No:	HGY/2006/1006	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	02/08/2006
Location:	501 Green Lanes N4 1AL		
Proposal:	Display of externally illuminated fascia sign to replace existing.		
Application No:	HGY/2006/1123	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	28/07/2006
Location:	Flat A, 425A Green Lanes N4 1EY		
Proposal:	Erection of extension at rear first floor level		
Application No:	HGY/2006/1266	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/07/2006
Location:	11 Duckett Road N4		
Proposal:	Use of property as 5 self contained flats.		
Application No:	HGY/2006/1267	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/07/2006
Location:	32 Burgoyne Road N4		
Proposal:	Use of property as 7 self contained bedsit flats.		
Application No:	HGY/2006/1071	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	21/07/2006
Location:	298B Wightman Road N8		
Proposal:	Replacement of inverted pitched roof with new flat roof.		
Application No:	HGY/2006/1068	Officer:	Brett Henderson
Decision:	REF	Decision Date:	21/07/2006
Location:	67 Turnpike Lane N8		
Proposal:	Replacement of existing single storey extension with new and alterations to existing studio flat to rear of property.		
Application No:	HGY/2006/0920	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	21/07/2006
Location:	28 Lausanne Road N8		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1198	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	18/07/2006
Location:	3 St. Margarets Avenue N15		
Proposal:	Use of property as 2 separate flats.		

WARD: **Highgate**

Application No:	HGY/2006/1188	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	04/08/2006
Location:	34 Hampstead Lane N6 4NT		
Proposal:	Erection of rear dormer window with balustrade		
Application No:	HGY/2006/0874	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	02/08/2006
Location:	Greenbanks, Courtenay Avenue N6 4LR		
Proposal:	Tree works to various trees at site (not including felling of T12 1 Oak tree).		
Application No:	HGY/2006/0961	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/08/2006
Location:	7 North Road N6 4BD		
Proposal:	Erection of single storey lower ground floor level extension. Alterations to rear elevation and formation of patio area. Partial demolition at ground floor rear and replacement with single storey rear extension. Alterations to rear elevation involving new window, timber decking and railings to second floor flat roof to provide terrace.		
Application No:	HGY/2006/1142	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	28/07/2006
Location:	Jacksons Lane Community Centre, 269A Archway Road N6 5AA		
Proposal:	Listed Building Consent for the replacement of existing cracked and defective coping stone to gable roof with Bath stone to match existing.		
Application No:	HGY/2006/1134	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/07/2006
Location:	St. Michael's C of E Primary School, North Road N6 4BG		
Proposal:	Rebuilding of existing outhouse including erection of new single storey extension with adjacent greenhouse and decking.		
Application No:	HGY/2006/1128	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	28/07/2006
Location:	Builders Centre, 460 Archway Road N6		
Proposal:	Erection of 2 x non-illuminated free standing totem signs		
Application No:	HGY/2006/1106	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/07/2006
Location:	1 Park Walk N6		
Proposal:	Creation of new entrance to house provision of new chimney stack and raising of existing wall.		
Application No:	HGY/2006/1064	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/07/2006
Location:	Science Block, Highgate School, North Road N6		
Proposal:	Approval Of Details pursuant to Condition 7 (obscure glazing) attached to planning permission reference HGY/2004/2561.		
Application No:	HGY/2006/1155	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/07/2006
Location:	13-15 North Road N6 4BH		
Proposal:	Listed Building Consent for the partial demolition of existing party garden wall and re-building to match.		

Application No:	HGY/2006/1153	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/07/2006
Location:	13-15 North Road N6 4BH		
Proposal:	Partial demolition of existing party garden wall and re-building to match.		
Application No:	HGY/2006/1100	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	20/07/2006
Location:	18 Bishopswood Road N6		
Proposal:	Erection of 2 x 2.5 m 'quiet revolution' vertical axis wind turbines to roof of the property.		
Application No:	HGY/2006/0734	Officer:	David Paton
Decision:	GTD	Decision Date:	19/07/2006
Location:	Courtenay House, Courtenay Avenue N6 4LR		
Proposal:	Approval of details pursuant to condition 4 (landscaping scheme) attached to Planning Reference HGY/2006/0032.		
Application No:	HGY/2006/1093	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	18/07/2006
Location:	11 Highgate Close N6		
Proposal:	Tree works to include crown reduction by 30% to 1 x London Plane to rear of property.		
Application No:	HGY/2006/1073	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	17/07/2006
Location:	20 Stormont Road N6		
Proposal:	Reduce 3 branches overhanging lawn by 2.5 metres to 1 Willow tree at rear of property.		
Application No:	HGY/2006/0859	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	12/07/2006
Location:	255- 257 Archway Road N6 5BS		
Proposal:	Approval of details pursuant to condition 9 (extract fan) attached to Planning Reference HGY/2005/1921.		
Application No:	HGY/2006/0977	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	11/07/2006
Location:	24 Highgate High Street N6		
Proposal:	Listed Building Consent for erection of rear dormer window / gallery extension and creation of roof terrace at rear.		
Application No:	HGY/2006/0975	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	11/07/2006
Location:	24 Highgate High Street N6		
Proposal:	Erection of rear dormer window / gallery extension and creation of roof terrace at rear.		

WARD: **Hornsey**

Application No: **HGY/2006/1187** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 04/08/2006
Location: 252 Ferme Park Road N8 9BN
Proposal: Erection of rear dormer window

Application No: **HGY/2006/1169** Officer: Brett Henderson
Decision: PERM REQ Decision Date: 04/08/2006
Location: 92A Hillfield Avenue N8 7DN
Proposal: Retention of single storey rear extension (Certificate of Lawfulness for an existing use).

Application No: **HGY/2006/0664** Officer: James McCool
Decision: GTD Decision Date: 28/07/2006
Location: 51 Hillfield Avenue N8 7DS
Proposal: Erection of single storey rear extension

Application No: **HGY/2006/0929** Officer: Oliver Christian
Decision: REF Decision Date: 21/07/2006
Location: 26 Rathcoole Gardens N8
Proposal: Construction of staircase to rear with a new glazed door to give first floor flat access to garden.

Application No: **HGY/2006/1039** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 17/07/2006
Location: 49 Linzee Road N8
Proposal: Creation of balcony at rear first floor and roof terrace at rear second floor level with provision of interconnecting staircase to rear garden.

Application No: **HGY/2006/0972** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 14/07/2006
Location: 50 Chestnut Avenue N8
Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2006/0864** Officer: Oliver Christian
Decision: GTD Decision Date: 11/07/2006
Location: 5A Nightingale Lane N8 7RA
Proposal: Erection of rear dormer window with balustrade and French doors.

WARD: Muswell Hill

Application No: **HGY/2006/1276** Officer: Joyce Wong
Decision: GTD Decision Date: 04/08/2006
Location: 118 Cranley Gardens N10 3AH
Proposal: Extension of existing crossover to a classified road to a width of 3 metres.

Application No:	HGY/2006/1191	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	04/08/2006
Location:	39A Hillfield Park N10 3QU		
Proposal:	Creation of lightwell and installation of new window to rear of property and enlargement of existing lightwell and window to front of property		
Application No:	HGY/2006/0307	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	04/08/2006
Location:	Berridale, Grand Avenue N10 3BB		
Proposal:	Erection of part single / part 2 storey side / rear extension over existing garage and conversion of garage to habitable living space (RECONSULTATION OWING TO REVISED SCHEME)		
Application No:	HGY/2006/1166	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	01/08/2006
Location:	54 Farrer Road N8 8LB		
Proposal:	Creation of a vehicle crossover to an unclassified road (AMENDED DESCRIPTION)		
Application No:	HGY/2006/1163	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/07/2006
Location:	72 Woodland Rise N10 3UJ		
Proposal:	Erection of rear extension at first floor level and erection of rear dormer window		
Application No:	HGY/2006/1218	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/07/2006
Location:	13 Wavel Mews N8 8LQ		
Proposal:	Retrospective planning application for alterations to garage to create office/study space including alterations to front elevation		
Application No:	HGY/2006/1149	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	20/07/2006
Location:	11 Firs Avenue N10		
Proposal:	Creation of a vehicle crossover to a borough road.		
Application No:	HGY/2006/0120	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	20/07/2006
Location:	O'Neill's, 87 Muswell Hill Broadway N10		
Proposal:	Variation of Condition 1 (hours of operation) attached to planning permission reference HGY/2004/0211 to allow public house / restaurant to operate from 0800 to 0000 hours Sundays to Thursdays and 0800 to 0100 hrs Fridays and Saturdays with all customers vacating the premises within 30 minutes of the terminal hour.		
Application No:	HGY/2006/1046	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	19/07/2006
Location:	63 Hillfield Park N10 3QU		
Proposal:	Erection of single storey rear extension and installation of sash window.		
Application No:	HGY/2006/1104	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/07/2006
Location:	113 Priory Road N8 8LY		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2006/0832** Officer: Ruma Nowaz
Decision: PERM REQ Decision Date: 14/07/2006
Location: 3 Cranley Gardens N10 3AA
Proposal: Excavation of basement to create further habitable living space.

Application No: **HGY/2006/0831** Officer: Ruma Nowaz
Decision: REF Decision Date: 14/07/2006
Location: 3 Cranley Gardens N10 3AA
Proposal: Retrospective planning application for the retention of lightwells to front and rear of property.

Application No: **HGY/2006/1091** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 13/07/2006
Location: 27 Onslow Gardens N10 3JT
Proposal: Erection of rear dormer window and 2 storey side / rear extension and garden decking.

Application No: **HGY/2006/1017** Officer: Joyce Wong
Decision: GTD Decision Date: 13/07/2006
Location: 26 Grand Avenue N10 3BB
Proposal: Creation of lightwell to front of property including insertion of new bay window to basement.

Application No: **HGY/2006/0987** Officer: David Paton
Decision: GTD Decision Date: 13/07/2006
Location: 29 Rookfield Avenue N10 3TS
Proposal: Erection of single storey rear extension with pitched roof.

Application No: **HGY/2006/0974** Officer: Luke McSoriley
Decision: GTD Decision Date: 13/07/2006
Location: 99 Muswell Hill Broadway N10 3RS
Proposal: Installation of non-illuminated fascia sign.

WARD: Noel Park

Application No: **HGY/2006/1186** Officer: Joyce Wong
Decision: GTD Decision Date: 04/08/2006
Location: 12 Cheapside, High Road N22 6HH
Proposal: Display of externally illuminated fascia signage and projecting box sign

Application No: **HGY/2006/1192** Officer: Joyce Wong
Decision: REF Decision Date: 04/08/2006
Location: 59 Hornsey Park Road N8 0JU
Proposal: Creation of vehicle crossover to a classified road

Application No:	HGY/2006/1133	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	28/07/2006
Location:	1 Meads Road N22		
Proposal:	Certificate Of Lawfulness (Proposed) for the erection of a single storey rear extension.		
Application No:	HGY/2006/1113	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/07/2006
Location:	2 Lymington Avenue N22 6JA		
Proposal:	Display of non illuminated fascia sign and projecting box sign (amended description)		
Application No:	HGY/2006/1110	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/07/2006
Location:	2 Lymington Avenue N22 6JA		
Proposal:	Installation of satellite dish		
Application No:	HGY/2006/1109	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/07/2006
Location:	2 Lymington Avenue N22 6JA		
Proposal:	Installation of new shopfront with roller shutter		
Application No:	HGY/2006/0955	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	21/07/2006
Location:	Part First Floor Shopping City Lymington Avenue N22		
Proposal:	Removal of Condition 4 (hours of use of offices) attached to planning permission reference HGY/2005/0886.		
Application No:	HGY/2006/1024	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/07/2006
Location:	1 - 5 Westbury Avenue N22		
Proposal:	Installation of ATM machine.		
Application No:	HGY/2006/1023	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/07/2006
Location:	1 - 5 Westbury Avenue N22		
Proposal:	Display of internally illuminated fascia surround to new ATM machine.		
Application No:	HGY/2006/1162	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	14/07/2006
Location:	19 Lakefield Road N22 6RR		
Proposal:	Erection of single storey rear extension.		

WARD: **Northumberland Park**

Application No:	HGY/2006/0826	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/08/2006
Location:	Middlesex University, White Hart Lane N17		
Proposal:	Approval of details pursuant to condition R5 (building samples) attached to planning reference HGY/2005/1439		
Application No:	HGY/2006/1083	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/08/2006
Location:	785 High Road N17 8AH		
Proposal:	Display of internally illuminated fascia sign		
Application No:	HGY/2006/1220	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/08/2006
Location:	59 Garman Road N17		
Proposal:	Use of property as a mini cab office		
Application No:	HGY/2006/1085	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	01/08/2006
Location:	785 High Road N17 8AH		
Proposal:	Installation of ATM		
Application No:	HGY/2006/1158	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	27/07/2006
Location:	Corner of Brantwood Road & Tariff Road N17		
Proposal:	Installation comprising 1no. 9.7m high monopole with 3 antenna, radio equipment housing and ancillary development at Brantwood Road		
Application No:	HGY/2006/1063	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	20/07/2006
Location:	7 Brantwood Road N17		
Proposal:	Demolition of existing bungalow and erection of 2 x 2 storey three bedroom house with rooms in roof.		
Application No:	HGY/2006/1030	Officer:	David Paton
Decision:	GTD	Decision Date:	18/07/2006
Location:	36 White Hart Lane N17		
Proposal:	Erection of single storey business unit.		

WARD: Seven Sisters

Application No:	HGY/2005/2281	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/08/2006
Location:	122 Castlewood Road N15 6BE		
Proposal:	Retrospective planning permission for the erection of single storey rear extension		

Application No: **HGY/2006/1160** Officer: Kristy Plant
 Decision: GTD Decision Date: 03/08/2006
 Location: 12 Norfolk Avenue N15 6JX
 Proposal: Erection of front and rear dormer windows

Application No: **HGY/2006/1235** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 01/08/2006
 Location: 529 Seven Sisters Road N15 6EP
 Proposal: Installation of new shop front and roller shutter.

Application No: **HGY/2006/1051** Officer: Brett Henderson
 Decision: REF Decision Date: 17/07/2006
 Location: Stamford Hill Service Station 2 - 6 High Road N15
 Proposal: Variation of Condition 3 (hours of illumination) attached to planning permission reference HGY/2005/1686 to allow 24 hour illumination of approved sign.

WARD: **Stroud Green**

Application No: **HGY/2006/1178** Officer: Brett Henderson
 Decision: PERM DEV Decision Date: 04/08/2006
 Location: 107 Mayfield Road N8 9LN
 Proposal: Erection of single storey rear extension (Certificate of Lawfulness).

Application No: **HGY/2006/1299** Officer: Brett Henderson
 Decision: PERM DEV Decision Date: 01/08/2006
 Location: 74 Mount View Road N4 4JR
 Proposal: Erection of single storey rear extension (Certificate of Lawfulness for an existing use)

Application No: **HGY/2006/1180** Officer: Kristy Plant
 Decision: GTD Decision Date: 01/08/2006
 Location: 93 Mount View Road N4 4JA
 Proposal: Tree works to include crown reduction by 30%, 3 x Ash and 1 Sycamore trees.

Application No: **HGY/2006/1132** Officer: Brett Henderson
 Decision: REF Decision Date: 27/07/2006
 Location: 19A Ridge Road N8
 Proposal: Erection of a single storey rear extension.

Application No: **HGY/2006/1138** Officer: Oliver Christian
 Decision: GTD Decision Date: 21/07/2006
 Location: 51 Lancaster Road N4 4PL
 Proposal: Erection of rear dormer window.

Application No:	HGY/2006/1139	Officer:	Oliver Christian	
Decision:	GTD			Decision Date: 21/07/2006
Location:	51 Lancaster Road N4			
Proposal:	Erection of single storey rear extension.			
Application No:	HGY/2006/1259	Officer:	Oliver Christian	
Decision:	GTD			Decision Date: 20/07/2006
Location:	156 Ferme Park Road N8 9SE			
Proposal:	Use of property as 4 self contained flats.			
Application No:	HGY/2006/1258	Officer:	Oliver Christian	
Decision:	GTD			Decision Date: 20/07/2006
Location:	160 Ferme Park Road N8 9SE			
Proposal:	Use of property as 4 self contained flats.			
Application No:	HGY/2006/1257	Officer:	John Ogenga P'Lakop	
Decision:	GTD			Decision Date: 18/07/2006
Location:	32 Mount View Road N4			
Proposal:	Use of property as 4 self contained flats.			
Application No:	HGY/2006/1022	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD			Decision Date: 17/07/2006
Location:	57A Nelson Road N8			
Proposal:	Insertion of rooflights to front and rear elevations.			
Application No:	HGY/2006/1008	Officer:	Elizabeth Ennin-Gyasi	
Decision:	REF			Decision Date: 14/07/2006
Location:	194 Stroud Green Road N4			
Proposal:	Use of property as cafe (A3).			
Application No:	HGY/2006/0992	Officer:	Brett Henderson	
Decision:	REF			Decision Date: 14/07/2006
Location:	48 Woodstock Road N4			
Proposal:	The use of the property as four self contained flats.			
Application No:	HGY/2006/1010	Officer:	Kristy Plant	
Decision:	REF			Decision Date: 11/07/2006
Location:	8 Ridge Road N8 9LG			
Proposal:	Replacement of existing windows with uPVC windows.			

WARD: **Tottenham Green**

Application No:	HGY/2006/1174	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	04/08/2006
Location:	108 West Green Road N15 5AA		
Proposal:	Certificate Of Lawfulness (Existing) for the use of the property as 2 X 2 bed flats.		
Application No:	HGY/2006/1182	Officer:	Kristy Plant
Decision:	REF	Decision Date:	04/08/2006
Location:	Lord Palmerston 197 - 199 Philip Lane N15 4HQ		
Proposal:	Display of internally illuminated hoarding sign		
Application No:	HGY/2006/1117	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/07/2006
Location:	41 Markfield Road N15 4QA		
Proposal:	Erection of single storey rear extension to existing warehouse and formation of second access to site in Markfield Road		
Application No:	HGY/2006/1195	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	21/07/2006
Location:	Rear of 79-91 Kirkton Road N15		
Proposal:	Approval of details pursuant to condition 5 (materials) attached to Planning Reference HGY/2004/2380, (brick sample only).		
Application No:	HGY/2006/0999	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/07/2006
Location:	Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Approval Of Details pursuant to Conditions 6 (levels and thresholds) and 8 (hard landscaping) attached to planning permission HGY/2005/1447.		
Application No:	HGY/2006/0577	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	21/07/2006
Location:	Rear of 79 - 91 Kirkton Road N15		
Proposal:	Approval Of Details pursuant to Condition 11 (landscaping) attached to planning permission reference HGY/2004/2380.		
Application No:	HGY/2006/1115	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	18/07/2006
Location:	Comet, Unit 5 Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Display of 1 X fascia sign and 4 x poster frames.		
Application No:	HGY/2006/1035	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	14/07/2006
Location:	104 - 106 West Green Road N15		
Proposal:	Installation of ATM machine.		
Application No:	HGY/2006/1034	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	14/07/2006
Location:	104 - 106 West Green Road N15		
Proposal:	Display of internally illuminated fascia surrounding new ATM machine.		

Application No: **HGY/2006/0966** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 11/07/2006
 Location: Land Rear of 146 West Green Road N15
 Proposal: Alteration to roof eaves at rear of property.

WARD: **Tottenham Hale**

Application No: **HGY/2006/1096** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 20/07/2006
 Location: Unit 2 Millmead Industrial Centre, Mill Mead Road N15
 Proposal: Change of use of premises from recording studio to place of worship and fellowship.

Application No: **HGY/2006/1065** Officer: Brett Henderson
 Decision: REF Decision Date: 17/07/2006
 Location: 402 High Road N17
 Proposal: Display of internally illuminated fascia sign.

Application No: **HGY/2006/0948** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 12/07/2006
 Location: 402 High Road N17 9JB
 Proposal: Installation of new shopfront with new open grilled security shutter.

WARD: **West Green**

Application No: **HGY/2006/1181** Officer: David Paton
 Decision: REF Decision Date: 27/07/2006
 Location: Outside 339 Lordship Lane N17 6AZ
 Proposal: Installation of 1 x 8m telegraph pole and associated telecommunications development

Application No: **HGY/2006/1255** Officer: Matthew Gunning
 Decision: PERM DEV Decision Date: 20/07/2006
 Location: 35 Vincent Road N15 3QD
 Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2006/1082** Officer: Matthew Gunning
 Decision: REF Decision Date: 13/07/2006
 Location: 213 Langham Road N15 3LH
 Proposal: Retrospective planning application for retention of canopy structure to front of property.

Application No: **HGY/2006/1127** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 13/07/2006
 Location: 2 Vincent Villas, Vincent Road N15 3QJ
 Proposal: Erection of single storey extension.

Application No: **HGY/2006/1016** Officer: Joyce Wong
 Decision: REF Decision Date: 13/07/2006
 Location: 15 Walpole Road N17 6BE
 Proposal: Installation of rear dormer window to facilitate loft conversion.

Application No: **HGY/2006/0662** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 13/07/2006
 Location: 239 Lordship Lane N17 6AA
 Proposal: Approval of details pursuant to condition 8 (entrance and exit signs) attached to Planning Reference HGY/2004/2571.

WARD: White Hart Lane

Application No: **HGY/2006/1200** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/08/2006
 Location: 27 Devonshire Hill Lane N17 8LJ
 Proposal: Erection of single storey rear extension

Application No: **HGY/2006/1157** Officer: Luke McSoriley
 Decision: REF Decision Date: 31/07/2006
 Location: Outside 196 The Roundway N17 7DG
 Proposal: Installation of 8 metre telegraph pole and associated telecommunications development

Application No: **HGY/2006/1098** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 27/07/2006
 Location: 28 Gedeney Road N17 7DY
 Proposal: Erection of 2 storey side extension and conversion of property into 2 x one bedroom flats.

Application No: **HGY/2006/1102** Officer: Joyce Wong
 Decision: REF Decision Date: 20/07/2006
 Location: 132 Risley Avenue N17
 Proposal: Erection of rear dormer window.

Application No: **HGY/2006/1087** Officer: Luke McSoriley
 Decision: REF Decision Date: 20/07/2006
 Location: 46 Awlfield Avenue N17
 Proposal: Erection of single storey rear extension and side porch extension.

Application No: **HGY/2006/1077** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 20/07/2006
 Location: 132 Risley Avenue N17
 Proposal: Erection of extension at rear first floor level.

Application No:	HGY/2006/1048	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	19/07/2006
Location:	470 Lordship Lane N17		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/0781	Officer:	David Paton
Decision:	GTD	Decision Date:	14/07/2006
Location:	460 Lordship Lane N17 7QY		
Proposal:	Change of use of property from A2 to A3, (restaurant / cafe), provision of ductwork for extractor fan to side / rear elevation and installation of security shutters to front of premises.		

WARD: Woodside

Application No:	HGY/2006/1237	Officer:	Joyce Wong
Decision:	REF	Decision Date:	04/08/2006
Location:	1 Greenwood House, Pellatt Grove N22 5PJ		
Proposal:	Replacement of existing windows and doors with UPVC windows		
Application No:	HGY/2006/1241	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	03/08/2006
Location:	33 Winkfield Resource Centre Winkfield Road N22 5RP		
Proposal:	Temporary change of use of 3 x single storey portacabin to drop-in centres for those with impaired eyesight and hearing.		
Application No:	HGY/2006/1199	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/08/2006
Location:	Pickering Court, Granville Road N22 5LZ		
Proposal:	Replacement of existing windows with UPVC windows.		
Application No:	HGY/2006/1175	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/07/2006
Location:	35 Cranbrook Park N22 5NA		
Proposal:	Erection of rear dormer window and insertion of rooflights to front elevation		
Application No:	HGY/2006/1168	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	28/07/2006
Location:	39 Pellatt Grove N22 5NP		
Proposal:	Use of property as 2 x two bedroom flats		
Application No:	HGY/2006/1114	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	26/07/2006
Location:	314 High Road N22 8JR		
Proposal:	Creation of a vehicle crossover to a metropolitan road		

Application No:	HGY/2006/1092	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/07/2006
Location:	91 Granville Road N22 5LR		
Proposal:	Retrospective planning application for the conversion of property into 2 x one bedroom flats.		
Application No:	HGY/2006/1069	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	24/07/2006
Location:	540 Lordship Lane N22		
Proposal:	Demolition of the existing buildings and the erection of a four storey building with double-shop unit on ground floor and three floors of residential accommodation above comprising 3 x 1 bedroom flats and 6 x 2 bedroom flats with car parking and cycle store at rear (Outline Application).		
Application No:	HGY/2006/1056	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	20/07/2006
Location:	13 Bounds Green Road N22		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1058	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/07/2006
Location:	2 Woodleigh Court, Stuart Crescent N22 5NL		
Proposal:	Replacement of existing windows with PVC double glazed windows.		
Application No:	HGY/2006/1019	Officer:	Joyce Wong
Decision:	REF	Decision Date:	18/07/2006
Location:	Lordship Lane Primary School, Lordship Lane N22		
Proposal:	Replacement of existing black iron railings around school with new blue pallisade railings and new gates. Fencing to vary in height between 2.1 - 2.7m.		
Application No:	HGY/2006/1070	Officer:	Joyce Wong
Decision:	PERM REQ	Decision Date:	13/07/2006
Location:	22 Barratt Avenue N22 7EZ		
Proposal:	Erection of rear dormer window with balustrade.		
Application No:	HGY/2006/0988	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/07/2006
Location:	35 Maryland Road N22 5AR		
Proposal:	Conversion of property to form 2 x two bedroom flats.		
Application No:	HGY/2006/0967	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	11/07/2006
Location:	574 Lordship Lane N22 5BY		
Proposal:	Erection of two storey rear extension and conversion of property to create 2 x 1 bed and 1 x 2 bed self contained flats at ground first and second floor level (originally 2 flats).		

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Committee: Planning Applications Sub-Committee
Date: 11 September 2006

Report of: Interim Director of Environmental Services

Contact Officer: Anniemay Royal Trinnaman
Designation: Senior Administrative Officer **Tel:** 020 8489 5168

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:

Summaries of decisions taken within set time targets by Development Control and Planning Enforcement work since the 25 July 2006 Committee meeting and Building Control for 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 Control Administration on 020 8489 5508.

Report Authorised by:



Shifa Mustafa

Assistant Director

Planning , Environmental Policy & Performance

Planning Applications Sub-Committee 11 September 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2006 Performance

In July 2006 there were 175 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (2 out of 2)

87% of minor applications were determined within 8 weeks (40 out of 46 cases)

86% of other applications were determined within 8 weeks (109 out of 127 cases)

For an explanation of the categories see Appendix I

Year Performance - 2006/07

In 2006/07 up to the end of July there were 677 planning applications determined, with performance in each category as follows -

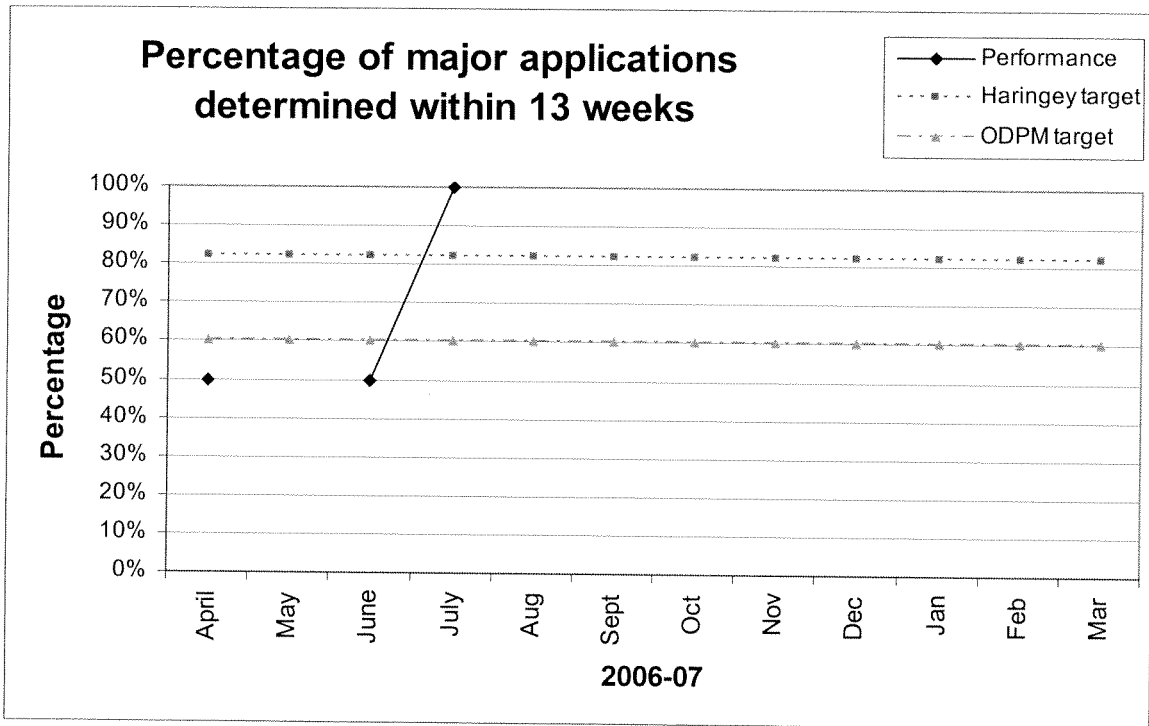
67% of major applications were determined within 13 weeks (4 out of 6 cases)

91% of minor applications were determined within 8 weeks (163 out of 180 cases)

92% of other applications were determined within 8 weeks (450 out of 491 cases)

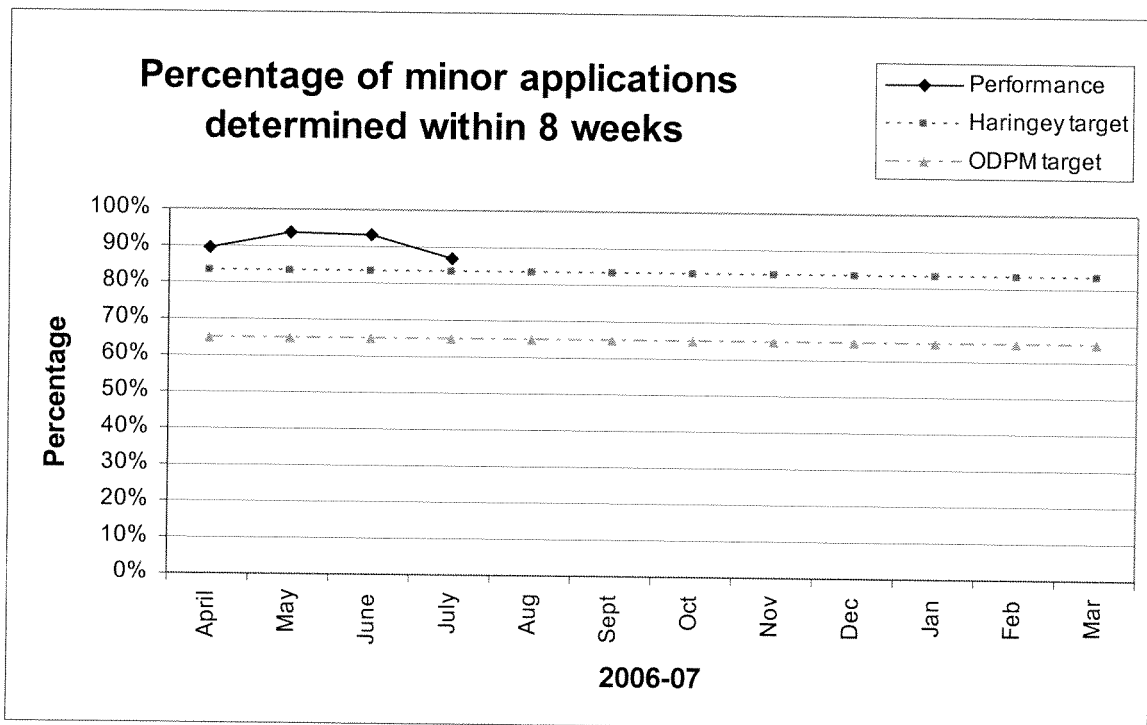
The monthly performance for each of the categories is shown in the following graphs:

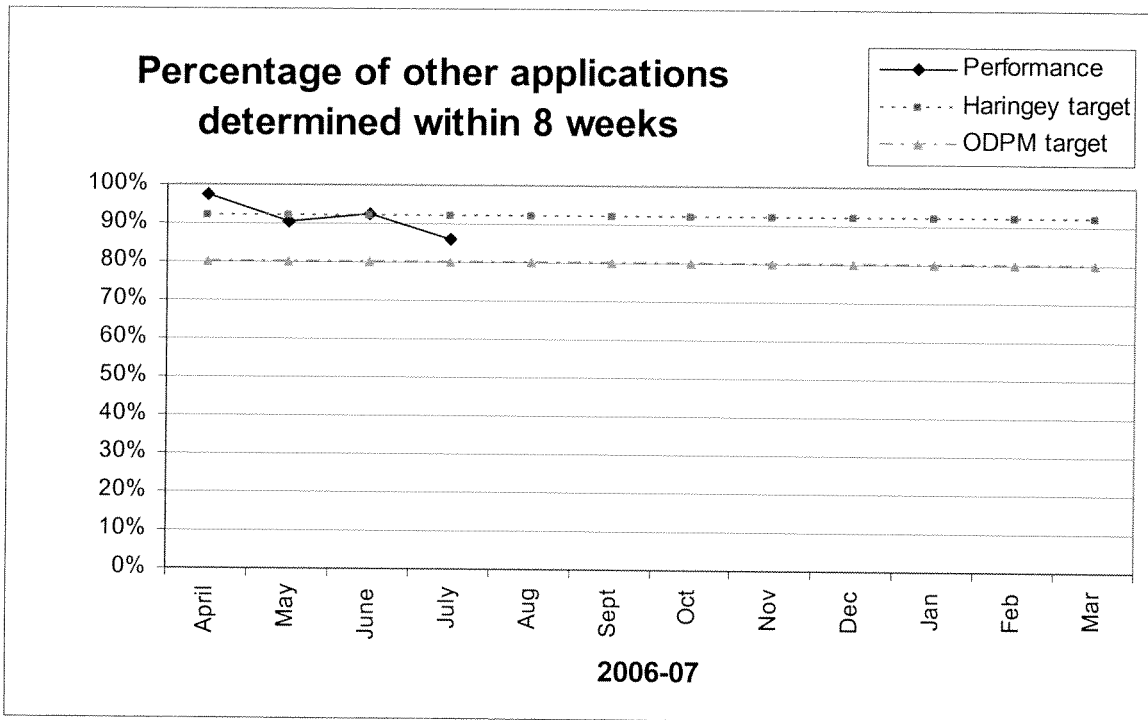
Major Applications 2006/07



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**

July 2006 Performance

In July 2006 there were 15 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

60% of appeals allowed on refusals (9 out of 15 cases)

40% of appeals dismissed on refusals (6 out of 15 cases)

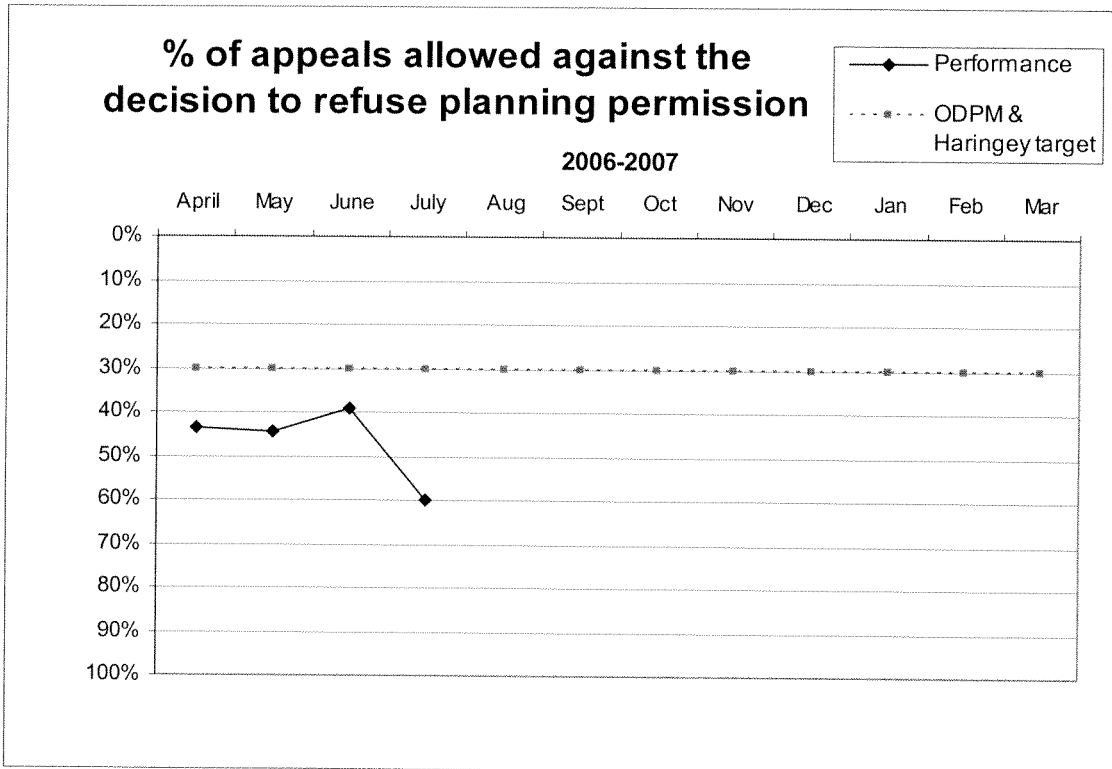
Year Performance - 2006/07

In 2006/07 up to the end of July there were 58 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

47% of appeals allowed on refusals (27 out of 58 cases)

53% of appeals dismissed on refusals (31 out of 58 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)

11 September 2006

BUILDING CONTROL

July 2006

During the month of July 2006, 150 applications have been received for the purposes of Building Regulations. Of the 150 applications referred to 77 are Building Notices of which 77 (100%) have been processed within 48 hours.

The remaining 73 are Full Plans Applications of which 39 (53%) have been responded to within 3 weeks and 73 (100%) have been decided within the statutory period.

During the same period 760 Building regulations site inspections were requested and were carried out on the same day. Building Control officers involved with safety at sports ground legislation and Entertainment's licensing legislation have made 13 inspections/visits.

Building Control also carried out 10 dangerous structures related inspections, all of which were responded to within 2 hours of initial notification.

Building Control was also notified of contravening works, where 33 inspections were carried out within 2 days of notification.

During the same month 92 letters were received, of which 42 (46%) were responded to within 10 days.

**REPORT TEMPLATE: FORMAL BODIES & MEMBER ONLY EXECUTIVE
- REGULATORY REPORTS**

HARINGEY COUNCIL

Agenda item: **[No.]**

Planning Applications Sub-Committee

On 11th September 2006

Report Title: **Conservation Area Character Appraisals – Public Consultation**

Forward Plan reference number (if applicable): **Not applicable**

Report of: **Assistant Director, Planning Environmental Policy and Performance**

Wards affected: **All**

Report for: **Non-key decision**

1. Purpose

- 1.1. To note the need for adopted character appraisals for the borough's conservation areas and the benefits they would provide to the Council in performing its planning function of preserving and enhancing the character and appearance of its conservation areas.
- 1.2. To seek endorsement to commence a programme of public consultation on draft conservation area character appraisals.

2. Recommendation

- 2.1. That the Sub-Committee notes the need for and benefits of having adopted character appraisals for the borough's conservation areas.
- 2.2. That the Sub-Committee approves the commencement of a programme of public consultation on draft character appraisals for the borough's conservation areas.

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

Signature: *Shifa Mustafa* Date: *12/09/06*

Contact Officer: **Sue Cooke, Team Leader, Design and Conservation Team**

Telephone: 020 8489 5511

e-mail: sue.cooke@haringey.gov.uk

3. Executive Summary

- 3.1. Government advice expresses the need for local planning authorities to adopt and publish up-to-date conservation area character appraisals to define the special

architectural or historic interest that warrants their designation. This is now the subject of a “best value performance indicator”, BV219, against which the Council’s performance is measured.

- 3.2. Currently, the borough’s 28 conservation areas do not have up-to-date conservation area character appraisals. It is therefore the intention of the Council to commence a programme of publishing draft character appraisals for the borough’s conservation areas for the purposes of public consultation, with a view to future adoption. The programme will begin with public consultation on character appraisals for 9 conservation areas in Tottenham, which will be shortly followed by consultation on character appraisals for Muswell Hill and Crouch End conservation areas.

4. Reasons for any change in policy or for new policy development.

- 4.1. Not applicable.

5. Local Government (Access to Information) Act 1985

- 5.1. The following documents were used in the preparation of this report; -

- Haringey Unitary Development Plan, Proposed Modifications (April 2006)
- Haringey Draft Supplementary Planning Guidance 2: Conservation and Archaeology (September 2003)
- Planning Policy Guidance 15: Planning and the Historic Environment (1994)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- English Heritage Guidance on Conservation Area Appraisals (February 2006)
- English Heritage Guidance on the Management of Conservation Areas (February 2006)
- ODPM Best Value Performance Indicators 2005/06

- 5.2. The Design and Conservation team and documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background papers in respect of the following report can contact Sue Cooke on 020 8489 5511.

6. Background

Government Policy and Advice for Conservation Areas and Character Appraisals

- 6.1. Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) expresses the need for local planning authorities to assess the special interest, character and appearance of all conservation areas in their districts to assist in setting out planning policy and to inform development control. English Heritage has published guidance on undertaking such assessments, which advises that it is vital that the special interest justifying conservation area designation is clearly defined and analysed in a written appraisal of its character and appearance.

- 6.2. English Heritage guidance on the management of conservation areas advises that conservation area policies should be supported by adopted and published character appraisals which define the specific character that is to be preserved and enhanced.

Best Value Performance Indicator 219

- 6.3. A local authority's performance in designating conservation areas, defining the special architectural or historic interest that warrants designation through up-to-date character appraisals, and publishing management proposals for the areas based on the character appraisals is now the subject of a three-part heritage "Best Value Performance Indicator", BV 219.

The Benefits of Appraisal

- 6.4. PPG15 states that a clear, comprehensive appraisal of the character of a conservation area provides a sound basis for local plan policies, development control decisions as well as for the formulation of proposals for the preservation and enhancement of the character and appearance of an area.
- 6.5. The content of appraisals will be taken into account by the Secretary of State when considering planning appeals against refusals of conservation area consent and planning permission, and the presence of adopted appraisals would strengthen the Council's enforcement position when requesting a listed building urgent works notice from the Secretary of State.
- 6.6. Where funding is sought for grant-aid, such as a Townscape Heritage Initiative (THI), an appraisal is necessary to demonstrate the value of the conservation area.

Conservation Area Character Appraisals for Haringey

- 6.7. Haringey has 28 conservation areas, which have been designated because of their special architectural and / or historic interest. They vary in age, size, character and style. They include areas such as Highgate, parts of Crouch End, Muswell Hill, Tottenham High Road and Stroud Green.
- 6.8. Currently 5 of the 28 conservation areas have adopted Supplementary Planning Guidance that relate to the whole or part of their area. However, the 28 conservation areas do not have up to date conservation area character appraisals. It is therefore the intention of the Council to commence a programme of publishing draft character appraisals for all the borough's conservation areas for the purposes of public and stakeholder consultation, with a view to future adoption. Once adopted the character appraisals will be invaluable in supporting the Council in its planning function of preserving and enhancing its conservation areas.
- 6.9. English Heritage's guidance on conservation area appraisals advises that if a local authority has many conservation areas, priority should be given to preparing appraisals for those where the pressure for change is greatest. It notes that these are often in historic retail (high street) or commercial centres, areas where significant development proposals are anticipated, areas where pressure for residential development is high, or areas of economic decline in need of regeneration.
- 6.10. Haringey is in receipt of substantial heritage lottery funding (HLF) for environmental improvements in the Tottenham High Road and Bruce Grove areas. The HLF

regime requires that the Council carry out character appraisals and create management plans for the relevant Tottenham High Road conservation areas. These are the North Tottenham, Tottenham Green, Scotland Green, Bruce Grove, Seven Sisters / Page Green, and South Tottenham High Road conservation areas.

6.11. Currently, 9 draft character appraisals have been prepared for the Tottenham area. In view of the above it is considered expedient to publish appraisals for the following 9 Tottenham conservation areas for the purposes of public consultation: -

- North Tottenham Conservation Area
- Bruce Castle Conservation Area
- Tottenham Green Conservation Area
- St. Ann's Conservation Area
- Scotland Green Conservation Area
- Clyde Circus Conservation Area
- Bruce Grove Conservation Area
- Seven Sisters / Page Green Conservation Area
- South Tottenham High Road Conservation Area

6.12. The Design and Conservation team are currently in the process of preparing draft character appraisals for the Muswell Hill and Crouch End Conservation Areas, which it intends to commence public consultation on in October / November this year. This will be followed by consultation on draft appraisals for the remaining Conservation Areas in due course.

7. Description

Aims / Contents of Appraisal

7.1. The Council has prepared 9 draft appraisals for the above mentioned conservation areas. The main aims of the draft appraisals are to: -

- Set out the special architectural and historic interest of the conservation area and to describe the special character and appearance that it is desirable to preserve or enhance;
- Identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to the character, and elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
- Examine the existing boundaries of the conservation area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded; and
- Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

7.2. The content of the appraisals is based around a uniform structure within which the character of the conservation area is assessed. The appraisals include:

- Planning history, including the conservation areas original designation date;
- An appraisal of the historical development of the area, including historical maps, from pre 1800 to the present day;
- An assessment of the character and appearance of the area, with separate analysis of the character of particular sub-areas within the conservation area;
- An audit of the elements within the conservation area, including statutory and locally listed buildings, buildings, shop fronts and streetscape elements that make a positive contribution to its character, as well as elements that detract from its character, sites that present an opportunity to enhance the area's character.
- An identification of potential future development pressures that could harm the character of the area and where enhancement could be achieved.
- Potential for conservation area boundary review and the introduction of article 4 directions.

8. Consultation

- 8.1. There is no statutory consultation requirement for conservation area character appraisals. The statutory consultation period for planning policy documents is currently four to six weeks. The Council's approved corporate consultation strategy states that a minimum consultation period of one month should be used to give people enough time to be consulted. It is therefore proposed to work to a six week consultation period for the appraisals, commencing with the 9 Tottenham appraisals on Monday September 18th 2006.
- 8.2. To achieve meaningful public consultation exercise the following techniques will be used:
- **Haringey Council Website:** the draft appraisal's will be posted on the Council's website, and representations will be able to be submitted electronically.
 - **Mail out:** the following will be notified of the draft appraisals' publication in writing and given the opportunity make comments: conservation area advisory committees / groups, local amenity societies; environmental groups; residents' associations; chamber of commerce and local business organisations.
 - **Haringey People Article:** in the October edition.
 - **Weekend Workshop:** with the Tottenham Conservation Area Advisory Committee.

Adoption

- 8.3. Once public consultation has been completed and the appraisals have been revised accordingly the appraisals will be presented, along with an accompanying consultation report, to the Sub-Committee for formal adoption. Following adoption, the appraisals will be published as printed documents and made available on the Council's website.

Management Proposals

- 8.4. Once the appraisal process has been completed, proposals for the future management of the conservation areas will be developed. These will take the form of mid to long-term strategies for preserving and enhancing the conservation areas, addressing the issues and recommendations for action arising from the appraisals and identify any further or detailed work needed for their implementation.

9. Summary and Conclusions

- 9.1. Government advice expresses the need for local planning authorities to adopt and publish up-to-date conservation area character appraisals to define the special architectural or historic interest that warrants their designation. This is now the subject of a three part heritage “best value performance indicator”, BV219, against which the Council’s performance is measured. The Council intends to commence a programme of publishing draft character appraisals for the borough’s conservation areas for the purposes of public consultation, with a view to future adoption. Once adopted, the appraisals will be invaluable in assisting the council in preserving and enhancing its conservation areas.

10. Recommendations

- 10.1. As per section 2.

11. Comments of the Director of Finance

- 11.1. Any costs associated with the public consultation process will need to be contained within existing approved budgets for the Planning Policy and Transportation Group.

12. Comments of the Head of Legal Services

- 12.1. The Head of Legal Services has been consulted and they have no specific comments to add.

13. Equalities Implications

- 13.1. Parts of the borough suffer from high unemployment levels and a relatively high crime rate, and a number of the borough’s wards are within the top-ten most deprived in the country. There is a need to protect and enhance the local historic environment to help stimulate regeneration in the borough. The adoption of character appraisals for the borough’s conservation areas will assist in this regard.

14. Use of Appendices

- 14.1. No appendices included. The draft appraisals that will be the subject of public consultation are available for viewing on the Council’s website under the Design and Conservation web pages within the Planning section.

Committee: Planning Applications Sub-Committee
Date: 11 September 2006

Report of: Interim Director of Environmental Services

Contact Officer: Anniemay Royal Trinnaman
Designation: Senior Administrative Officer **Tel:** 020 8489 5168

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 officer's report entitled planning considerations and a recommendation to Members regarding the granting or refusal of planning permission.

3. RECOMMENDATIONS:

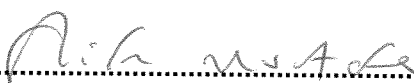
See following reports.

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 Control Administration on (020) 8489 5508.

Report Authorised by:



Shifa Mustafa

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

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REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0388

Ward: Crouch End

Date received: 24/02/2006

Last amended date:

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

R - BOROUGH
Conservation 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 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 unkempt 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 .”

Planning Report 2006/0385 (see also conservation officer comments) identifies that the replacement scheme would preserve the character and appearance of the conservation area. Transportation has confirmed that there will not be an adverse impact on the highways and therefore substantiating a knock-on –effect for the conservation area in terms of parking issues would be difficult to . However residents reports and studies make it clear that the loss of garages is likely to lead to an increased demand for front parking in gardens and loss of walls.

SUMMARY AND CONCLUSION

The proposes demolition would therefore result in the demolition of buildings which make little contribution to the conservation area and Planning Application HGY/2006/0385 would introduce an acceptable form of development which would preserve the character and appearance of the Crouch End Conservation Area in accordance with UDP (1998) DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings In Conservation Areas and CSV3 Protection From Demolition (Revised UDP).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0388

Subject to the following condition:

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

Reason: In order to safeguard the special architectural or historic interest of the building.

REASONS FOR APPROVAL

The proposed demolition would result in the demolition of buildings which make little contribution to the conservation area and Planning Application HGY/2006/0385 would introduce an acceptable form of development which would preserve the character and appearance of the Crouch End Conservation Area in accordance with UDP (1998) DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings In Conservation Areas and CSV3 Protection From Demolition (Revised UDP).

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REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0385

Ward: Crouch End

Date received: 24/02/2006

Last amended date:

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

“This application and the related application for Conservation Area Consent were both considered by the Sub-Committee on 25 July. Advice has been obtained from Leading Counsel that Council standing Order 33.3 was not complied with on that occasion and that the previous decisions to grant planning permission and CAC cannot stand. The applications are therefore referred back to the Sub-Committee for determination in accordance with Council Standing Orders and Parts C.4 and C.6 of the Council’s Constitution. Members are advised to consider both applications afresh. A representative of the Legal Services will be present to advice Members on procedure.

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 Llewellyn 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 nighttimes 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. Applicant's survey flawed for the following reasons: survey included cars parked within 5m of street corners and double parked cars. Applicant's 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.

Resident's 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 unsuitable 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 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”.

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 applicant's 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 in 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 be come 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 open land 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 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 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 accesses for vehicles and pedestrians create 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 neighborhood, 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 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- needs 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 Priory Avenue considered a density of 25 dwellings per hectare was appropriate due to the backhand 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 considers 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 tress 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 allowing 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 has 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 a 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 in 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 a 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 i.e. 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 Llewellyn-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.

Planning Applications Sub Committee 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 .”

Planning Report 2006/0385 identifies that the replacement scheme would preserve the character and appearance of the conservation area. Transportation has confirmed that there will not be an adverse impact on the highways and therefore substantiating a knock-on effect for the conservation area in terms of parking issues would be difficult to . However residents reports and studies make it clear that the loss of garages is likely to lead to an increased demand for front parking in gardens and loss of walls.

SUMMARY AND CONCLUSION

The proposed demolition would therefore result in the demolition of buildings which make little contribution to the conservation area and planning application HGY/2006/0385 would introduce an acceptable form of development which would preserve the character and appearance of the Crouch End Conservation Area in accordance with UDP (1998) DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings In Conservation Areas and CSV3 Protection From Demolition (Revised UDP).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0388

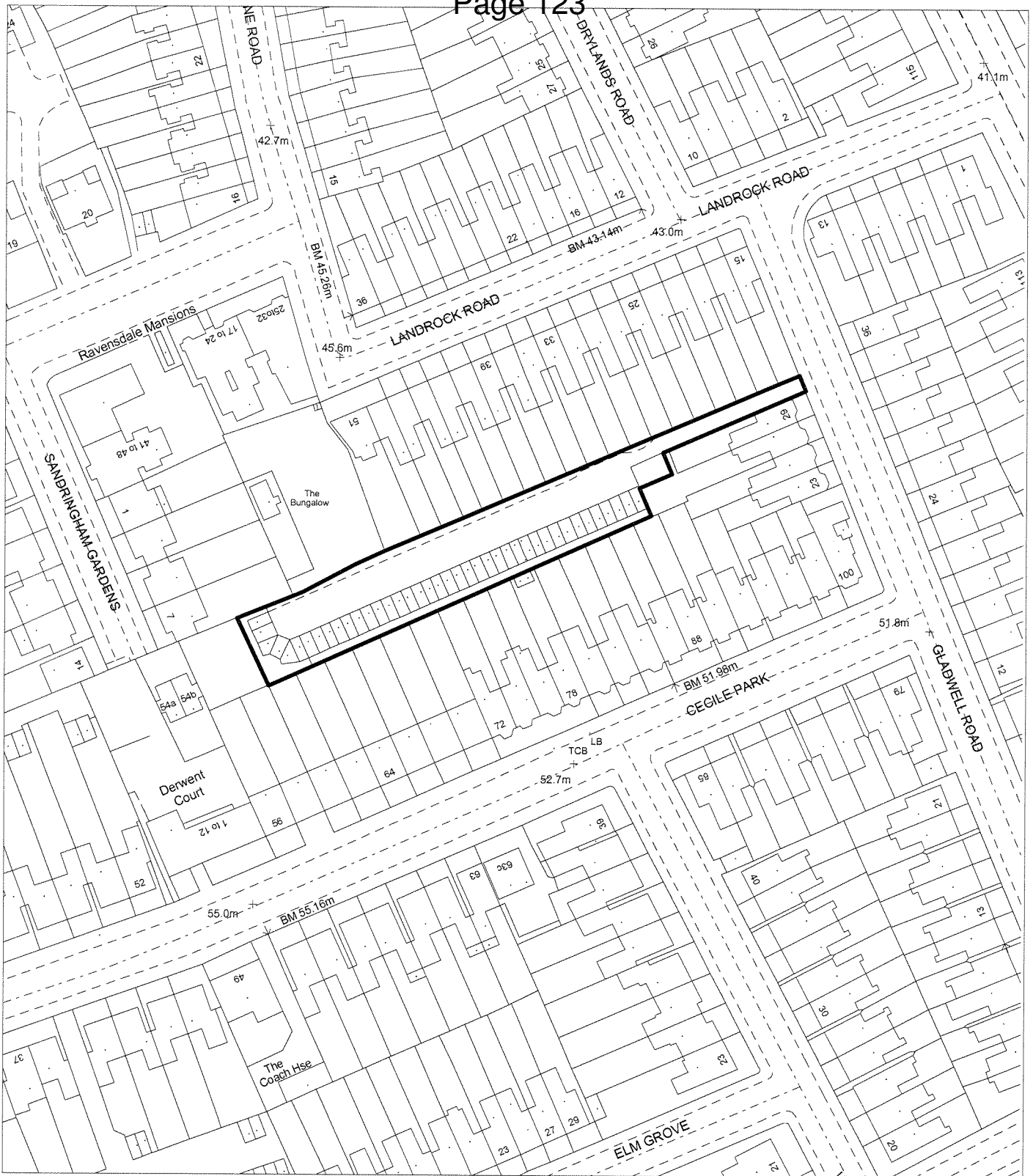
Subject to the following condition:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
2. Reason: In order to safeguard the special architectural or historic interest of the building.
- 3.

REASONS FOR APPROVAL

The proposed demolition would result in the demolition of buildings which make little contribution to the conservation area and planning application HGY/2006/0385 would introduce an acceptable form of development which would preserve the character and appearance of the Crouch End Conservation Area in accordance with UDP (1998) DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings In Conservation Areas and CSV3 Protection From Demolition (Revised UDP).

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Site plan

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



**Directorate of
Environmental
Services**

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

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REPORT FOR CONSIDERATION AT PLANING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/1036 **Ward:** Tottenham Hale

Date received: 09/06/2005

Last amended date: 02/02/2006

Drawing number of plans: HWCB/P3758/01

Address: Hale Wharf, Ferry Lane N17

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

Existing Use: N/A

Proposed Use: B1

Applicant: British Waterways

Ownership: Public

Introduction.

This application was considered at Planning Applications Sub-Committee on 24 April 2006 when Members agreed to grant planning permission subject to conditions, for the mooring of four barges and landscaping and parking.

However, a legal challenge to that decision has been made by way of Judicial Review. The challenge has been submitted on behalf of an amenity group which has an interest in ensuring the continued usefulness of the canal and waterway network.

The essence of the challenge was that the Council in granting planning permission had not been advised of, and had therefore not properly considered, strategic policies in the London Plan regarding the use and protection of London waterways. These are the Blue Ribbon Network Policies at section 4C of the London Plan 2004.

Counsel's advice on the Judicial review is that the Council, as Local Planning Authority, should not contest the legal challenge, but should refer the application back to the Planning Applications committee with a Report covering the Blue Ribbon Policies, and assessing the application in the light of these Policies.

The Report to Planning Applications Committee of 24 April 2006 is re-presented, but with additional sections on the Blue Ribbon Policies.

The Report **RECOMMENDS**, that the proposed development is not fundamentally contrary to the Blue Ribbon Policies and should therefore be approved."

PLANNING DESIGNATIONS

Road - Metropolitan
Area Plans and Planning Briefs
Flood Plain
Area of Archaeological Importance
Area of Community Regeneration
Defined Employment Area

East London Lee Valley Regen
Lee Valley Regional Park

Officer contact: Paul Smith

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Hale Warf is a defined employment area located on an Island on the River Lea Navigation System, accessible from Ferry Lane close to the borough boundary with Waltham Forest. The business barges would be moored on the western side of Hale Wharf on the eastern bank of the River Lea Navigation 140m north of Tottenham Lock (Ferry lane). The River Lea Navigation is 26m wide at this location.

PLANNING HISTORY

There is extensive planning history related to Hale Wharf however no previous application is directly relevant to this application

DETAILS OF PROPOSAL

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

The (identical) barges would measure 5.2m x 25.4m and would be moored end to end in line parallel to, and c. 4m from the eastern bank of the River Lea navigation. The barges would be accessed by a floating, hardwood finished pontoon, two metres wide, positioned along side the barges and two metres from the bank. A cantilevered steel bridge would connect the pontoon to the bank. Six parking spaces would be provided on the bank adjacent to the cantilevered steel bridge including two disabled spaces.

CONSULTATION

LBH – Transportation Group
UDP Team
Thames Water
Ferry Lane Residents Association
Environment Agency
Lee Valley REGNL Park

RESPONSES

Lee Valley REGNL Park – No objection subject to the following conditions:

- Approval be limited to 3 years; and
- If temporary permission is not acceptable then the Authority objects to this proposal on the basis that this application will prejudice the satisfactory future development of Hale Wharf in this section of the Park

Lee Valley Estates – Fully support the project

LBH – Strategic Division – Fully support the project

LBH – Transportation - No comment has been prepared for this yet owing to the fact that the applicant has failed to supply us with detailed information (perhaps planning statement) which would assist us in understanding the nature of the business.

Environment Agency – The agency initially objected on the following grounds

- The application is not accompanied by a Flood Risk Assessment as required by PPG25
- Landworks associated with the proposed barges are in close proximity to the top of the bank of the River Lea Navigation. The proposal will prejudice flood defence interests, restrict necessary access to the watercourse to carry out maintenance works, adversely impact upon any future river improvement schemes, have a negative impact upon the character of the river corridor and may cause the river's bank to become destabilised consequently increasing the risk of erosion.

Following negotiation with British Waterways, the Environment Agency can now support the application subject to the following conditions being imposed:

Condition 1: External artificial lighting as part of the development shall be directed away from the River Lea Navigation and shall be focused with cowlings.

Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.

Condition 2: There shall be no permanent storage of materials related to the development within five metres of the River Lea Navigation along the entire length of the site. This area must be suitably marked and protected during development.

Reason: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor.

Condition 3: Before development commences, an ecological enhancement plan, including long term design objectives, management responsibilities and maintenance schedules for all enhancement areas, shall be submitted to and improved in writing by the Local Planning Authority

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

Condition 4: All planting carried out as part of the ecological enhancement plan shall be of locally native plant species only, of UK genetic origin.

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

The following informative should be attached to any planning permission

Granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is

required for any proposed or structures in under, over or within 8 metres of the brink of the River Lee (Navigation) main river.

Contact John Thurlow on 01707 632403 for further details.

RELEVANT PLANNING POLICY

LONDON PLAN 2004

4C; BLUE RIBBON POLICIES

Define the Blue Ribbon Network of London waterways; set out principles and criteria for recognising their strategic importance when making plans and considering planning applications, stressing the importance of all agencies in having a co-ordinated approach to land-use planning.

Policies 4C .3 to 9 recognise the importance of the Blue Ribbon Network to Bio-diversity and flood defences and drainage.

4C. 10 – 13 on Conservation and sustainable growth.

4C.14 and 15; Freight use of the waterways and safeguarded wharves, leisure use and access.

4C. 19 on Moorings.

4C.28 and 29; Development adjacent to canals; open water spaces.

HARINGEY UNITARY DEVELOPMENT PLAN (2006)

EMP 5; PROMOTING EMPLOYMENT USES

EMP1; DEFINED EMPLOYMENT AREAS; REGENERATION AREAS.

ENV 4; ENHANCING AND PROTECTING THE WATER ENVIRONMENT

ENV 5; WORKS AFFECTING WATERCOURSES

M11; RAIL AND WATERBORNE TRANSPORT,

UD4; QUALITY DESIGN,

OS9; LEE VALLEY REGIONAL PARK,

SCHEDULE 8; LEEVALLEY PARK PROPOSALS”

SUPPLEMENTARY PLANNING GUIDANCE (2003)

SPG 8g “Ecological Impact Assessment”

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application seeks the provision of 4 x business barges and associated mooring facilities, landscaping and associated parking. This project is being led by British Waterways and has attracted funding to the European Regional Development Fund.

This is an unusual proposal to provide a new employment use on the River Lea Neavigation, adjacent to Hale Wharf Defined Employment Area, that would preserve the special riparian character of the waterway by being accommodated on purpose built traditional-style canal barges. In principle, this proposal is strongly supported by Council policy, in particular policies EMP 5 “Promoting Employment Uses” and EMP 1 “Defined Employment Areas/ Regeneration Areas.”

The primary planning consideration here is the impact of the proposal on the waterway itself and local ecology. The Environment Agency have been consulted and they have provided a list of conditions to be imposed in the event of an approval (see above), that would serve to mitigate any unacceptable impact on the waterway or local ecology. These conditions, which

are agreeable to British Waterways, are considered to be both necessary and reasonable and would ensure that the proposal satisfies Council's environmental policies.

The application needs to be assessed against the policies on the **Blue Ribbon Network** in Section 4C of the London Plan 2004. These are designated to protect and preserve the London Waterway network, as well as open parts of it up by promoting sport and leisure use, freight use, and waterside access, provide these do not detract from the natural habitat.

Certain areas are identified as providing opportunities for sustainable growth; listed in para 4.99, these include Tottenham Hale and the River Lea.

In terms of the proposed development at Hale Wharf, for the mooring of four barges, the most significant Blue Ribbon policies are:-

4C.14. Freight uses; proposals to increase the use of the Blue Ribbon network to transport freight are to be encouraged. The proposed use for mooring of four barges does not involve freight movement by boat. It is not considered that it would impede such movement, however; the waterway at this point is some 27 m. wide, and the barges would project up to 9 metres into the waterway (5m. width of barge, plus 4m. for pontoon/access), still leaving 18 metres for barges to pass.

4C15. Safeguarding wharves; this policy seeks to prevent development that would preclude the wharf being re-used in the future for cargo-handling purposes. As there is no substantive permanent development proposed, but rather the mooring of barges, this would not of itself prevent future re-use for cargo – handling should the demand arise.

4C 17 . Increasing access; the proposal would be likely to encourage more footfall to the waterside, and would not hamper the existing degree of access.

4C. 19 Moorings facilities; this policy is designed to improve mooring facilities for visitors and residents, which should generally be in basins or docks but may be appropriate in areas of deficiency or as an aid to regeneration, where the impact on navigation, biodiversity and character is not harmful. Although this proposal is for commercial rather than residential use, it is not considered as harmful to the character of the waterway nor having an adverse effect on navigation.

The proposal is not regarded as being harmful to other aims and policies of the Blue Ribbon Network, such as the Natural Landscape (4C..4), because this wharf is already hardsurfaced; nor Flood plains and Flood Defences (Policies 4C.6 and 4C.7), nor Design (4C.20).

The proposed barges, pontoon and cantilevered steel bridge are considered to be of a sensitive design, which would enhance the character of the area and which would satisfy Council policy UD 4 "Quality Design". The proposal would not hinder movement along the waterway or banks and would satisfy Council policy ENV 4 "Enhancing & Protecting The Water Environment". It would also not conflict with Policy OS 9 "Lee Valley Regional Park", because it does not impact on the park or its immediate environment in a detrimental way.

It is noted that the Lee Valley Regional Park Authority (LVRPA) have concerns that the proposal, if implemented, would prejudice the satisfactory future development of Hale Wharf, and accordingly that approval be limited for a period of three years. It is also noted that British Waterways state that the feasibility and funding of the project is dependent on a twenty five year time horizon, and that the imposition of condition limiting the period of approval would not allow the development to go ahead.

Government Planning Circular 11/95 states *"that a temporary permission will normally only be appropriate either where the applicant proposes temporary development, or where a trial run is needed in order to assess the effect of the development on the area"*. The planning officer at Lea Valley Park is of the view, that the land based elements of the scheme would be out of

place and detrimental to the amenities of the area in the future context of a redeveloped Hale Wharf and a leisure based riverside. The proposed land based elements comprise eight parking spaces and a Mechanical and Electrical kiosk. It is considered that these elements would not prejudice the satisfactory future development of Hale Wharf. Refuse storage, details of which have not been yet been provided, can be required to be set well back from the waterway, to protect the amenities of the area and to prevent any hindrance to movement along the bank.

SUMMARY AND CONCLUSION

This proposed development would be of great benefit. It would provide new employment and enhance the special character of the River Lee. The proposal complies with the Unitary Development Plan 2006 in particular policies EMP 5 "Promoting Employment Uses", EMP 1 "Defined Employment Areas", ENV 4 "Enhancing the Water Environment", ENV 5 "Works Affecting Watercourses" and UD 4 "Quality Design".

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2005/1036

Applicant's drawing no. HWCB/P3758/01

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. External artificial lighting as part of the development shall be directed away from the River Lee Navigation and shall be focused with cowlings.

Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.

4. There shall be no permanent storage of materials related to the development within five metres of the River Lea Navigation along the entire length of the site. This area must be suitably marked and protected during development.

Reason: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor.

5. Before development commences, an ecological enhancement plan, including long term design objectives, management responsibilities and maintenance schedules for all enhancement areas, shall be submitted to and improved in writing by the Local Planning Authority

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

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

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

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

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

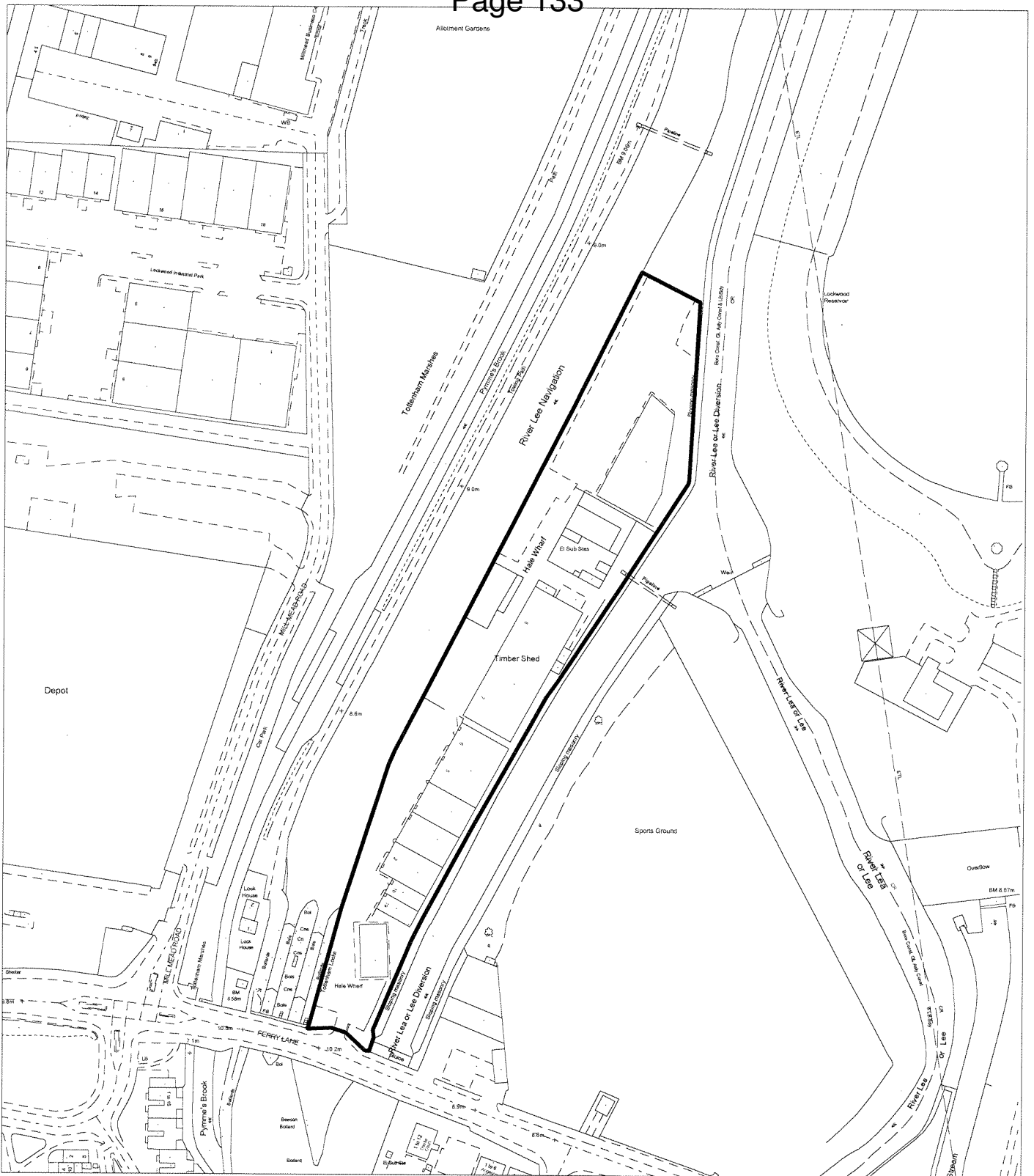
INFORMATIVE: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed or structures in under, over or within 8 metres of the brink of the River Lee (Navigation) main river. Contact John Thurlow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

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

REASONS FOR APPROVAL

The Council has had regard to the development plan (in particular the Blue Ribbon Network Policies at Section 4C of the London Plan and policies EMP 5, EMP 1, ENV 4, ENV 5 and UD4 of the Unitary Development Plan 2006, and to other material planning considerations. The proposal is substantially in accordance with the development plan.

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Site plan Hale Wharf, Ferry Lane, N17.

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

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REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2006/0013**Ward:** Crouch End**Date received:** 05/01/2006**Last amended date:** 17th July 2006**Drawing number of plans** PL (00) 000; PL (00) 001 D; PL (00) 100; PL (00) 101; PL (00) 102; PL (00) 103; PL (00) 104; PL (00) 105; PL (00) 110; PL (00) 111; PL (00) 112; PL (00) 120; PL (00) 121; PL (00) 122; PL (00) 123; PL (00) 124; PL (00) 200 rev f; PL (00) 201 rev d ; PL (00) 203 rev f; PL (00) 204 rev d; PL (00) 300 rev c; PL (00) 301 rev b : PL (00) 500; PL (00) 501**Address:** Womersley House, Womersley Road & Dickenson House Dickenson Road N8 9ES**Proposal:** Demolition of existing 2 no residential block and construction of 42 Units.. Dickenson House: Redevelopment to provide part 3/part 4/ part 5 storey building comprising 14 x one bed , 9 x two bed, 6 x three bed and 1 x four bed residential units. Erection of 7 houses in 2 x 2 storey terraced blocks consisting of 1 x four and 6 x three bed houses.

Womersley House: Redevelopment to provide 1 x 4 storey block fronting Womersley Road, N8 comprising 3 x one bed, 1 x two bed and 1 x three bed residential units. Provision of 34 car parking spaces, cycle storage and landscaping (amended description) (amended plans & further information)

Existing Use: Residential Proposed Use: Residential**Applicant:** London & Quadrant HT**Ownership: Private****PLANNING DESIGNATIONS**

ROAD - BOROUGH

Area of Community Regeneration

Officer Contact: Frixos Kyriacou**RECOMMENDATION**

GRANT PERMISSION subject to conditions and/or subject to sec. 106 Legal Agreement

SITE AND SURROUNDINGS

The application site comprises two buildings, one building is located on the west side of Womersley Road and the other is located at the end of Dickenson Road bounded by Elm Grove and Womersley Road and Mount View Road. A public footpath bounds the site to the south. There are a number of Tree Preservation Orders on Trees on this site.

Womersley House is a three storey building which contains 5 flats. It is a brick built building set back behind the building line of the main terrace of properties in Womersley Road. Womersley Road is attractive road, with two storey terraced housing fronting Womersley Road on the western side of the road and larger four storey houses on the eastern side of the road.

Dickenson House has fourteen 2 and fourteen 3 bedroom flats. The building has a stepped footprint and varies in height from two to four storeys in height. The building is set within an open amenity area. It has a significant number of mature trees on the site and the levels of the land rise steeply from Elm Grove in the north to the southern part of the site. The site is accessed from Dickenson Road; there is a

hardstanding and car park in front of the block. Currently, not all the units are occupied due to the condition of a number of flats.

The Stroud Green Conservation Area extends upto the rear garden boundaries of Mount View Road.

PLANNING HISTORY

None directly relevant to this application.

DETAILS OF PROPOSAL

The proposals involve the demolition of Wormersley House and Dickenson House.

Wormersley House would be replaced by a four storey building fronting Wormersley Road; the building would be three storeys in height when viewed from the rear of the site. This is due to the level change on the site. The building would be built in facing brickwork, including a subordinate element of western red cedar timber cladding. The roof is described as a sheet metal finish. The building would provide 5 flats.

The building would now follow the building line of the terrace of houses in Wormersley Road. It would therefore extend 2.5m nearer (bay window would be nearer) to the road frontage. The building would be moved marginally away from 3 Wormersley Road, and 0.75 m closer to 7 Wormersley Road. The first and second floors would have small terraced areas at rear.

The three significant trees in the front garden are shown to be retained.

Dickenson House

The main building would vary in height from 3,4, and 5 storeys and would comprise 34 flats: fourteen 1 bedroom, nine 2 bedroom, six 3 bedroom and one four bedroom . This building would now be sited on the highest part of the site which is the southern end of the site.

It would be a minimum of 4m off the garden boundary with houses in Wormersley Road and a minimum of 3m off the garden boundary with houses in Elm Grove. The building would be three storeys at the end elevations and rise to four storeys and five storeys as the building steps in from the boundaries.

The flats on the lower ground levels would have access to their own private gardens. The building would benefit from an underpass which would be used by vehicles and pedestrians to access the remainder of the development.

To the north of the main apartment block , there would be two storey terraces of houses, one facing 6-14 Elm Grove with 4 houses and one facing properties in Wormersley Road with 3 houses. These properties would be two storeys in height.

Further to the north adjacent to the rear gardens of properties in Elm Grove there would be a landscaped play facility. The materials for these two terraces and the main apartment block would be stone for the plinth of the building, red facing brick and western red cedar with aluminium sheeting roof.

CONSULTATION

The following properties were consulted:

- 1-21 (odd) and 2-12 (even) Wormersley Road N8
- 1-29 (odd) and 2-36 (even) Dickenson Road N8
- 1-8 (cons) Woodlands Dickenson Road N8
- 27-55 (odd) MountView Road N8
- 1-29 (odd) and 2-40(evens) Elm Grove N8
- Head Teacher St. Peters-in Chain RC Infants School
- Head Teacher St.Gildas RC Junior School
- 1-22 (c) Briston Grove N8

1-25 (c) Dickenson House, Dickenson Road.N8

London Borough of Islington
Hornsey Conservation Area Advisory Committee
Site Notices
Building Control
Thames Water

Development Control Forum.

RESPONSES

Hornsey Conservation Area Advisory Committee- recommends Protection Orders on all trees which do not already have them and BS protection during construction.

Building Control- checked for Access for the Fire Service-No observations

London Borough of Islington- Raises no objections but notes the provision of car-parking is exceptionally high.

St.Peter's and St. Gildas' Schools Governing Bodies- Requests new access to be from Wormersley Road rather than Dickenson Road to reduce any congestion and increase in vehicle movements, which may be dangerous to people coming to and from school.

Highway and Transportation Authority. raise no objection

Housing Strategy Team:

With the pending termination of the lease in mind, the Housing Service has been consulting with L&Q about the future of Dickenson House & Wormersley House. L&Q propose to redevelop the site with buildings that would meet higher building and design standards than the existing units and therefore gain in terms of energy savings, noise reduction, and improved security and improved landscaping.

Both tenants and surrounding residents have played an integral part in forming the design principles through consultation meetings. A survey conducted January/February 2006 has found that 84% of responding tenants are in favour of the redevelopment proposals.

The Housing Service fully supports these proposals and is pleased that London & Quadrant have given a commitment to existing tenants that they will have the opportunity to return to brand new homes on the new development.

Arboriculturalist:

Tree cover

There are a large number of trees on this site, the majority of which are located around the boundaries where they provide screening for the adjacent properties. Many have been previously maintained by regular crown reduction work.

The Lime trees adjacent to the existing access road and car park are protected by a group Tree Preservation Order (TPO).

T21, G26, T30-31, T40, G42, T44, and T53-54 have been highlighted for removal due to their poor condition and to facilitate the new development. I have no objection to their removal as long as suitable replacement trees are planted.

Proposed layout

The site layout has been revised to ensure a greater distance from Block A to T46-47. No construction is specified closer than the existing building line. T46-47 are categorised C and B/C respectively, but must be retained in the short term to provide screening of the site.

The construction of Block E is to incorporate foundations using a design of pile and cantilevered beams set at ground level. This should ensure minimal disturbance to the rooting zone of T20, the most significant tree on site. This method of construction is also specified for Block A, adjacent to T46-47.

Proposed new access road and parking provision

The new access road and parking provision has also been revised to include the retention of T48-52. These trees are part of a larger group of limes managed as pollards, pruning works will be necessary to facilitate access for vehicles and to install new hard surfacing.

Works within the Root Protection Area (RPA)

Demolition of the existing buildings will take place within the recommended RPA's of a number of the trees. To minimise any detrimental effects, robust protective fencing must be erected prior to commencement of works on site and the protective measures recommended by Broad Oak Tree Consultants adhered to. Any new surfaces within the RPA must be constructed using a 'No-dig' method. Careful consideration must also be given to the use of cranes and piling rigs in close proximity to retained trees.

Protective fencing

Robust protective fencing must be installed at the distance specified in the Arboricultural report (section 11.2) and as indicated on the Tree Protection Plan (drawing J34.22/02). This must be agreed at the pre-commencement meeting. The specification recommended in the Arboricultural report should be adequate for the protection of the existing trees to be retained.

All protective fencing must be erected prior to the commencement of works on site and remain until works are complete.

Tree surgery

Pruning works will be necessary to facilitate demolition. The Lime pollards are protected by a group TPO, therefore an application must be made to the LPA seeking permission for the works.

All tree works must be undertaken to BS 3998: Recommendations for tree works.

New tree planting

The planting of new heavy standard trees must be conditioned into planning approval, as adequate replacement for the trees specified for removal. The areas where trees are to be planted must be protected to ensure no damage to the soil structure.

Conclusions

I am confident the proposed development can be constructed with minimal impact on the existing trees on site. However, robust planning conditions must be attached to any planning approval.

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

A condition must make reference to the Tree Protection Measures (section 11) specified in the Arboricultural report, to ensure they are adhered to and enforceable.

Robust protective fencing must be installed and inspected by the LA Arboriculturist, prior to commencement of construction activities on site and remain in place 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 foundations of Block E must be constructed using a design of pile and cantilevered beams set at ground level to ensure minimal disturbance to the rooting zone of T20.
If you require any further information please contact me.

COMMENTS FROM LOCAL RESIDENTS:

42 letters of objection were received together with a petition signed by 50 individuals. An objection from a planning consultant on behalf of local was also submitted. A number of letter voiced support for the improvement of the estate and some redevelopment but considered the current proposals unacceptable for the following reasons:

CHARACTER

Backland Housing-should be judged against the Council's Supplementary Planning Guidance 3C Backlands Development.

Proposals are not subordinate and not compatible with the predominant scale of housing which it surrounds. Wormersley House proposed four storey out of character with their surroundings (2 Storey) and high than adjoining eaves levels.

Out of character with surrounding Victorian/ Edwardian properties.

Existing buildings built under crown immunity should not form the starting point for design.

Inappropriate materials.

Apartment block unduly dominant due to its length and height.

Increase noise and disturbance from parking areas to gardens in Mount View Road Excessive areas of hardstanding.

Materials inappropriate

TREES

Loss of Trees- loss of 19 trees: excavations and change in levels could lead to more losses in particular a row of limes adjacent to the footpath.

Tree Preservation Orders required on all good trees

AMENITY SPACE:

Houses have sufficient space, but result in loss of boundary trees:

Basement flats- amenity space located to north of building reduced sunlight and overshadowing

Family units on upper floors have only small balconies

Landscaped facility difficult to use due to adverse topography, remote and difficult to supervise.

Insufficient open space locally

DESIGN AND LAY-OUT

Flats have internal kitchens: balconies overlook rear gardens of Mount View Road: some flats are single aspects: family units on upper levels.

Need for appropriate means of enclosure

Some flats would have no sun during winter and very limited views

PARKING

London Plan advises a minimum of 44 spaces as appropriate for such sites.

The site has low accessibility rating, and also has hilly local terrain. 33 spaces insufficient.

Overspill into Dickenson Road: conflict with schools morning and afternoon traffic;

Impact on safety for children and those using the footpath

CONSERVATION AREA

Mount View Road properties form part of a conservation area and the view from the rear would change from a pleasant leafy outlook with buildings glimpsed in the distance. Instead the loss of screening and

new buildings would have created a hard urban outlook exacerbated by the length and increase in height.

Proposals would harm the character and appearance of the conservation area.

DENSITY

Density of 81 dwellings and 246 habitable rooms per hectare is excessive
The proposals represent an overdevelopment because of –loss of trees- lack of parking
Height and dominance and detrimental impact on locality and conservation area
Density should be refused should be closer to 200 HRPH

LOCAL FACILITIES:

Impact on school places
Impact on medical places

IMPACT ON AMENITIES OF ADJOINING PROPERTIES

Visual Intrusion (Increase in height by 3.4 m)
Loss of light and overshadowing
Overlooking
Refuse Provision
Security lights
Construction period 18 month -2years
Play area- unsuitable
Noise and fumes from parking spaces.
Buildings come closer to properties.
Overdevelopment with upto 170 people

PLANS:

Lack of attention given to levels on the site and impact
Accuracy of plans.
Levels would lead to a loss of the critical line of trees along the boundary (with the footpath)

Other issues:

Impact on Wildlife
Drainage
The scheme has subordinated design quality and sustainability to the accommodation of as many dwellings as possible
Private houses and flats for sale have resulted in increased bulk and scale
Lack of compliance with Government Accessibility and Sustainability Guidance.

5 Letters of support have been received from residents of Dickenson House and Wormersley House:

1. Need to remain in local area- due to schooling and medical reasons
2. Car parking provided is an over provision
3. Condition of properties
4. Need for social housing in this locality

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (UDP)

Relevant policies include:

UD2-Sustainable Design and Construction

UD3 General Principles – States among other things that development should not have an adverse effect on residential amenity.

UD4 Quality Design - Development should be of high design quality.

UD7 :Waste Storage

UD 8: Planning Obligations:

ENV 2: Surface Water Run-off.

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 9: Density Standards.

HSG 10: Dwelling Mix.

HSG 11: Restricted Conversion Areas- the site is located in a restricted conversion area.

OS17 Tree Protection, Tree Masses and Spines – The Council will seek to protect the contribution of trees to the quality of the environment.

CSV1 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.

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

London Plan

ANALYSIS/ASSESSMENT OF THE APPLICATION

The issues to be analysed in this case are as follows:

- a) The impact of the Development on the Character and Appearance of the locality.
- b) The impact of the Development on the amenities of adjoining residents.
- c) The impact of the Development on Highways and Parking conditions in the locality.
- d) The impact on the trees on the site.
- e) Section 106 matters

BACKGROUND.

The existing 28 units on site were originally constructed and designed for Police accommodation. It is understood the existing accommodation requires modernisation, the applicants have indicated that refurbishment was considered but concluded the existing accommodation should be replaced. London and Quadrant the applicants purchased the land in 1987 and leased it to Haringey Council for 20 years.

The applicants have consulted with tenants of the existing buildings and they have been offered the option of returning to the new build scheme as tenants of London and Quadrant Housing Trust. Existing residents have been involved in the designs of the schemes.

Consultation has also occurred with the adjoining residents, the applicants indicate their concerns have informed the final development proposals.

Backlands Development. (SPG 3c)

SPG 3C provides some guidance on backland development. While this site is not totally landlocked in that there is a vehicle access from Dickenson Road, has a frontage on Wormersley Road and has been previously developed. It does have all the classic features of a backlands site, such as being surrounded by gardens.

The predominant character of the locality comprises houses, some of which have been converted into flats. The houses are 2 and 3 storeys in height along Elm Grove and on the western side of Wormersley Road. On the eastern side of Wormersley Road is the substantial building of St Peter in Chains Church from which many of the houses on the western side of the road pick up some of their design features. The houses on the western side are taller 4 storeys in height perhaps reflecting their position next to the church.

Density:

The density of the proposal based on 42 units providing 136 habitable rooms on a site area of 0.54 hectares would be 78 dwellings per hectare and 256 habitable Rooms Per Hectare.

SPG3C-Backlands, states that densities will not normally apply to backland sites. This is consistent with UDP Policy HSG9, which advises the Council will adopt a design led approach to density. Policy HSG 9 gives a density of range of 200-700 hrph and refers to the London Plan for further guidance.

Perhaps the most important physical consideration of this site is the fact that on all sides it is surrounded by gardens and the sharp change in levels from the north of the site to the south. Also there are changes in levels from east to west. Any development would need to take full consideration of these elements.

The Impact of the Development on the Character and Appearance of the Locality.

Dealing with **Wormersley House** which is a three storey building containing 3 flats. The building is a brick building with a pitched roof. The building is set back from the main terrace of houses and has three significant trees in the front garden which are shown to be retained.

The replacement building would be a four storey flat roof development. It would be built in fairfaced block work on the ground floor, and brick and red cedar cladding on the upper floors.

As the building would now be set forward of the existing position, it would now be more prominent and visible in the street scene, despite the presence of three large trees in the front. The building would have higher eaves than the adjoining buildings and have contrasting materials with cedar wood and a metal roof. The roof would be set back marginally from the front elevation. The main element of the front elevation would however still be in brick work. The building would be detached from the main terrace and the contrast in materials and design whilst different would not unduly detract from the character and appearance of the road.

Dickenson House currently contains twenty-five units; it has a mixture of height ranging from two to four storeys. It is built in brick and has a pitched roof. The building is sited set back from the northern boundaries and in part the western boundaries. The site is characterised by mature trees which provides a substantial setting for this large building, and there is an open area surrounding the building.

Dickenson House can be clearly seen from the rear of the surrounding properties and from the public footpath along the southern boundary.

Dickenson House as proposed would be constructed in the same materials as Wormersley House. The building would vary in height from three to five storeys (small element of two storeys). The building would be sited on the southern part site and extend across a substantial part of the width of the site.

A second element of building is also proposed comprising two terraces of 3 and 4 houses. These would be accessed through a tunnel under the building containing the flats. The terraces would be linear and face the terraced housing in Elm Grove to the west and Wormersley Road to the east. These houses would build in brick with a flat roof of metal sheeting.

The proposed flatted development due to its width and height in parts would be of a significant scale. However the building has been stepped in height and there is a considerable degree of trees and vegetation which would allow the building to have an appropriate setting. Taking this factor into account plus its siting to the rear of surrounding properties, the character and appearance of the locality would not be adversely affected.

The site has a flatted development already on the on site. The proposed flats and houses while of different design and materials would not unacceptable affect the character and appearance of the locality.

The Impact of the Development on the Amenities of Adjoining Residents.

In relation to **Wormersley House**, the properties directly affected would be the properties on either side.No.3 to the south would not be materially harmed by the proposals. While the proposed building moves forward to be in line with the building line of the street, the rear and side of the new development would be stepped further away. In addition there are windows at the upper levels which would face directly onto the neighbours property. While some overlooking already exists it is considered appropriate to ensure that such overlooking is minimised through obscure glazing.

The impact on No 7 to the north would again be acceptable. While the building would move a maximum of 1.5m towards this property, it would only project marginally beyond the existing rear building line. No.7 is situated to the north and has a large roof extension; it is considered there would be no significant impacts on this property.

In relation to the new development on **Dickenson House**, the proposed building would vary in height from 3 to 5 storeys; the main mass of the building would be four storeys in height. In relation to the properties in Mount View Road, in order to satisfy standards the distance between habitable rooms there should be a maximum of 50m, between windows of habitable rooms. This criterion is satisfied. As the building is higher and closer in parts, there would be some overlooking, particularly from the balconies on the proposed development, of the rear gardens of Mount View Road. However this would not be significant bearing in mind the building it is set back a minimum of 15m from the rear garden boundaries and during the summer months there is a significant tree screen along this boundary.

It is noted the houses in Wormersley Road are sited on a lower level going down the slope. In relation to the properties in Wormersley Road, this boundary is well screened and it is not intended to make any significant tree removals along this boundary. Taking into account the side elevation of the proposed flat building would not have any windows, the considerable screening coverage and the angle and distances from habitable windows it is not considered there would be a loss of privacy to the properties in Wormersley Road.

In relation to the bulk the development would be 3 storeys, four metres from the boundary with 7 and 9 Wormersley Road. The fourth storey would be a further 5.2m from the boundary giving a total of 9.2mThe fifth floor would be a further 15m giving a total of 24.2m.It is considered this staggered relationship would not result in an overbearing development.

In addition 3 houses are proposed to the rear of the flatted development. These houses would be sited 14m from the boundary and a minimum of 32m from the houses in Wormersley Road, which would satisfy the Council's standard of 20 between two storey developments. It is noted some properties in Womersley Road have three stories.

In relation to Elm Grove, the impact is more considerable because the gardens are not as long. However the existing building is sited along part of this boundary. The habitable windows from the proposed flatted development would not face the houses directly but obliquely. The gardens between 4-12 Elm

Grove are particularly small, in some cases under 10m. The building would be stepped up from the boundary starting at two storey 3 m from the boundary, 3storey, 5m from the boundary and 4 storey 11m from the boundary. It is considered with the stepping of the building, the retention of the trees the relationship would be acceptable.

The building would have a number of small balconies it is considered as these are centrally sited the overlooking into adjoining gardens would not be significant.

To the north of the flatted development would be a terrace of 4 houses, these would be set back between 12-14m from the rear boundary, giving a total of 23-24 m between the properties. The properties in Elm Grove are clearly at a lower level and with the small garden, the terrace would appear quite dominant. There are a number of trees to be removed along this boundary, but replacements could provide additional screening.

To the north of the site is 26 – 40 Elm Grove N8, these are at a significantly lower level than the application site particularly where the buildings are to be built. However due to the distance from the main block of flatted development some 50m and retention of a significant tree screen it is considered this relationship would be acceptable.

To the south of the site are 5 houses in Dickenson Road, which would be 26m from the development. The building would be 3 to 4 storey high but with the lower floor at a lower level however there is significant screening a public footpath between the site and the properties in Dickenson Road.

The Impact of the Development on Highways and Parking Conditions in the Locality.

The scheme involves 17, 1 bedroom flats, 10, 2 bedroom flats, 13, 3 bed units and 2, 4 bedroom units. In relation to car-parking spaces standards 31 spaces would be the maximum number of spaces required. In this case, the applicants has proposed 31 car-parking spaces and 20 bicycle racks with secure shelter for the flats and integral cycle storage for the houses.

The area is not within a restricted conversions area. The site is situated within an area of low public transport accessibility, it is within walking distance of W3 and W7 buses on Ferme Park Road and Crouch Hill which combined offer 50 buses per hour (two-way) for frequent connections to Crouch Hill over ground station and Finsbury Park tube Station. Some residents are likely to use public transport and using comparative date this development is likely to generate a combined in-flow and out flow of some 19 vehicles during the critical am peak hour. It is therefore considered that this level of vehicular activity would be unlikely to generate significant adverse impacts on the adjacent roads.

The proposed Home Zone pedestrian/ cyclist and vehicular access arrangement encompassing the appropriate paving materials, would encourage drivers to pay particular attention to pedestrians and cyclists.

Site visits during the morning have revealed considerable traffic problems next to the adjoining schools. These problems last for a short period as parents pick up their children from school. It would be unreasonable to oppose the development of this site just because a nearby school might attract car-borne journeys to and from school. Nonetheless it is likely that new residents of the development would use the local school and would be likely to walk to school. It is unlikely that the development would have any serious impacts on highways safety and traffic.

In general the lay-out of the car -park is considered satisfactory, however careful attention would need to be given, to the siting of the car-parking spaces next to the trees. It is worth pointing out here that the London Borough of Islington feels there is an over provision of car-parking.

The Impact on the Trees on the Site. (See arboriculturalist report)

The scheme has been revised to retain to ensure the retention of an important line of lime trees at the entrance to the car-park and within the car-park area. It will be necessary to ensure careful attention to this area during construction and ensure appropriate level information, an appropriate condition has

been provided. In addition the important screening trees along the boundaries would also be retained as there would be sufficient separation space from the building.

Nine trees are shown for removal; however there is sufficient scope for new planting in the rear gardens of the proposed houses.

The Amenities of Future Occupiers.

The scheme would offer a good standard of accommodation; some of the flats have kitchens contained within a living room which is not ideal. In these cases the kitchens are located at the rear of the room where there is less light.

7 of the ground floor units in the flatted development would have their own garden areas. In addition there would be a significant open area retained on the northern part of the site. The level amenity space provided on the site would be satisfactory.

The houses would be to the north of the proposed block of flats, and therefore would not benefit from any significant hours of direct sunlight despite this shortcoming the overall amenity of the houses would be satisfactory.

The Mix of House Types.

The mix of the scheme has to some extent been governed by the existing residents who wish to return to the site. The scheme provides a suitable mix of houses and flats and bedroom sizes, ranging from 17 one bedrooms, 10 two bedrooms, 13 three bedrooms and 2 four bedroom houses.

Section 106 Matters.

Education (SPG 12 Education)

An education contribution of £ 23,656.86 would be required; this contribution is based on the increase in dwellings from 28 to 42 dwellings. To this add would be added an administrative and monitoring fee of £1,182.84

Affordable Housing:

Policy HSG 4 Affordable Housing –requires sites over 10 units to include a proportion of affordable housing to meet an overall borough of target of 50%. The applicant is a Housing Association which endeavours to supply affordable housing.

Current plan for the proposed development is as follows: 14 properties for private sale and 28 affordable units. The affordable units would consist of Social Rent 23 units, Shared Ownership 5 units. The applicant advises that they may vary the proportion slightly depending on which tenants commit to returning and their family composition. Under all circumstances, however, they will meet the Council's policy of 50% affordable of which 70% will be rented.

Sustainability:

A preliminary energy assessment has been submitted, its objective is to ensure a 20% reduction in CO2 emissions. The applicants indicate that standards of energy efficiency and performance will go beyond existing Building Regulations in order to achieve an Eco Homes Rating of very good. A planning condition would be attached to any planning permission to ensure compliance with the Mayor's Objectives and Policy ENV 6.

SUMMARY AND CONCLUSION

There have been a considerable number of objections to the proposals however the scheme has been amended to overcome some of these concerns, in particular with regard to impact on amenity and the

protection of trees. Despite these improvements to the original scheme residents still consider the scheme has a number of shortfalls.

The proposals though quite significant would have an acceptable impact on the character and appearance of the locality. Equally the amenities of existing residents would not be materially harmed. (UDP Policy UD3 –General Principles: SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight and Sunlight.

The proposals are predominantly backland development, however the site is already developed with a large development and therefore is not a traditional backland site. The site is sited adjacent to the Stroud Green Conservation Area however the development would preserve the appearance of the conservation area. (SPG3c Backlands Development, CSV 1 Development in Conservation Areas)

The proposals would provide adequate contributions to education and an appropriate affordable housing package consistent with UDP policies UD 8 Planning Obligations and HSG 4 Affordable Housing. The mix of the scheme would satisfy policy HSG 10 Dwelling Mix.

The scheme would provide adequate car-parking in accordance with UDP policy M10 Parking for Development.

RECOMMENDATION

(1)
That planning permission be granted in accordance with planning application reference number 2006/0013 subject to a pre-condition that London and Quadrant Housing Trust shall have first entered in to 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 to secure the following:

1. The provision of affordable Housing units.
2. Education contribution in accordance with the formula in SPG12 Educational Needs Generated by New Housing Development.£ 23,656.86
3. Monitoring Fee of £1.182.84

(2)
That, following completion of the agreements referred to in resolution (1) planning permission be granted in accordance with planning application number: registered No. HGY/2006/0013 and Applicant's drawing No.(s) PL (00) 000; PL (00) 001 rev d; PL (00) 100; PL (00) 101; PL (00) 102; PL (00) 103; PL (00) 104; PL (00) 105; PL (00) 110; PL (00) 111; PL (00) 112; PL (00) 120; PL (00) 121; PL (00) 122; PL (00) 123; PL (00) 124; PL (00) 200 rev f; PL (00) 201; rev d :PL (00) 203 rev f ; PL (00) 204 rev d; PL (00) 300 rev c PL (00) 301 rev B; PL (00) 500; PL (00) 501

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. 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.

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

4. That a detailed scheme for the provision of recycling, 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.

5. 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'.

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. 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.

8. 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.

9. 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.

10. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: 48 hours notice to the Council's Arboriculturalist.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of the visual amenity of the area.

11. 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.

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg furniture, play equipment refuse or other storage units, signs, lighting etc.)

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.

13. 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.

14. 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.

15. 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. Details of screening to the balconies on Block E shall be submitted and approved prior to the occupation of this building. The screening shall be provided prior to the occupation of the building.

Reason: To protect the amenities of adjoining residents.

17. The side windows in the rear of building E on north elevation shall be fitted with obscure glazing and permanently retained as such.

To protect the amenities of adjoining residents.

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

There have been a considerable number of objections to the proposals however the scheme has been amended to overcome some of these concerns, in particular with regard to impact on amenity and the protection of trees. Despite these improvements to the original scheme residents still consider the scheme has a number of shortfalls.

The proposals though quite significant would have an acceptable impact on the character and appearance of the locality. Equally the amenities of existing residents would not be materially harmed. (UDP Policy UD3 -General Principles: SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight and Sunlight.

The proposals are predominantly backland development, however the site is already developed with a large development and therefore is not a traditional backland site. The site is sited adjacent to the Stroud Green Conservation Area however the development would preserve the appearance of the conservation area. (SPG3c Backlands Development, CSV 1 Development in Conservation Areas)

The proposals would provide adequate contributions to education and an appropriate affordable housing package consistent with UDP policies UD 8 Planning Obligations and HSG 4 Affordable Housing. The mix of the scheme would satisfy policy HSG 10 Dwelling Mix.

The scheme would provide adequate car-parking in accordance with UDP policy M10 Parking for Development.



PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

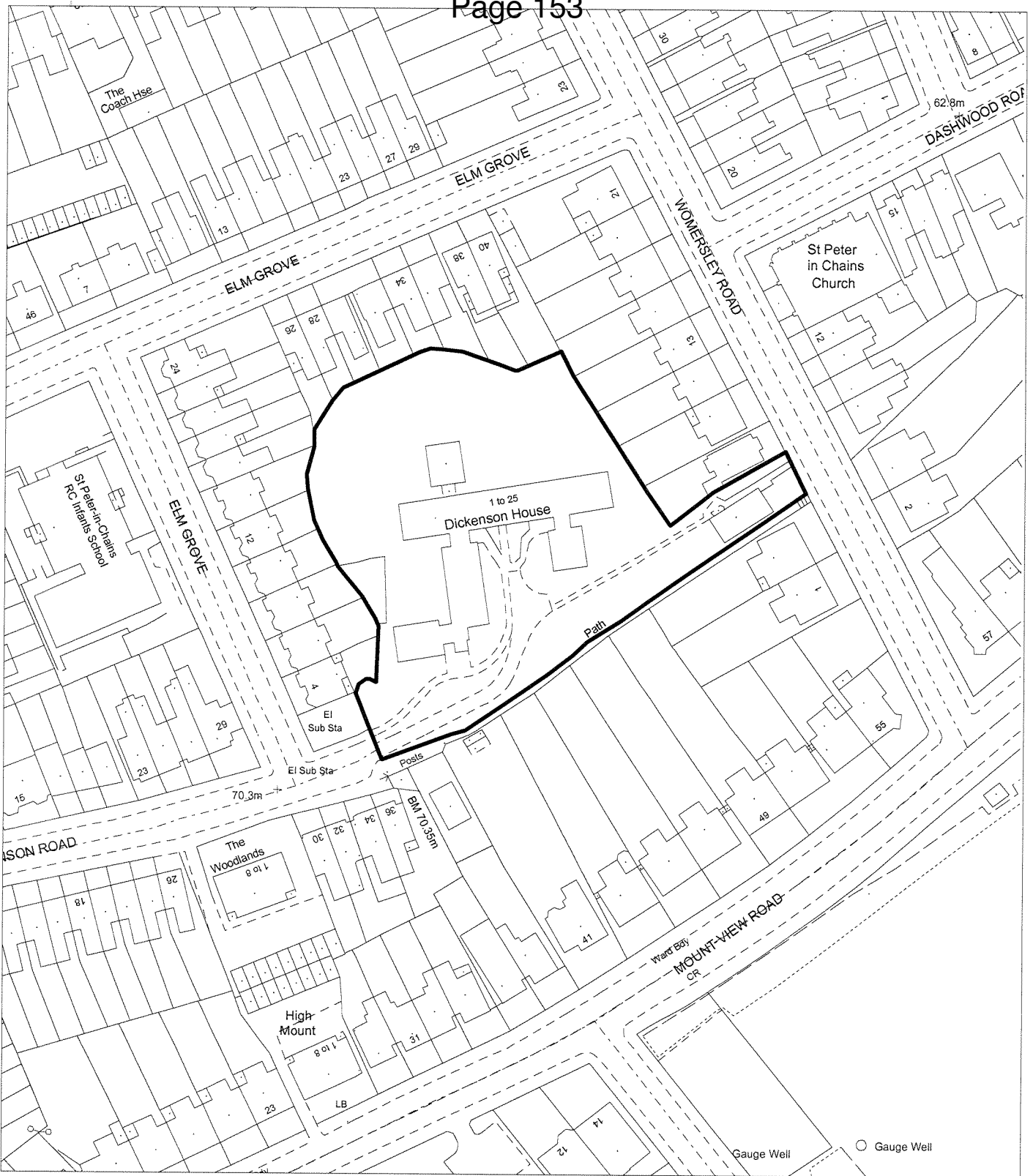
Meeting	:	DEVELOPMENT CONTROL FORUM – Womersley & Dickenson House,N8
Date	:	30 th January 2006
Place	:	
Present	:	Paul Smith, Frixos Kyriacou, Tay Makoon, Applicants, Local Residents (35 approx)
Minutes by	:	Tay Makoon
Distribution	:	

Item		Action
1.	<p>Paul Smith welcomed everyone the meeting. He introduced officers, applicants' representatives. He explained the purpose of the meeting and the information listed on the agenda.</p> <p>The Proposal Demolition of existing 2 no residential block. Dickenson House: Redevelopment to provide part 3/part4/part5 storey building comprising 14xone bed, 9xtwo bed, 6x three bed and 1 x four bed residential units. Erection of 7 houses in 2x2 storey terraced blocks consisting of 1xfour and 6 x three bed houses. Womersley House: Redevelopment to provide 1 x 3 storey block fronting Womersley Road, N8 comprising 3 x one bed. 1 x two bed and 1 x three bed residential units. Provision of 34 car parking spaces, cycle storage and landscaping (amended description) (amended plans & further information)</p> <p>Main Issues</p> <ul style="list-style-type: none"> • Design and Density • Amenity Space • Trees • Parking <p>Presentation from Applicants Representatives The applicants agents presented the scheme by giving background information about the history, site and surrounding. The presentation looked at the proposed and existing plans of the building. The presentation addressed design, density, trees, parking.</p>	

Item		Action
	<p>Questions from the floor</p> <ol style="list-style-type: none"> 1. 7 wormsley Rd – issues about light coming into the flat from womersley flats and we have complained for two years and nothing has been done? – How do we know that you will answer our concerns – can you reassure us? 2. Level of details, and design and planning issues <ol style="list-style-type: none"> a) Designation of the site – is it a backland site? Policy SPG 3c should apply. b) Has there been an accurate survey done for the site and ground floor and first floor slab level to affected properties? c) Has a tree survey been carried out and how does this influence the design of the development? d) Has a proper survey been carried out in terms of access? And parking? e) Drainage level from north to south re surface water – is there a strategy in place? f) How does this meet with the London Plan? g) Energy generation ? h) Detail of accommodation provision and allocation of tenure re affordable units? 3. <ol style="list-style-type: none"> a) Parking and access- 34 proposed Why? Emergency vehicles no turning? Disabled parking but no lift? Mountview Rd – lorry car park b) Choice of materials – polish stone block not multi red brick? Not in keeping with the area c) Massing – timber box high point of crouch hill – 5th floor on block B. d) Ancillary facilities beyond – 160 people on site – refuse, parking, play area, no pavement, <p>Statement: Dickenson Rd resident No parking in Dickenson Road, it is a death trap – no adequate parking for this development</p> 4. How many residents will be on site and how many existing residents will be rehoused on this site? 5. I am concerned about the trees that back on to my garden; I don't want you to pull them down as they form part of our garden. Our garden is well covered with trees acts as a good screen for our garden, I don't want you to take the trees away and just leave us with a wall. Which trees have TPO, trees make sure trees not damage or taken was by mistake? 6. What height is the proposed building? 7. How will the detail answers be fed back to us as they have not been answered fully? <ul style="list-style-type: none"> • Contract for cost time & quality – if goes wrong? • If problem – which will it be the deciding factor cost, time, quality? 	

Item		Action
	<p>8. How much closer to the boundary are these buildings going to be?</p> <p>9. Have you based your scheme on an accurate survey? If not, you will have problems to the different levels?</p> <p>10. Lack of infrastructure? Wider issues?</p> <p>11. The meeting has been very useful, not enough answers to, what is the next step. Can we have a follow up meeting?</p> <p>12. What sort of wall or fencing will replace the trees?</p> <p>13. Concern about security on site whilst construction is taking place, what plans are you making?</p> <p>14. London Quadrant Trust – what sort percentage of profit will be made from this scheme?</p>	
	<p>Answers</p> <p>1. I apologise for the light and assure you that we will provide you with a contact name and number and any concerns will be dealt with.</p> <p>2. a) This is backland site was currently housing site for number of years. b) yes we have all the surveys done in relation to this and the trees all the surveys are available at the planning office as the documents were submitted as part of the application. c) Trees have been numbered and awaiting the arboriculturist report to see what affect it will have on the trees. d) Commissioned a transport assessment with regard parking provision, cycle parking, transport facilities in the area and this will be made available within 4 weeks. e) Drainage is a matter of details not yet provided. Function in line with building control f) Energy - we have made preliminary assessment of alternative fuels and energy . we will be submitting this to the Council shortly. Eco g) Homes assessment – acceptable homes requirements. Tenure mix – flexibility into design social rented houses, block A & C for tenants. Creating shared ownership on upper level A. Options open depending how the community changes but committed to 50% rented housing.</p> <p>3. a) Parking/access – UPD meet the quota – can put more car parking space but will take away green space – accordance with UDP. b) Materials: not supplied materials – samples can be supplied – meet local c) Massing – comment from original application d) Ancillary – Play space can be devised – responded to local comments, e) refuse collection – meet with the Haringey requirements. – meet all regulations.</p>	

Item		Action
	<p>4. Approximately 98 habitable rooms (people) 154 people – I am not 100% sure but this is an approximate figure of course that may change depending on whether people want to come back or not.</p> <p>5. Trees that will be affected by the construction will be clearly marked and fenced off, we are waiting for the report from the arboriculturist which is an independent report telling us what state the trees are in and can and cannot be taken away.</p> <p>6. The height of the proposed building is no higher than the existing one.</p> <p>7. The process for feedback regarding in-depth answers is that the Minutes of this meeting is attached to the officers' report and there is further opportunity for you to address the planning committee if you feel your concerns have not been met. This is done before the committee makes its decision.</p> <ul style="list-style-type: none"> • Housing trust adopted cost is fixed, quality is fixed as for time – time is sufficiently allowed as part of the contract to meet the deadline. If the contractor does not meet the deadline they will have to pay a penalty if the development does not meet its completion date. The architects are happy to correspond with local residents on outstanding issues. Exchange of email addresses can be exchanged after the meeting. <p>8. The architect answered the distance of the boundary wall by pointing to the plans and explained the distance.</p> <p>9. No answer</p> <p>10. No answer</p> <p>11. I am glad this meeting has been useful unfortunately we only have one forum, you can communicate with each other & architects to gain answers and you can meet as a group to formulate your objections. You do have another chance at raising your concerns before a decision is made by members, you can attend and address the Planning Application Sub-Committee although limited to speakers and time. You may wish to select one or two speakers to represent your views. You can access the all documentation on the website and information on the Haringey website.</p> <p>12. Timber fencing the entire round.</p> <p>13. Consulting the police & crime prevention officer how the site will be maintained. The information will be made available.</p> <p>14. Not a profit organisation – charity. If any profit is made by surplus units it will be put back into the trust.</p> <p>PS ended the meeting by thanking everyone for attending and participating . Reminded everyone to exchange contact details for further communication outside of this meeting. End of Meeting</p>	



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Site plan

Dickenson House, Womersley Road, N8.



**Directorate of
Environmental
Services**

Shifa Mustafa
Assistant Director
Planning, Environmental Policy & Performance
639 High Road
London N17 8BD

Tel 020 8489 0000
Fax 020 8489 5525

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REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/1298

Ward: Hornsey

Date received: 27/06/2006

Last amended date:

**Drawing number of plans : Report: Planning Application Supporting Statement:
Site Plan.**

**9PWD/A1/5051/EX A;9PWD/A1/5053/EX A : 9PWD/A1/5056/EX A; 9PWD/A1/5052/EX
A; 9PWD/A1/5054/EX A. A9PWD/A1/5081/EX A. 9PWD/A1/5080/EX A.
9PWD/A1/05061/EX A. 9PWD/A1/05060/EX A. 9PWD/A1/05059/EX A
9PWD/A1/05058/EX A 9PWD/A1/05057/EX A
9PWD-A1-02001-IN D: 9PWD-A1-02000-IN D:
C1117-SK063 Rev 1:**

Photomontages

Address: Hornsey Treatment Works, High Street N8

Proposal: Erection of pre-treatment and bromate removal facility comprising four new buildings:-i) pre-treatment building.ii) chemical storage and dosing building iii) catalytic GAC building/structure and iv) washwater recovery building/structure:

Associated plant and machinery and new access arrangements to the site including constructions of temporary crossings of New River for construction traffic and extension of estates road from within New river Village (New River Avenue N8) for delivery vehicles only

Existing Use: Treatment works **Proposed Use:** Treatment Works

Applicant: C/OThames Water Property Thames Water Utilities Limited

Ownership: Thames Water

PLANNING DESIGNATIONS

Conservation Area
ROAD - BOROUGH
Ecological Corridor
EVS - Borough Grade 1
EVS - Metropolitan
Green Chain - Proposed
Metropolitan Open Land
Area of Archaeological Importance
Historic Park
Green Chains
Metropolitan Open Land

Officer Contact: Frixos Kyriacou

RECOMMENDATION

To grant planning permission subject to a section 106 and agreement and planning conditions and subject to referral to the Greater London Authority who have 14 days in which to decide whether or not to direct refusal.

SITE AND SURROUNDINGS

The site is located adjacent to the south slopes of Alexandra Palace and Park and is bounded by the Park to the west and the railway line and New River to the east. To the south is Newland Road, which provides the existing access road, and further to the south are the residential properties of the Campsbourne Estate.

The application site consists of a reservoir to the north and six individual slow sand filter beds to the south. There are also a number of operational buildings and associated structures that are used in conjunction with the works. A distributor road runs around the site, which enables commercial vehicles to service the premises.

The site is considered to be a very sensitive site as it is located within Metropolitan Open Land and part of the site to the north including the reservoir is designated as an area of Ecological Borough Grade 1 status. The site is also located within the Hornsey Water Works and Filter Beds Conservation Area and on the boundary with the Alexandra Palace and Park Conservation Area, which is also designated as a Historic Park.

The site holds a prominent position and is visible from many public positions and viewpoints. The adjoining area has recently undergone extensive redevelopment in the form of the New River Village.

The proposed access road for construction would utilise the existing facility used in the construction of the New River Village and then a temporary access across the New River. The access for deliveries to the new treatment works(once completed) would be through New River Village

PLANNING HISTORY

The main planning history relates to the redevelopment of the Hornsey Water Works where currently 626 new residential units are being developed.

In 1998- planning application HGY/1997/1980 was approved for the erection of new treatment plant and pumping station.

Condition 05 stated that all delivery, servicing and maintenance shall be from Newlands Road entrance and the south gate shall be used for maintenance access to the New River Water course.

In 2005 A similar application, but of a different design and access was refused for the following reasons:

Adverse Impact on MOL, Conservation Areas, Alexandra Palace MOL and Historic Gardens.
Poor Design.

Insufficient very special circumstances to outweigh the harm identified above and lack of information on Phase II.

No Section 106 Agreement.

No information on how the development will meet any objectives of sustainable

development and energy efficiency contrary to Revised UDP plan policy UD1A and The London Plan policy 2A.1

In March 2006, a further similar application was refused for the following reasons:

The site is located in a sensitive area designated as a Conservation Area and as Metropolitan Open Land in the Adopted Unitary Development Plan 1998 and the Revised UDP of September 2004. (Draft Deposit) and adjacent to the Alexandra Palace Historic Park. The site commands wide views from Alexandra Palace to the north-west and from the New River Open Space and footpath to the east. The proposed development, by reason of its height, substantial footprint and bulk, would be detrimental to the appearance of the Metropolitan Open Land and would not enhance or preserve the character and appearance of the Conservation Areas. The adverse impact would be exacerbated by the design of the building, notwithstanding amendments made in this submission, would still appear as an intrusive industrial style of construction in a very open setting. Further the Council is not convinced that there are no suitable alternative locations for such a scheme elsewhere within Hornsey Waterworks filter/beds complex. The very special circumstances put forward are insufficient to outweigh the harm identified above. The scheme is thus contrary to Policies OP3.2 Metropolitan Open Land, Alexandra Palace and Park: OP 3.5 Historic Parks, Gardens and Landscapes: DES 2.2 Preservation and Enhancement of Conservation Areas of the Unitary Development Plan (1998) and Policies UD2 General Principles, OS1A Metropolitan Open Land, OS3 Alexandra Park and Palace and CSV1A Development in Conservation Areas of the Revised UDP September 2004.

No section 106 agreement exists for the securing funding for a landscape screen planting at the boundaries with Alexandra Palace for improvements to Penstock Path and improvements to Campsbourne Play Centre to mitigate against the adverse visual impacts of the proposed buildings, contrary to Policy UD10 Planning Obligations of the Haringey UDP 2004.

Both of these applications are now at appeal.

DETAILS OF PROPOSAL

Background (from applicant's statement)

The new water treatment facilities at Hornsey are being developed in response to bromate contamination of the aquifer in the Upper Leal Valley and to the undertakings Thames water have made to the Drinking water Inspectorate.

The majority of the raw water to be treated in the new water treatment facilities will come from the Hornsey Reservoir, which is supplied from the New River. The water suffers from algal blooms during which the overall output from Hornsey Water works can drop dramatically.

A robust form of pre-treatment is required that can remove algae and maintain water quality at a maximum flow using surface water from the New River throughout the year without the need to operate the contaminated boreholes. It is proposed to provide an advanced pre-treatment process to treat the water prior to further treatment. This facility will consist of Dissolved Air Flotation followed by Rapid Gravity Filtration.

Phase 1 works would comprise flocculation and clarification treatment upstream of the existing slow sand filters at Hornsey WTW with the purpose of improving the robustness of the process against algae growth in Hornsey Reservoir. This is necessary to mitigate against bromate contamination given that Upper Leal Valley water has historically been used to provide dilution during algal bloom events.

Phase 2 works are required to ensure Hornsey WTW is capable of treating bromate contaminated water so that the Upper Lea Valley sources may be utilised to its maximum extent.

The Buildings

Three buildings are proposed one to carry out the main filtration system and one to store the chemicals.

1. The Main Process Building.

The maximum dimensions of the building would be 55.4m in length, 44.3m in width and 15.8m in height. This building would be sited on the central northern filter bed around 80m from the boundary with Alexandra Park. The building would vary in height due to the height of the eaves and the design of the building with the curved roof profile.

This building would house the flotation area of the Dissolved Air Filtration plant, the air saturation equipment, sampling and monitoring equipment and MCC Panels. In this building the algae and suspended solids would be removed.

2. The Chemical Storage and Dosing Building.

This building would measure 43.3m in length, 9.25m in width and a maximum of 10.85m in height. The building would house chemical storage tank and dosing equipment. This building would be centrally located within the site, 65m from the play centre and 60m to the main entrance.

A number of commonly used chemicals in the water industry would be stored here, Sulphuric acid (delivered as a liquid and used to lower the pH value of the raw water. Polyaluminium chloride delivered as a liquid to promote the coagulation and flocculation of suspended particles.

Sodium Hydroxide (caustic Soda) to make the water more alkaline and Sodium Chloride (salt) delivered as a powder and used to regenerate water softeners.

3. Catalytic GAC (Granular Activated Carbon) Building/Structure.

This building would be located to the east of the main treatment building and would have the following measurements. 43.3m in length, 9.25m in width and 9.85m in height. The building would house the GAC adsorption process. Again due to the curved roof profile the GAC building would vary significantly in height from approximately 6.5m to 12.7m.

Water from building 1 would be pumped into this building. This building would be used to treat bromate-laden water. This will be done through a bed of catalytic Granular Activated Carbon which will remove bromate and pesticides by adsorption. Finally, treated water will be passed to the existing disinfection facilities before it is pumped into the supply.

4. Washwater recovery Building/Structure.

This building would be located on the eastern boundary of the site and would have the following dimensions. 52.25m in length, 14.7m in width and 14.7m in height. This building will house the facilities to allow the dirty wash water from the RGFs and the catalytic GAC processes to be recycled. This will include settlement plant, dosing equipment for polyelectrolyte, pumps and a MCC.

Access.

Access to the site for construction would be from the access currently used for the construction of New River Village. However it is likely that this access will not be available for the whole construction process and therefore it is proposed to have a new temporary access created along New River. Once construction is completed this access would be removed.

It is envisaged that all chemical deliveries would be through New River Village and along the estate road which would have to be extended.

CONSULTATION.

This is the third application on the site and there has been extensive consultation as part of this and past applications on the site.

A Development Control Forum took place on the 13th July 2006:

The following consultation has taken place:

Local Residents:

Campsbourne Community Residents' Association

42-86 (c) Newland Road

1-8 (c) Honeymead

1-21 (c) Campsfield

1-17 Myddleton Road

1-33 (c) Newland House, Newland Road

1-19 (c) Goodwin Court

7-24 (c) Koblenz House

25- 79 (o) Boyton Road

Rhein House 1-16 (c) Boyton Road

1-4 Newland Road

161-175 (o) Nightingale Road

1-76 (c) Amazon Building

1-90 (c) Blake Building

1-49 (c) Danube Building

1-30 (c) Emerson Building

Environment Agency

GLA

Drinking Water Inspectorate

Conservation Officer

Building Control

Conservation Officers

Local councillors

Garden History Society

Hornsey CAAC

Mayor's Office

Alexandra Palace Manager

Alexandra Palace and Park Statutory Advisory Committee

Campsbourne Playscheme

Campsbourne Junior and Infant School

Site Notices & Newspaper Advert

RESPONSES

St.James Group developers of the New River Village:

Confirm awareness of the proposals and recognises the strategic importance of supplying the catchment area with clean drinking water to address a potential public health issue.

We are now confident that through detailed and sensitive design, an access strategy through the development can be achieved which will result in a minimal impact on the landscaping but more importantly on the residents of New River Village.

St.James group have no objections and fully support planning application.

The following responses have been received:

Campsbourne Community Residents Association

1. Welcome new route away from Nightingale Lane/ Newland Road. New route through New River village far from ideal.
2. Issue with Campsbourne Play scheme has been addressed.
3. Chemicals to be delivered in accordance with Health and safety legislation.
4. The massing of the building has not been addressed. If size of the building cannot be addressed the detailing of the building should look at the Hornsey Pump Station 1903 and other structures on the site.
5. Petition signed by a large number of residents in relation to issue 4 on the previous application should be taken into account.
6. Hours of working condition needs to be applied. Residents currently disturbed by existing early working.

Alexandra Park and Palace Conservation Area Advisory Committee:

1. Modification to MOL should not be taken as justification for such high and intrusive buildings as are proposed by TW. Development on other operational land should not be used to sidestep MOL status. Any proposals should enhance the setting of the conservation area and not detract.
2. Such an exposed and important site demands a building which is both as unobtrusive as possible and of real architectural merit. Company should re-invest funds received from redevelopment by putting a greater part of its building under ground. The part sunken pumping station approved in 1998 shows what can be achieved.
3. TW has allowed the residential to proceed despite knowing some of this land maybe required for plant and access.
4. Screening would be ineffectual in screening this development from Alexandra Palace promenade which provides spectacular views of London and beyond.
5. TW has not safeguarded adequate access arrangements to ensure the filter beds could be serviced in the future.
6. Loss of Green Path only community benefit of housing development. Possible legal challenge to extension of residential estate road for the delivery of vehicles. A permanent roadway on the east side of the New River is not acceptable.

Friends of Alexandra Park:

The view from the Park eastwards across the reservoir and filter beds to the railway embankment is an integral part of the beauty of the park, uninterrupted by buildings. Any development here would detract from this view and destroy the character of the MOL. This

would be particularly harmful in the present case where the building is not only devoid of architectural merit but is so large as to dominate the view.

We would like to be assured that the Council is satisfied that there is no less sensitive site which Thames water could use for its development.

Hornsey Conservation Area Advisory Committee

Extremely concerned about this development of Metropolitan Open Land. It is hard to believe that the need for this for this plant was not envisaged when the adjacent land was sold for redevelopment.

Drinking Water Inspectorate: (DWI)

It confirms acceptance by the Secretary Of State to Thames Water undertaking to achieve compliance with the Bromate Parameter in water supplied by Hornsey Water Treatment Works as laid down in the Water Supply (Water Quality) Regulations 2000.

' Where a Company encounters difficulties in meeting the conditions of an undertaking, or considers it should modify its proposed work, there is provision,...., for it to submit a new undertaking, if accepted by the Secretary of State... '

The letter states that such variations or new undertakings may be because of events not reasonably within its control.

Highways- No objection subject to a section 106 agreement and planning conditions.

Conservation Officer: No objection

Nature Conservation Officer: (taken from previous application)

I am concerned that the proposed route of the circa 3m wide access track, to the east of the New River, which is now proposed to be permanent, would destroy valuable habitat. This area of scrub and brambles supports mammals and birds and there have been records of the scarce and declining lesser whitethroat in this area.

Any work must by law be carried out outside the bird nesting season (March to August). A survey of protected species should also be undertaken by a suitably qualified ecological consultant before works are undertaken – for example reptiles such as slow worms might be present here.

I would much prefer to see the route of the access track go along the west of the New River where there is already a roadway (new houses are being constructed along here). Is this really not possible? What volumes of traffic and times of the day for usage are envisaged once the initial works are completed?

If there is no option but impacting on the area of scrub, then I would prefer to see the access track located as close to the New River as possible, to minimise habitat loss in this area.

We should seek planning conditions such as planting with appropriate native trees and shrubs such as hawthorn in relevant areas. Bird and bat boxes could be placed on trees and buildings. Work on the filter bed will need to avoid any adverse impacts on the adjoining Alexandra Park and Wood Green Reservoir Sites of Importance for Nature Conservation.

Alexandra Palace Management:(taken from previous application)

As you are already aware Alexandra Charitable Trust are in the process of carrying out Heritage Lottery Funded Landscape restoration project to improve the Palace surrounds and wider park. As part of this area we are improving the conservation area including new paths, improved habitat management and the construction of observation platform to enable park users to watch migrant waterfowl on the neighbouring reservoir/water treatment site.

Having considered the proposed construction of a pre-treatment building on a disused filter bed I would have to request that the new structure is screened by planting along the boundary with the park. At present there is some scrub and few small trees established along this section of boundary and there is space available for additional trees.

It would be preferable to make sure that there is sufficient space on the Water works side of the boundary for the tree planting as I would want to ensure that we negate any root damage claims related claims that may arise in the future.

I also notice from the application that there is specific mention of a chemical storage facility of some description. I would wish that this be located as far from the boundary as possible, preferably out of sight.

New River Village Residents Association:

Design / materials look low cost and are unsympathetic to the parkland environment situated close by, not in keeping with the Victorian Pump House and the brick building crossing top the New River.

Visually Intrusive from Alexandra Palace

Buildings should be redesigned/ materials upgraded

Work hours should be restricted to weekdays: no late evenings, night shift or shift work hours.

Remain worried about the new application proposes delivery through New River Avenue. We ask that it be made a condition of planning that Thames Water enters in to a legal agreement in order to secure the upkeep of the road. That the covenant includes a limit on the number of tanker deliveries permitted each day (max 3). And that the hours be restricted 0930-3.30 weekdays. To minimise impact /conflict with occupiers (children) of NRV.

New River Path landscaping should result in an enhancement once temporary construction is completed.

Chemical spillage.

Noise pollution.

Objections raised in individual letters:

1. Transit of dangerous chemicals
 2. Recompense for the use of the road and use of the private road. Damage to road
 3. Chance for consideration as part of a master plan for the whole area has been lost.
- Unsatisfactory gap from the New River Village Development
4. Architectural character does not relate to any of the surrounding buildings, curved roofs add to height and volume. Ugly modern factory buildings. Visually Intrusive.
 5. Drawings misleading elevations are not brick but concrete blocks.
 6. Materials make no reference to the buildings in the vicinity apart from the worst buildings.
 7. Montages should be verified.
 8. All other sites should be investigated.
 9. Impact on MOL, visual.
 - 10 Heavy vehicles accessing NRV
 11. Hours of Work and delivery
- New River Village not complete
13. Proposed landscaping for NRV would be destroyed.
 - 14 Impact on lay out of New River Village

The Environment Agency has raised no objection but has requested the following conditions:

Development shall not commence until an assessment has been undertaken of the impacts of this proposed development upon the structural integrity of the Moselle Brook which crosses from east to west beneath the proposed road crossing. For these proposals to be acceptable, it shall be demonstrated that the culvert is of a good enough condition to support a new road and passage of vehicles, also that the crossing has been designed so that no additional load shall be placed upon the culvert's wall.

Condition relating to contamination

Condition relating to surface and foul water drainage system

No soakaways shall be constructed in contaminated land

A buffer zone of 5m to be established alongside the reservoir

Landscape management plan

Planting

No light spillage

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan

UD2 SUSTAINABLE DESIGN AND CONSTRUCTION

UD3 GENERAL PRINCIPLES

UD4 QUALITY DESIGN

UD8 PLANNING OBLIGATIONS

UD 11 LOCATIONS FOR TALL BUILDINGS

ENV4 ENHANCING AND PROTECTING THE WATER ENVIRONMENT

ENV5 WORKS AFFECTING WATER COURSES

ENV 6 NOISE POLLUTION

ENV9 ENERGY EFFICIENCY

ENV 10 RENEWABLE ENERGY

ENV12 DEVELOPMENT AT OR NEAR PREMISES INVOLVING USE OR STORAGE OF HAZARDOUS SUBSTANCES

OS2 METROPOLITAN OPEN LAND

OS4 ALEXANDRA PARK AND PALACE

OS5 DEVELOPMENT ADJACENT TO OPEN SPACES

OS6 ECOLOGICALLY VALUABLE SITES AND THEIR CORRIDORS

OS7 HISTORIC PARKS, GARDENS, AND LANDSCAPES

OS10 OTHER OPEN SPACE

OS 16 GREEN CHAINS

OS17 TREE PROTECTION, TREE MASSES AND SPINES

CSVI DEVELOPMENT IN CONSERVATION AREAS

CSC2 LISRE BUILDINGS

London Plan -

Policy 3D.9 METROPOLITAN OPEN LAND

Policy 3D.12 BIODIVERSITY, HABITAT, AND NATURE CONSERVATION.

Policy 4A.11 WATER SUPPLIES

Policy 4A .12 WATER QUALITY

Policy 4A.14 REDUCING NOISE

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background.

This application has been submitted to attempt to deal with the reasons for refusal expressed in the previous application HGY/2005/2060 (now subject to appeal). The new aspects to this application are:

1. Full details of Phase 1 and Phase 2- this essentially shows two additional buildings required for the water treatment process. The development will now be built in one phase.
2. Re-location of Main Treatment Building 60m from the boundary with Alexandra Palace.
3. New Access Arrangements for construction and deliveries to the treatment plant.

The main issues to be covered in this report are as follows:

In relation to the buildings:

Inappropriate Development in the Metropolitan Open Land and whether there are any very special circumstances which should allow this development. (The needs of the water industry)

The impact on the two conservation areas: Hornsey Filter Beds and Alexandra Palace and Park. In terms of appearance, mass bulk and scale.

Impact on the Historic Park.

Impact on the amenity of local residents: (1) visual (2) noise (3) smell

Impact on the Nursery

Impact of Site of Ecological Interest

In relation to the Access Road and Construction Road:

- 1 Impact on amenities of residents of New River Village
- 2 Impacts on the Site of Nature Conservation
3. Impact on New River and Footpaths
4. Highway and Pedestrian Safety

In addition the possibility of using other sites and accesses will be examined.

METROPOLITAN OPEN LAND. (MOL)

The London Plan section 3.249 states ' MOL will be protected as a permanent feature and afforded the same protection as the Green Belt. Planning Policy Guidance Note 2 on Green Belts provides the tests for development in the Green Belt.

The first issue is whether the development is appropriate or inappropriate development in the Green Belt. PPG2- section 3.4 states that new buildings inside a Green Belt is inappropriate unless it is for the following purposes.

1 Essential facilities for outdoor sport and outdoor recreation, for cemeteries ***and other uses which preserve the openness of the Green Belt.***

It is considered the current reservoir and Thames Water site falls within this category. It is a predominantly open site with ancillary buildings.

Section 3.5 of PPG2 gives examples of the essential facilities, such as **small** changing facilities or **small** stables.

The proposed main treatment building would have dimensions of 44m in length and 55m in width. The building would have a maximum height of 15.8m, but this would vary significantly with some of the building being only 6m to the eaves and at other points 13.45m to the eaves. The main chemical building would be 9.2 m in width and 43m in length 5.69m to the eaves and 10m to the ridge. The other two buildings are of considerable size as well.

Taking into account the size of the building, it is considered such proposals would amount to inappropriate development in the Metropolitan Open Land for which Very Special Circumstances must be demonstrated in order to justify inappropriate development.

Very Special Circumstances.

It is now necessary to examine the very special circumstances put forward by the applicants.

Need for Water Treatment Plant

Water does have to be treated either at source or at some point in its distribution network. If the treatment works were in Hertfordshire this area is predominantly Green Belt and similar inappropriate development issues would arise.

The source of the bromate contamination has been traced by the Environment Agency and Three Valleys Water to a chemical factory at Sandridge, to the north of St.Albans. The responsibility for the contamination is uncertain and the legal responsibility has not been clearly defined. It is understood remedial measures at source will take many years and it is clear that more immediate actions are needed to manage the bromate concentrations in water sources and supplies.

Thames Water has implemented a system to manage abstractions in order to control bromate concentrations at Hornsey. To date bromate has not been detected in the North London Artificial Recharge (NLARs) boreholes, located upstream of Hornsey. In the short term the company is planning to use the NLARs sources as a means of reducing abstraction from the contaminated wells and providing additional dilution.

Thames Water argues that this is not a complete or sustainable solution. In order to sustain the output from Hornsey the larger, more highly contaminated, sources must be used when the use of River Lea water is restricted due to high algal loading.

Contamination of raw waters with bromate is highly unusual. Other options have been considered, however the proposals are considered the only practical method of dealing with the contamination.

Thames Water have now re-located the buildings, with the pre-treatment building in slow sand filter bed no.2 and the catalytic GAC and wash water building in slow sand filter bed no.3. The chemical building would remain in the same position located centrally within the site. Thames Water state to site the pre-treatment building in slow sand filter bed 2 is not ideal from an engineering or business perspective. This will potentially impact Thames Water's statutory obligation to meet the water demands of its local customers during periods of high demand. Thames Water also state that sand filters 1 and 2 remain their preferred option, if this application were not approved they would seek approval for the use of filter beds 1 and 2.

Most of the pipe work required for the slow sand filters is buried below the roads on the site. If the pre-treatment building was constructed on another slow sand filter bed many of the existing connections would need to be replaced and the disused filter would have to be refurbished. This

option was rejected by Thames Water because it would lead to the closure of the existing Water Treatment Works and because of excessive costs.

The Drinking Water Inspectorate on the 19th July 2005 confirmed the Secretary of State's acceptance of Thames Water's undertaking to achieve compliance with the Bromate parameter in water supplied by Hornsey Water Treatment Works.

It therefore appears that the water treatment plant would be essential to ensure that clean water is maintained for this part of London. There does appear to be very special circumstances why these buildings should take place in order to maintain an adequate and safe water supply.

The Greater London Authority has confirmed that in their view very special circumstances justify development on Metropolitan Open Land. However this was in relation to the previous application which did not give full details of phase 2. The Inspector into the UDP when responding to an objection to the role of statutory undertakers reasoned the plan should be modified as follows:

"When assessing development proposals on MOL, the operational needs of utility companies should be taken into account. In particular cases, the essential need for new infrastructure **may** override the need to protect the open character of the MOL." This sentence duly appears in the UDP section 8.10.

The introduction of this facility within the MOL would be inappropriate but the very special circumstances of the Water Industry should carry significant weight. Planning Policy Guidance Note 2 advises that very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. It is therefore necessary to consider other considerations and assess whether the very special circumstances are sufficient to outweigh any other harm identified.

URBAN DESIGN

The Mayor's Office has given some strong guidance on this issue. Reference is made to the London Plan chapter 4B-'Designs on London' states that good design is central to all the objectives of the plan. The Mayor also cites PPS1 and a key principle of that document states that "Design which fails to take the opportunities available for improving the character and quality of area should not be accepted"

In relation to the design of the buildings which is similar to the design of the second application, the GLA original comments were that the "The proposal is a vast improvement over the previous design. The layout of the building is broadly the same, as this is dictated by the equipment it houses. However, the applicant has introduced new materials for the façade (red ceramic tiles, yellow eternit cladding, blue and grey metal cladding and cream brickwork around the base) and replaced the single flat/pitched flat roof with three curved standing seam metal roofs. These design changes give the building a uniqueness and distinctiveness appropriate to its location in MOL and opposite the listed building at Alexandra Palace." It must be noted these comments were made in relation to the previous application which had two buildings rather than 4 as now proposed.

The Planning Applications Sub- Committee refused the previous application because of the design, height substantial footprint and bulk and its impact on the Metropolitan Open Land, New River, Conservation Areas and the setting of Alexandra Park. The design of the buildings has not changed indeed there are now two additional buildings which has moved the development closer to the New River.

Considerable objection and concern has been received regarding the height of the buildings. Thames Water has offered this explanation. "The size of the buildings is determined by the size and nature of plant and machinery to be located within them. Currently, water flows under gravity from the reservoir to the slow and sand filters. It is not possible to maintain this arrangement if a new process is introduced. It is proposed to pump water to the DAF and then allow the water flow under gravity through pre-treatment. An inter stage pumping station will then lift the filtered water to the GAC adsorption before it gravitates to disinfection facilities. This provides a good balance between the number of pumping stages and keeping the height of the building to a minimum".

Many comments have sought to have the building lowered by excavation, Thames Water state this would result in additional spoil having to be removed and a risk from flooding due to the high local water table.

The only other material difference is that the main treatment building has now been set away from Alexandra Park by some 60m. While this deal with immediate impact, there would still be wider views of the building from Alexandra Palace.

IMPACT ON THE CONSERVATION AREAS.

The site lies within the **Hornsey Filter Beds Conservation Area** and adjoins the Alexandra Park and Palace Conservation Area.

In relation to the Filter Beds, the main issue is the introduction of the four buildings which are of considerable size. The introduction of such buildings would have a significant visual impact on the character of the conservation area which is predominantly open and void of any significant buildings.

The site is within operational land, the development of the water filter beds is difficult to resist. It is considered the design of the buildings are of sufficient quality however the loss in part of the open character is regrettable and would not preserve the character and appearance of this conservation area.

In relation to the **Alexandra Palace and Park Conservation Area** the main treatment building would now be located 60m from the boundary with the Conservation Area. This building and the other buildings would be seen from the Park though there is some screening along the boundary. The buildings would also be seen from wider views on the upper slopes and from the Palace itself. It is therefore considered necessary to enter into a section 106 agreement requiring a contribution towards a landscape strategy for screening the building. Alexandra Palace and Thames Water have reached agreement on a landscape strategy for the boundary with Alexandra Palace. The Palace and Park is also listed as a **Historic Park** and the Filter beds have formed part of the wider setting it is therefore considered essential that a landscape strategy within the Park is closely considered.

On balance it is considered the character and appearance of this conservation area and the setting of the Park would be preserved would be preserved.

IMPACT ON ADJOINING RESIDENTIAL OCCUPIERS BUILDING:

Visual Impact

The building in parts would be 15m in height, it would be more than 100m from the nearest residential property. Some views would be gained from the public footpath which surround the

site to the south and from the upper floors of houses and flats further to the south and from New River Village.

On balance the visual impact of the proposals would not be unduly dominating when viewed from the adjoining residential properties. Indeed the relocation would give improved views of the Palace from some of the properties in the New River Village.

Noise

In order to ensure that the noise levels from the proposed operations do not exceed existing background levels a planning condition has been included in the recommendation in the event that the Committee are minded to approve the Planning application.

Visits to similar facilities in Chingford revealed the noise levels outside the building were not significant.

Smells:

No significant odours were identified at the similar facility at Chingford.

The Nursery/Playscheme

The main treatment building would now be sited some 70m from the nursery and therefore there would be little impact on this facility.

The chemical building is located over 23m from the nursery; the storage of chemicals is generally governed by other agencies and not directly by the planning system. However the applicants have provided details of the safety measures.

Impact on Adjoining Ecological Areas:

The application site lies outside but is situated in close proximity to the Wood Green Reservoirs which is a Grade 1 Site of Borough Importance and Alexandra Park is Grade II.

The development itself would be located on two operational filter beds; in addition another filter bed would be used for construction purposes. There would be no loss of natural habitat however subject to suitable noise insulation and a management plan to cover the construction phase.

CONSTRUCTION TRAFFIC AND ACCESS ROAD THROUGH NEW RIVER VILLAGE.

In terms of construction traffic an agreement has been reached with St. James who are developing New River Village, to use the existing haulage road from November 2006 until June 2007. During this time Thames Water plan to construct a temporary access for construction purposes across the New River with access from the High Street this will be required until June 2009.

IMPACT ON THE AMENITIES OF NEW RIVER VILLAGE.

Visual Impact:

Temporary Construction Route (until June 2009)

The visual impact of the temporary access road which would be sited some 19m from the first residential block of flats would be significant, a new bridge would be provided together with a new hard surfaced road along the embankment. The plans for the New River Village envisaged the embankment being a landscaped route. Indeed objections have been received from residents who purchase their properties because of the views of the landscaped River.

The introduction of the bridge and road would reduce the amount of landscaping for this route, but only for a temporary period.

There is no doubt the introduction of the road instead of the proposed grass verges and tree planting would reduce the attractiveness of the visual amenity to residents in New River Village. In addition the site of large vehicles moving along the Green chain is a significant disadvantage of the proposals. However as these proposals are temporary and to assist in the construction of the facilities until June 2009 when the land would be re-instated.

Permanent Access from New River Village. (Delivery only)

The extended estate road in terms on the visual impact would largely affect blocks J and k of the New River Village. In the area between the two blocks it was proposed to have trees and landscaping. Therefore there would be some loss of visual amenity, this is regrettable but there would still be some space for planting either side of the access road. A permanent access on the east side of the New River would be clearly more undesirable

Noise and Disturbance:

Temporary Construction Route:

The proposed construction route subject to appropriate controls such as the arrival and departure times bearing in mind its distance from the nearest residential properties is unlikely to cause any significant noise problems.

Permanent Delivery Access:

There will be no more than 3 deliveries per day and these deliveries will take place on Mondays to Fridays. In these circumstances apart from the brief period of delivery and departure it is unlikely a case could be against the access on grounds of noise and disturbance. It must be borne in mind that the New River Village development as a whole has underground parking spaces for 400 cars, which represents a significant source of traffic generation far exceeding that from 3 lorries.

Proposed Green Chain/Ecological Area: (see comments from Nature Conservation Officer)

The introduction of the access road cannot be seen to comply with the policies relating the Green Chains and Ecology.

The Nature Conservation Officer would prefer the access to be on the western side of the New River. However this would have implications for future residents of the New River Village and disrupt further the proposed broadwalk down the New River. The Nature Conservation Officer has also outlined a number of ecological concerns which would partly be dealt with by planning condition.

The impact on the nature conservation aspects of the Green Chain would be negative aspect of the proposals. Currently from site visits it is clear that walkers use the existing New River walk and the introduction of the access road would make this path less attractive to walkers.

The applicants have produced an ecological study the conclusions are outlined below

The new access route within the corridor may include the removal of potential reptile and breeding bird habitat along the section of land which follows the eastern bank of the New River. This may potentially fragment the reptile population and have an adverse impact on the sustainability of any reptile population

present. In order to ensure continuity of the green corridor and the associated reptile habitats, we have recommended that the final design and positioning of the access route allow for the retention of a linear strip of semi-natural scrub and rank grassland habitat to the east of the access track. A minimum one metre width of habitat should be retained; however the maximum amount of habitat should be retained, whilst permitting the safe construction and use of the track.

In order to avoid potentially disturbing breeding birds and damaging active nests, all scrub clearance work should be undertaken between September and February (inclusive), when birds are generally not breeding. Where this is not possible, the habitat should be surveyed prior to clearance to ensure no nesting birds are present. If nests are found, works will have to be suspended until the young have fledged and the nest is no longer active.

In order to avoid potentially harming slow worms and grass snakes which may utilise the rank grassland and scrub habitats, the habitat should be cleared by experienced ecologists outside the hibernation period (to avoid potentially disturbing hibernating animals). To avoid nesting birds and hibernating reptiles, vegetation clearance is likely to be carried out in early September. Potential hibernacula should be removed in spring/summer and replaced in suitable habitats which are unaffected by the proposed access track. All hibernacula and terrestrial habitats should be removed by hand by experienced ecologists/herpetologists to avoid potentially killing or injuring reptiles during the habitat clearance.

Walkers.

There would be some disruption to the use of the Green Chains by pedestrians during the construction phase, however as this would be temporary it is considered this would be acceptable. Once the road is installed it should be possible to maintain pedestrian access particularly at weekends.

Other Issues.

Access difficulties and Damage to walls

The neighbour nearest to the original proposed access had complained of damage to the wall in Newlands Road bounding the garden to the property which has been hit by vehicles entering and heaving the site.

The applicants have amended their plans to set back the access and gate to allow more turning area into the site. The plans have been amended accordingly.

As the access point has been changed this has now become less of an issue but the applicants have agreed to carry out the works.

Delivery of Chemicals:

Chemicals will be delivered to the site by dedicated road tankers with trained drivers. These tankers are operated by specialist chemical distribution companies with strict compliance with health and safety legislation.

Thames water have agreed to plan and co-ordinate chemical deliveries between Thames water and the distribution company to take account of local issues such as schools opening times and closing times. One chemical will be delivered at a time. There will be one delivery per day

to supply the pre-treatment facility with the necessary Chemicals. Times for delivery will be after 10.00 am but would extend to 5.00 pm.

There will be no weekend deliveries.

On site Operations:

The site will be generally unmanned but will be visited daily by a Thames Water operator. The site will be continuously monitored at one of Thames Water's control centres.

Automatic alarms will be sounded if any problems are detected or if any plant automatically shuts down. An operator will then be called out to the site to investigate and take any action required.

The Council consider it preferably to have the premises manned on a 24 basis.

Other Access Arrangements:

Rail:

Thames Water has indicated that rail would require the purchase of land, and the creation of sidings which would be expensive and outside their control.

Also due to the change in levels this would require a significant engineering operation. The main problem is that the quantity of chemicals is so low that the delivery by rail cannot be justified in operational terms.

Existing Access.

The existing access is through Nightingale Lane, this road is heavily parked on both sides. Nightingale Lane also has a significant number of residential properties and schools.

The original application proposed to use this access point.

Bedford Road Access.

This access is also not ideal, Bedford Road is heavily parked and there are buses entering and leaving Alexandra Palace. Congestion also occurs across the bridge when large vehicles also turn onto the bridge.

This access is also not fully in the control of the Water Company and would require the purchase of land from other landowners.

Alternative sites:

The gas works to the east has been cited as a possible alternative location however this would have implications for the redevelopment of that part of the Heartlands. In addition Thames Water argues that acquiring this site could be lengthy and by no means certain. The site is likely to be contaminated. Further the degree of additional pumping would be significant and require additional energy consumption.

It is noted that the Mayor's office when dealing with the question of alternative sites states "Thames water has not provided any evidence of the absence of alternative sites. However, as the plants will be part of the wider treatment process at Hornsey and needs to be close to the New River it is accepted this is the only suitable site".

Section 106

Thames Water have offered to give over some land to widen the Penstock footpath in accordance with the request if the Transportation Section and to contribute to the lighting and maintenance of the footpath.

In addition agreement has been reached with Alexandra Palace to a landscape strategy for the boundary with the Palace.

A contribution has also been made to the Playscheme.

SUMMARY AND CONCLUSION

The proposals are inappropriate development within the Metropolitan Open Land (Policies OS2 Metropolitan Open Land, OS4 Alexandra Palace and Park) and some harm would be caused to the open character of the land and the Hornsey Filter Beds Conservation Areas. and Alexandra Park Conservation Area (Policy CSV1 Development in Conservation Areas) In addition the proposed access road through New River Village and temporary construction road would have some implications for residential amenity (UD3- General Principles))and the Green Chain and Nature Conservation Site. (OS6 Ecologically Valuable Sites)Through appropriate design and conditions the access road impact could be ameliorated to an acceptable level and reinstated to its former condition once the construction is completed.

The Council is unaware of any alternative sites for this development, within the Waterworks or at other sites where this development could take place. However alternative access arrangements do exist through Newlands Road.

It is considered the harm caused by inappropriateness and other harm identified above is clearly outweighed by the benefits to the public interest of ensuring an effective and efficient Water Industry. (London Plan Policies Policy 4A.11 Water Supplies and Policy 4A .12 Water Quality)

Further there is section 106 agreement to ensure effective planting and landscape within Alexandra Palace and Park and improvements to footpaths where the access road would cross.

RECOMMENDATION 1

(1) That planning permission be granted in accordance with planning application reference HGY/2005/2060 subject to a pre-condition that Thames water shall have first entered in to an agreement with the Council under section 106 of the Town and Country Planning act 1990 (as Amended) and 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:

- To provide a sum of £2,000 to secure screening for the boundary with Alexandra Palace.
- To provide land adjacent to the Penstock Footpath to provide improved pedestrian and cycle facilities.
- £40,000 towards associated works and improved lighting, for the Penstock Footpath
- £7,500 to the Playscheme.
- Administrative /Recovery Costs- £2,500.

Recommendation (2)

Grant Permission

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. Any noise 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 and 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.
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.
 - e. Details of any artificial lighting shall be submitted to the Local Planning Authority prior to the installation of any lighting.
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. 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.
6. The construction works of the development hereby granted shall not be carried out before 0730 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 and in view of the importance of the works to the supply of water.
7. 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.
8. 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.

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.

10. Details of the siting of the new temporary access road across the New River, lighting, materials design and construction methods including the crossing details and construction time table shall be agreed with the local planning authority prior to the implementation of that part of the development.

Reason: To ensure the impact on the area of nature conservation and the amenities of adjoining residents are minimised.

11. Details of the measures to provide pedestrian access along the new temporary access road and safety measures for crossing footpaths for this and the permanent access shall be agreed prior to the use of the road commencing.

Reason: To ensure pedestrian safety and access to the site.

12. Development shall not commence until an assessment has been undertaken of the impacts of the proposed development upon the structural integrity of the Mosele Brook which crosses from East to West beneath the proposed road crossing. It shall be demonstrated that the culvert is of good enough condition to support a new road and the passage of vehicles, also that the crossing has been designed so that no additional load shall be placed on the culverts wall.

Reason: To ensure that the culverts structural integrity is not compromised.

13. Deliveries of chemicals in association with this development by road tanker shall only take place from the New River Village. The deliveries shall only take place between 1000 and 1600 hours on Mondays and Fridays. No deliveries shall take place on Saturdays and Sundays.

Reason: To protect the amenities of adjoining residents and reduce conflicts with pedestrian traffic.

14. A detailed ecological programme and mitigation measures shall be submitted and approved prior to the works of the access road taking place.

Reason: To ensure the nature conservation issues are taken into account.

15. The proposed temporary access road for construction shall be removed, in conjunction with details submitted by the end of 2007. The access road shall be removed by June 2009 or before that period if work finishes earlier. The road shall only be used for construction purposes.

Reason: To ensure the long term planning of the locality is not prejudiced.

16. Before the works are brought into use a Section 72 Agreement shall have been entered into, dedicating the land adjoining the Penstock Footpath for Highway purposes.

Reason: To ensure improved access around the site



PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

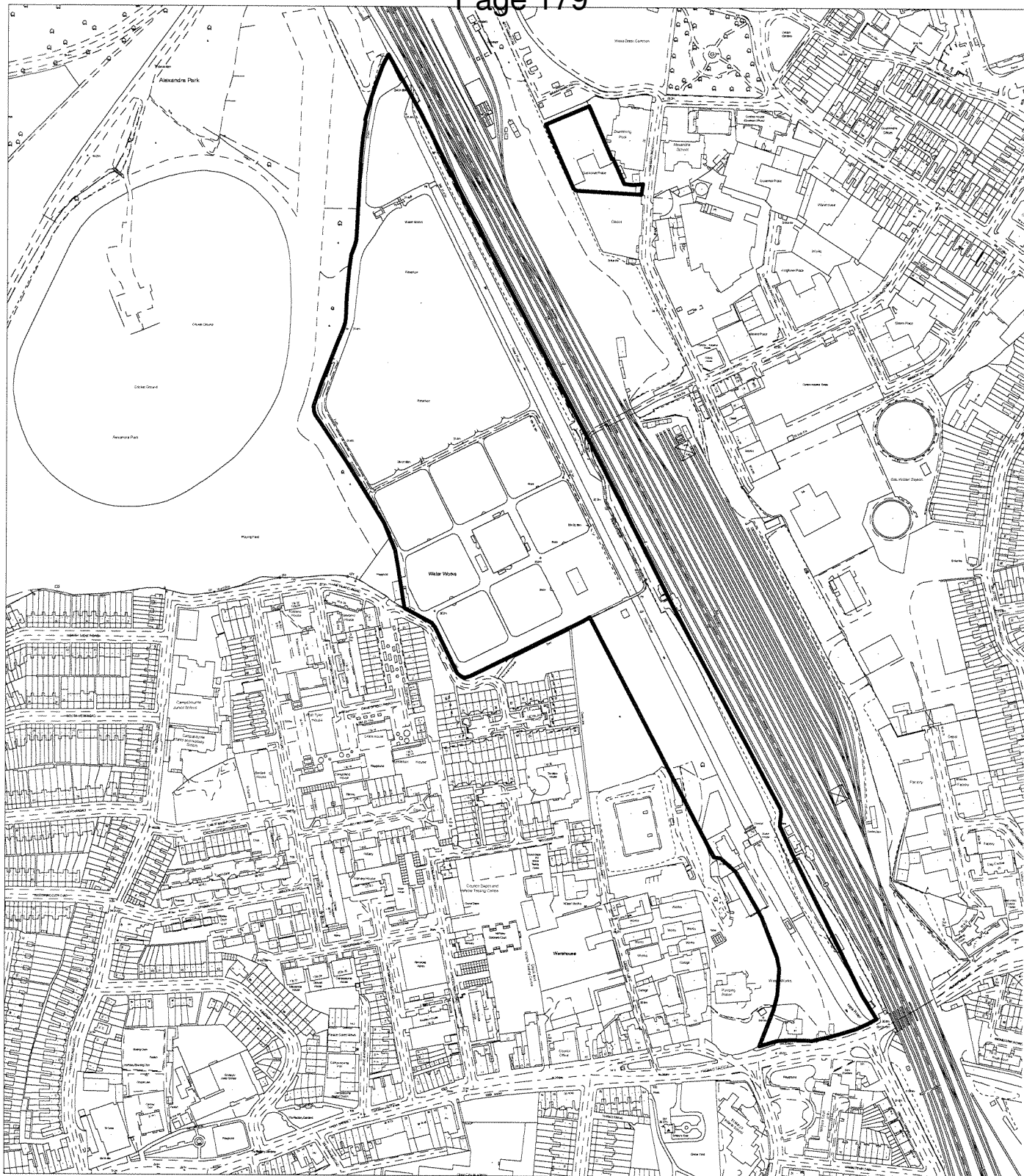
Meeting	:	DEVELOPMENT CONTROL FORUM- Hornsey Water Treatment Works, N8
Date	:	13 th July 2006
Place	:	Baptist Church, The Campbourne, Hornsey High Street, N8
Present	:	Paul Tomkins, Tay Makoon, Applicants, Local Residents (40 approx) Ward Councillors
Minutes by	:	Tay Makoon
Distribution	:	

Item		Action
1.	<p>Paul Tomkins welcomed everyone to the meeting, introduced officers, applicants' representatives and explained the purpose of the meeting and the agenda.</p> <p>The Proposal Erection of pre-treatment and bromate removal facility comprising four new buildings i) Pre-treatment building, ii) Chemical storage and dosing building, iii) catalytic GAC building/structure; and iv) wash water recovery building/structure; associated plant and machinery and new access arrangements to the site including construction of temporary crossings of New River Village (New River Avenue, N8) for delivery only.</p> <p>Main Issues</p> <ul style="list-style-type: none"> • The need for the facility – water requirements • Impact on Metropolitan Open Land (Alexandra Palace) • Access arrangements for construction and delivery • Impact on amenities of neighbours <p>Presentation from Thames Water representatives – Duncan Stewart – Project Manager</p> <ul style="list-style-type: none"> • The presentation covered the history of provision of water – growth and resources to meet future demand. • Improvement – bromate additional to meet standards to continue • Phase 1 – Pre-treatment plant September 2008 • Phase 2 – Bromate treatment facility September 2008 <p>What is bromate?</p> <ul style="list-style-type: none"> • Chemical used in industrial area, product used in hair perm solution and 	

Item		Action
	<p>flour/beer.</p> <ul style="list-style-type: none"> • Problem – to protect public health drinking water containing bromate is a health risk. • In 2000 we became aware there was an issue of bromate source at the St Albans. At the time it was thought to be more localised. Northern New River Wells fed into new river. <p>What's new?</p> <ul style="list-style-type: none"> • Appealed – against refusals in October/March 06 • Resubmitted third application for both phases with a revised location, new operational access route. All the comments taken from the last DC Forum. <p>Question from the floor</p> <p>PT offered to take questions from the floor in the order listed below.</p> <ul style="list-style-type: none"> • The need for the facility – water requirements • Impact on Metropolitan Open Land(Alexandra Palace) • Access arrangements for construction and delivery • Impact on amenities of neighbours <p>Questions</p> <ol style="list-style-type: none"> 1. What stage is it possible to prosecute the company regarding the bromide? 2. Statement – Local residents need to be kept informed so we can be aware of what is going on? 3. Is it possible to put a compensation claim in? 4. Is this going to be a temporary building? 5. Why not build the facility closer to the problem and why does it need to be Hornsey? 6. What about using the Hertfordshire Area as an alternative site? Statement – Cllr reported that Lynn Featherstone sends her apologies not attending this is due to a prior engagement. 7. Will you expect to need more facilities as you treat the bromate? 8. What changes are you offering local residents? 9. How this application relates to the ones you are appealing on? 10. Why did you sell the site to St James knowing you had this problem? 11. Access arrangements for construction and delivery, what other routes have you considered? 12. Which way are the lorries going into the site? 13. How big are the trucks? 14. In a worse case scenario – how would you deal with a chemical spillage in a resident area? 15. In the previous planning application there was discussion about enhancing the penstock path and cycle route, are you still going to do that? 16. Can you not design a better building? It will ruin the view from Alexandra Palace looking down. 17. Newlyn resident can't sell their properties. How do we cope with the disruption? 18. What are the operational hours? 19. What will you do with the redundant bed filter – will you reuse it in the future? <p>Statement: The current application is an improvement on the last</p>	

Item		Action
	<p>application. Removal of the bridge is good improvement, approach of Masterplan , an opportunity missed as it does not relate to the new river village. There is a GAP in between. Materials do not relate. Have not seen any suggestions for a pedestrian route.</p> <p>Answers:</p> <ol style="list-style-type: none"> 1. This is an issue for the Environment Agency to deal with, to identify the polluter and serve notice on them. There is an appeal against the notice. The hearing is in November and it may take years to get a decision. 2. Duncan Stewart said he would be happy to have regular monthly liaison meetings with local residents to look at progress of work and discuss other related issues. 3. The Environmental Agency will look into it. 4. This will be a new building to deal with the bromate, as we are currently struggling to meet drinking water quality. 5. Hornsey is the only river servicing this area. St Albans stop servicing this area some 20/30 years ago. 6. The new treatment plant is to serve Hornsey not Hertfordshire. 7. No we do not expect to need more facilities in the future. 8. We are increasing our budget from 30 million to 45 million. The 15 million increase is going towards meeting local concerns. 9. The application has been modified to take on board the comments raised at the DC forum. The two applications has now become phase I and phase 2 as one application. If Planning permission is granted we will withdraw the appeals. 10. Thames Water only realised this was an issue in 2002 by which time the land had already been sold to St James in late 1990. 11. The intention is to use the St James access route or as long as possible. 12. The trucks will come down Muswell Hill and through Nightingale Lane onto the site. 13. The trucks will be standard size of no more than 2.5 metres 14. We don't envisage of any chemical spillage as all the odourless chemicals arrive separately in seal containers and we will be advised by the appropriate bodies as to how best to carry out this procedure. 15. This will be met through the s106 monies 16. The application will be referred to the GLA for further comment at stage 1 the GLA found the building to be acceptable. At stage 2 the report will be sent to the GLA for a final say. 17. This application should not influence the sale of your house in anyway. Surveys show that it will not cause more disruption as the movement of the lorries will be at such time as when most people will be at work. 18. The hours of operation can be covered by planning conditions to operate from 7am to 6pm. 19. No the filter bed will be redundant and will not be used in the future. <ul style="list-style-type: none"> • PT reminded everyone to forward their objections in writing to the Planning Department and further representation can be made at the Planning Application Sub-Committee when the application goes to committee. He thanked everyone for attending and participating the meeting. <p>End of meeting</p>	

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Site plan

Hornsey Water Treatment Works, Hornsey, 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

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REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/1314

Ward: Fortis Green

Date received: 30/06/2006

Last amended date:

Drawing number of plans 0541_00_001, 200c, 201c, 210a, 211b, 212a, 213

Address: 87 Woodside Avenue N10 3HF

Proposal: Demolition of existing house and erection of 2 x 2 storey three bedroom houses

Existing Use: Single dwelling

Proposed Use: 2 x 2 storey 3 bed houses

Applicant: Ms Claire Kaissides

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 30/06/2006

Retrieved from GIS on 30/06/2006EVS - Borough Grade 2

Significant Local Open Land

ROAD - CLASSIFIED

Officer Contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located on Woodside Avenue and is situated to the rear of Lauradale Road. The site is currently a detached dwelling. The site does not lie within any Conservation Area, but is in very close proximity to Muswell Hill Conservation Area and is part of a larger area designated as Significant Local Open Land.

The Metropolitan Water Board formerly used the land at 87 Woodside Avenue for ancillary purposes connected with the nearby underground reservoir. The use permitted in 1972 included a depot and garage for storage of pipes and other machinery and an associated dwelling. At the time a condition restricted the occupation of this dwelling to employees of the board.

Access to the site is achieved from Woodside Avenue along a tarmac paved access way, which is also used by the public as a footpath to Lauradale road and local school (Tetherdown). This school is currently extending the size of the existing buildings.

PLANNING HISTORY

- 15/11/72** A bungalow was erected and conditioned stating that the location of the dwelling is inappropriate except for employees of the Metropolitan Water Board and therefore should only be used ancillary to the reservoir.
- 15/11/04** Demolition of existing bungalow and adjacent builders offices and garage. Erection of part 3 and part 2 storey terrace of 7 three-bedroom houses including 11 parking spaces with access from Woodside Avenue – Refused/Dismissed on Appeal.
- 04/10/05** Demolition of existing building and erection of 2 x two storey 4 bedroom detached houses – Refused.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing house and the erection of one building comprising of a pair of cottage-style three bedroom houses. The proposed houses will have eaves at ground floor level pitched roof dormer windows in the roof on both the front and rear elevations. The proposed houses will be brick with natural clay tiled roofs and painted timber double glazed windows and doors.

CONSULTATION

Transportation Group
Cleansing
Building Control
Ward Councillors
Borough Arboriculturalist
Woodside, Muswell Hill & Fortis Green Residents Association
2-58 (e), 1-23 (o) Lauradale Road
61-75 (o), 26, 55, 33, 23 Collingwood Avenue
39-51 (o), 78-88 (e), 66 Woodside Avenue
16, 65-91 (o) Fordington Road
2, 3 Greenfield Road
22 Lancaster Road
28 Birchwood Road
50, 51, 54, 10, 28, 38, 5 Midhurst Road
Tivoli, 3, 24a Southern Road
28 Grand Avenue
23 Annington Road
Chedington, Lynmouth Road
25 Woodlands Rise
37, 38 Grand Parade, Green Lanes
13 Fortismere Avenue
103 Rosebery Road

RESPONSES

Councillor Davis, Fortis Green ward, objects to the proposals on behalf of local ward councillors.

Building Control – the proposal has been checked under Regulation B5 – access for the fire service and we have no observations to make.

Transportation – The proposal would not generate any significant additional demand on the highway network. The applicant has proposed providing 3 off street parking spaces and secure sheltered cycle parking. There are no objections providing the existing footway crossover is retained and at least two car parking spaces are provided within the curtilage of the proposed development.

Thames Water – There are public sewers crossing this site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval.

1 Petition with over 60 signatures and 19 Letters from local residents and 1 letter from Muswell Hill & Fortis Green Association all objecting on the following grounds:

- Safety – The access being inadequate.
- Local Primary schools greatly oversubscribed, this development would make the situation worse.
- The proposed houses are higher and wider than existing and would affect the open character and appearance of the site.
- Would set an unwanted precedent
- Would affect privacy and amenity of adjoining properties
- Subsequent extensions would make the situation even worse
- Quality of open space as important as built environment
- Existing house should be used Thames Water employees only
- Increase housing density
- No substantial changes from last refusal.

4 Letters of support on the following grounds:

- Proposed would look nicer than existing and would still have the cottage feel

- The proposed would cause no more overlooking that what currently exists
- One or two extra cars would not affect the access
- Proposed is a reasonable scale

RELEVANT PLANNING POLICY

Unitary Development Plan July 2006

HSG1 New Housing Developments
OS3 Significant Local Open Land (SLOL)
OS15 Open Space Deficiency and New Development
M3 New Development Location and Accessibility
UD3 General Principles
UD4 Quality Design
SPG1a Design Guidance and Design Statements
SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight
SPG13 Open space

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the demolition of the existing single family dwelling house and the erection of a pair of three bedroom houses. The proposed dwellings will be primarily single storey in appearance with dormer windows in the front and rear elevations. The main issues are the principle of development, density, the effect on road safety, the effect on the privacy and amenity of adjoining occupiers and the effect on the character and appearance of the area.

1. Principle of Development

The site is located on Significant Local Open Land, policy OS3 states the Council will not permit development unless it meets all the criteria laid down in that policy. The first criteria states it should be used ancillary to the open space. A planning condition attached to the original planning permission required the property to be used by Thames Water employees. The property was brought by the current owners in 1987, as it was surplus to the requirements of the Thames Water. The current owners ceased working for Thames Water in 2001. As far as Thames Water was concerned it ceased to be used ancillary to the open reservoir in 1987.

The important point is that there is already a bungalow on the site: it is previously developed land according to definition in PPG3, Annex 3 and to that extent its open quality has already been eroded.

The second criteria is that it should be small in scale; it is considered the proposal fits with this criteria.

The third criteria deals with the open nature and character that is discussed below. The fourth criteria states it should enhance activities associated with the particular open nature and character. As the property is privately owned in use terms it is no longer associated with the open use of the land.

The fifth criteria requires it to positively contribute to the setting and quality of the open space. This is discussed below.

2. Density

The site area is given as 715m², there would be two x 3 bedroom houses, giving 11 habitable rooms. The density would be 153.84hrh. Therefore the proposal would be a low density scheme but this is considered acceptable given that the site is located in Significant Local Open Land.

3. The effect on road safety

The access to the site is achieved from Woodside Avenue and is a tarmac paved access running from Woodside Avenue, through to Lauradale Road. The access also serves Tetherdown Primary school. Many of the objection letters have highlighted the fact that Tetherdown is under development to extend the existing building and capacity. The objections raised were concerned with the additional cars going up and down the path as a result of the proposed dwellings and the possible affect on the safety of pedestrians.

A previous application HGY/2003/2060 which, was refused, reasoned that the development for 7 houses on the site would result in an increased use of a narrow, sub standard access road with inadequate provision for pedestrians resulting in conflict with vehicles and pedestrians. However the Inspectorate concluded that the

access could in fact accommodate two cars passing by each other plus pedestrians without considerable danger. In addition the inspectorate did not feel that the introduction of 7 new houses would create problems for the access.

The last refusal HGY/2005/1529 also proposed 2 dwellings and did not highlight the access as a problem or reason for refusal. The new proposal would only allow for one additional dwelling to what exists and therefore on the basis of the Inspectorate's conclusions and the previous refusals it is felt that the issues surrounding the access can not form a reason for refusal. This is also the view of the Transportation Officer who has no objection.

4. The Privacy and Amenities of Adjoining properties

The proposed dwellings will be to the rear of 2 Lauradale Road and in terms of loss of privacy and overlooking could only affect this property. This revised scheme has set back the proposed dwellings even further from 2 Lauradale road and it is felt that the distance window to window is acceptable and would have little impact on the surrounding properties. Whilst the proposed dwellings would be higher than what exists the properties in Lauradale Road would still maintain the overall outlook and views; there would still be a gap for views out onto the allotments.

The boundary between 2 Lauradale Road and 87 Woodside is heavily screened by shrubs and vegetation. Therefore from ground level the majority of the proposed buildings will be obscured. Whilst the bulk and scale of the proposed dwellings will be larger, it is felt that the overlooking and loss of privacy will be minimal.

The previous refusal was also for two dwellings that were detached and therefore the overall footprint was larger than what is now being proposed. These proposed dwellings will be semi-detached and set further away from the boundary directly opposite Collingwood Avenue, therefore there will be less of an impact on the visual amenities when viewed from this position.

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

The previous schemes refused were mainly to do with the affect on the open character. Previously it has been concluded that "it would have an unacceptable effect on the open character of the area and would be visually intrusive. It would also result in the loss of land currently in employment use". This scheme does not compromise the existing employment use as these will remain. The new proposed scheme has to demonstrate that it would not have an effect on the open character. SLOL is defined as "open land within the built up area which has significance within the Borough in terms of its amenity, environmental, ecological, conservation, landscape, social, cultural, townscape or recreational value".

Policy OS3 states that it will not allow development on SLOL unless it is small in scale, and would positively contribute to the setting and quality of the open space. The proposed dwellings have been designed so as to have as little impact on the SLOL as possible, although they will be a larger mass; it is felt that that it would still provide a small scale development that is almost like two cottages. The proposed design is quite sympathetic within the context of the area as are the proposed materials.

As the proposed dwellings have become two semi-detached properties, the building will be set away from the boundaries and will still give the general open feel of the area. At present the site is characterised by lots of vegetation and screening that will still be retained with this application. The revised scheme is predominantly single storey will large, high roofs that have pitched roof dormer windows, both front and rear. The proposed materials are of a nature that would not adversely affect the setting of the area. The design of the houses can not be assessed in isolation and has to be assessed in line with the context. On this occasion the design is felt to be appropriate within its context.

6. Comments on letters of objection

Many of the letters of objection mentioned that the existing dwelling was originally to be used ancillary to Thames Water. At one point it was conditioned that this existing house could only be used by employees of Thames Water. However since 1987 the existing house was sold separately from any association with Thames Water, therefore this would not stand up as a reason for refusal. The objection on the grounds of school being oversubscribed is a little difficult to follow, since within 5 metres of this application site, the local primary school is being doubled in size: it is currently under construction.

Other matters relating to the letters of objection received have been taken into consideration, however it is felt that proposed dwellings would not have much more of an impact on the character and appearance of the area and the SLOL and creation of one additional dwelling would not unduly affect the existing access and related problems.

Transportation has no objections to the proposal but has suggested an informative relating to the numbering of the proposed dwellings.

Thames Water has asked that before the commencement of any works prior approval must be given by Thames Water due to the close proximity to public sewers.

SUMMARY AND CONCLUSION

To conclude, the proposal for the demolition of the existing bungalow and erection of 2 three bedroom houses is thought to be acceptable. The proposal should be approved on the grounds that this is previously developed land that the issues of overlooking and loss of privacy are minimal and the design of the proposed dwellings still allows for open views from the properties directly affected in Lauradale Road. The appearance of the proposed dwellings is cottage like and thought to be appropriate within the context of SLOL. The area is characterised by greenness, screening and vegetation, which on the whole will be retained.

The footprint of the proposed development is larger than existing but small enough to be described as a small scale development, compliant with Policies OS3 Significant Local Open Land, UD3 General Principles, UD4 Quality Design and SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight of the Haringey Unitary Development Plan.

In addition the existing access it thought to be adequate for the introduction of a new dwelling and any possible motor vehicles relating to the residential use, as concluded by the Planning Inspectorate.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1314

Applicant's drawing No.(s) 0541_00_001, 200c, 201c, 210a, 211b, 212a, 213

Subject to the following condition(s)

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

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

2. The development hereby authorised shall be carried out in 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. 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.

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, 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.

- 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. Prior to commencement of development details of the car parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

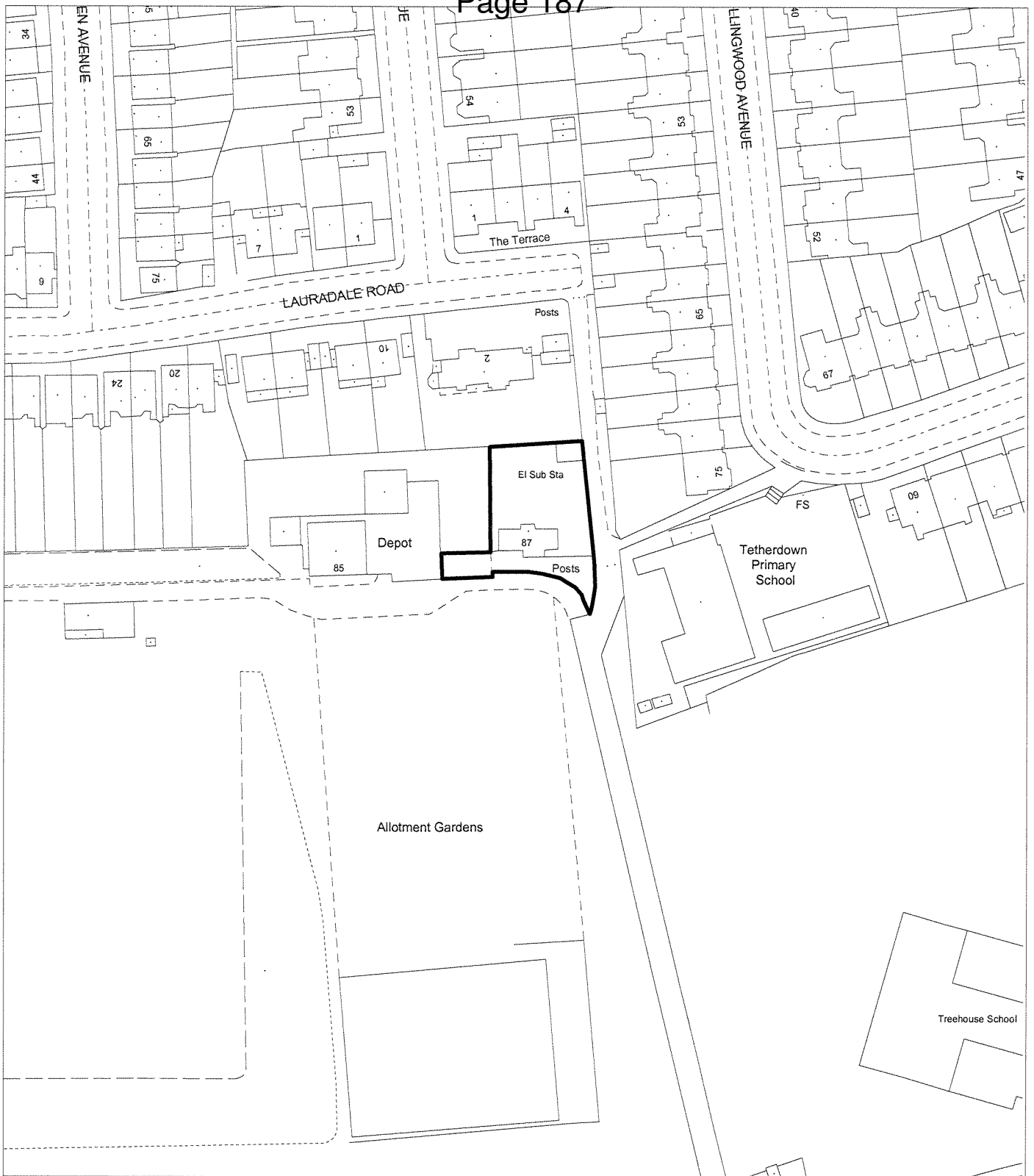
Reason: In order to protect the visual amenities of the area and locality.

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: You are advised that no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form of other information relating to your building/development work, please contact Thames Water on 0845 850 2777.

REASONS FOR APPROVAL

The proposal should be approved on the grounds that this is previously developed land that the issues of overlooking and loss of privacy are minimal and the design of the proposed dwellings still allows for open views from the properties directly affected in Lauradale Road. The appearance of the proposed dwellings is cottage like and thought to be appropriate within the context of SL0L. The area is characterised by greenness, screening and vegetation, which on the whole will be retained. The footprint of the proposed development is larger than existing but small enough to be described as a small scale development, compliant with Policies OS3 Significant Local Open Land, UD3 General Principles, UD4 Quality Design and SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight of the Haringey Unitary Development Plan. In addition the existing access is thought to be adequate for the introduction of a new dwelling and any possible motor vehicles relating to the residential use, as concluded by the Planning Inspectorate.



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Site plan

87 Woodside Avenue, N10 3HS.



**Directorate of
Environmental
Services**

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

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	Date	30/08/2006

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REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: Ward: Highgate
HG/20
06/0001

Date received: 19/12/2005

Last amended date: 6 February 2006

Drawing number of plans: 148/001 Rev A; 148/002A

Address: Rear of 6 Church Road, N6 4QT

Proposal: Erection of a single storey three bedroom dwelling and removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order.

Existing Use: Residential – Private Garden

Proposed Use: Residential

Applicant: Margaret Driver

Ownership: Margaret Driver

PLANNING DESIGNATIONS

RESTRICTED CONVERSION AREA
CONSERVATION AREA – Highgate
ROAD – BOROUGH

Officer contact: Brett Henderson

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The subject site is located at the rear of 6 Church Road, which currently contains a large rear amenity space measuring 0.0811 hectares in the Highgate Conservation Area. The site is in a residential location which is surrounded by semi-detached dwellings, terrace housing and flats. To the west of the site, four buildings are Grade 2 listed, the address of these properties is 50, 52, 52a and 54 North Hill.

The site is accessed via a laneway from Church Road.

The subject site contains a large number of trees, five of which have Tree Preservation Orders: Three Oaks, a Horse Chestnut and a Red Horse Chestnut.

To the west of the site, four buildings are Grade 2 listed, the address of these properties is 50, 52, 52a and 54 North Hill.

PLANNING HISTORY

24/07/63 – Conditional Consent – 1963/0103 – Severance of part of rear garden and erection of single storey dwelling.

DETAILS OF PROPOSAL

The proposal is for the erection of a single storey three bedroom dwelling and the removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order in the rear amenity space of 6 Church Road.

The house will front the laneway to the side of 6 Church Road and contain a double garage. The dwelling will have a length of 18.8 metres, a maximum width of 13.4 metres and a maximum height of 3.6 metres. The house will be timber clad with timber framed windows.

The house will have access to a very large garden which the main living spaces are orientated towards, the use of glazing is maximised to allow considerable daylight penetration.

The roof of the dwelling will be covered with grass or sedum.

The proposal also involves the removal of a Cherry Tree and an Irish Yew, which does not require Full Planning Permission. Furthermore, Council's Arboricultural Officer considers these trees to be of little amenity value.

CONSULTATION

Highgate CAAC
Highgate Society
Conservation Team
Transportation Group
Arboricultural Officer
Waste Management
Building Control
Adverts
Ward Councillors
4, 6 Church Road, N6
60 – 76 (e) Talbot Road, N6
1 – 38 (c) Highcroft, North Hill, N6
50 – 54 (e), 52a North Hill, N6

RESPONSES

Highgate CAAC – Objection. Proposal will result in the loss of open space and trees. Damage the amenity of neighbours and the character and appearance of the Conservation Area.

Highgate Society – Objection. There is a suggestion that the development should be 25 metres from the northernmost oak. Proposal will result in the loss of open space and trees. Damage the amenity of neighbours and the character and appearance of the Conservation Area.

Adjoining Occupiers – Response to original scheme - 25 objections, including two anonymous, on the grounds of: Loss of tree results in a negative impact on the amenity of the area and the Conservation Area. Not in keeping with prevailing development and the character of the Conservation Area. Upset the "rural view". The development is too close to the existing trees on the property. Detracts from the local environment. Concern about access. The development will cause overshadowing and overlooking. Negative impact on car parking in the area.

Arboricultural Officer – No objection, comments quoted as follows:

Tree cover

The rear garden of 6 Church Road contains many trees, the most significant of which are protected by Tree Preservation Orders, The three Oaks, the Horse Chestnut and Red Horse Chestnut.

Three trees are specified for removal to allow for the new development. T7 is a Cherry leaning across the access road and T9, an Irish Yew, both are of little amenity value.

T12, a Red Horse Chestnut is in a poor condition. It has a large decay cavity at the base of the stem that extends into the root plate and up the stem. There are also several large wounds in the crown where branches have previously failed. This specimen has a low safe useful life expectancy.

T8, Oak tree is the most significant tree that may be affected by construction activities. The stem diameter measured at 1.5m is 800mm. BS5837: Trees in relation to construction would recommend a Root Protection Area (RPA) of 9.6m square. However, this can be adjusted to take into consideration various site factors.

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 areas to the East and South of the tree are not going to be affected by the new development.

There is an Oak tree in the rear garden of the adjacent property, 74 Talbot Road. This tree is approximately 6m from the boundary of 6 Church Road and should not be affected by the new development.

Proposed layout

The present layout indicates the new structure to be built at a distance of 8m. This may be possible if the construction of the foundations of the building is designed using mini piles and a ground beam or slab above ground level to minimise root disturbance. No other type of foundation design should be considered.

An engineered drawing of the foundation design with 1:50 cross section drawings showing existing and proposed ground levels must be requested and conditioned.

Consideration has been given to the constraints above ground in the design of the new structure. It is one storey with a green roof, this should minimise future nuisance issues such as the dominance of the future building and issues such as blocking of daylight / sunlight and personal anxiety caused by a trees movement in strong winds.

Works within the Root Protection Area (RPA)

The removal of the existing concrete shed is proposed, this could have detrimental effect on T8. To minimise this, works must be carried out in accordance with the recommendations specified in the Method Statement (Appendix 6).

Any new surfaces within the RPA must be constructed using a 'No-dig' method.

Careful consideration must be given to the use of cranes and piling rigs in close proximity to trees.

New tree planting

The planting of two new heavy standard trees must be conditioned into planning approval, as adequate replacement for the two trees specified for removal to retain overall tree cover. The areas where trees are to be planted must be protected to ensure no damage to soil structure.

Protective fencing

Robust protective fencing must be designed and erected at the distance agreed at the pre-commencement meeting and as recommended in the Method Statement (Appendix 5).

All protective fencing must be erected before commencement of works on site and remain until works are complete.

Conclusions

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

An engineered drawing of the foundation design with 1:50 cross section drawings showing existing and proposed ground levels must be requested and conditioned.

Robust protective fencing must be designed and erected at the distance agreed at the pre-commencement meeting and as recommended in the Method Statement (Appendix 5). All protective fencing must be erected before commencement of works on site and remain until works are complete.

A condition must make reference to the Arboricultural Method Statement, particularly the works within the Root Protection Area and all the other protective measures specified.

A condition must also be made specifying a pre-commencement site meeting must take place with the Architect, the Local Authority Arboriculturist, the Planning Officer and all contractors present, to confirm the protective measures to be implemented.

An Arboriculturist must be retained to monitor works on site that may affect trees such as works within the RPA.

A Construction Method statement will be required detailing location of storage areas, mixing of materials, services routes and soft landscaping.

No fires are to be lit anywhere on site.

Conservation Officer – No objection, comments quoted as follows:

The proposed site is part of the rear garden of 6 Church Road. The site of the proposed house is adjacent to Nos. 50-54 North Hill Rd, which are Grade II listed buildings, and to the rear of the semi-detached houses on Talbot Road.

The proposed dwelling is modern and sensitively designed to be unobtrusive and sympathetic to the context and nature of the site. The single storey with partially flat, partially single pitched green roof means that there will be a minimal visual impact on the surrounding

properties as the green roof will maintain the existing garden character.

Transport Group – No objection, comments quoted as follows:

The site in an area with a Medium public transport accessibility level (PTAL) located within the Archway Road restricted conversion area. The proposed development will not generate any significant increase in traffic to have any adverse effect on the highways network. The applicant has also proposed providing two off street parking space to service the proposed development in line with the Councils SPG 7a.

Consequently the Transportation and Highways authority would not object to this application.

Building Control – No objection in respect of fire brigade access.

Waste Management – No objection.

Ward Councillors – No comments.

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Guidance 3 Housing

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

PPG3 states that Local Planning authorities should:

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

Planning Policy Guidance 13 Transport

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

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

The London Plan

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

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

The London Plan also sets out density targets for residential development in London. Various ranges are specified. Of particular relevance to this site - urban along transport corridors with a medium accessibility index proposed for a dwelling may have a range of 200-300 hrh.

Local Policy Background

Current Unitary Development Plan 2006

HSG1 New Housing Developments

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

HSG9 Density Standards

Reflects the advice in the London Plan and increased densities.

HSG10 Dwelling Mix

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

UD1A Sustainable Design and Construction

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

UD2 General Principles

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

UD3 Quality Design

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

CSV1A Development in Conservation Areas

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

OS16 Tree Protection, Tree Masses and Spines

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

M10 Parking for Development

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case concern the i) Effect on neighbours; ii) Access and parking; iii) Design and effect on the Conservation Area; iv) Removal of Red Horse Chestnut Tree that is subject to a Tree Preservation Order and protection of remaining trees on site subject Tree Preservation Orders; v) Density; vi) Sustainability. Each of these issues is discussed below.

Effect on neighbours

The proposed house will not affect sunlight or daylight to, or overshadow, surrounding houses as it is sufficiently far away from the houses on all sides and is single storey in height.

Access and parking

Current parking requirements indicate that 2 car parking spaces will be required on site. A double garage has been provided within the proposed dwelling that will accommodate 2 cars and satisfies Council's Transportation Group. Noise and traffic generated by a single house would be insufficient to cause nuisance or to significantly add to local congestion. The scheme therefore meets current access and parking standards.

Design and effect on the Conservation Area

The proposed dwelling is modern and sensitively designed to be unobtrusive and sympathetic to the context and nature of the site. The single storey structure contains a flat grassed roof, which means that there will be a minimal visual impact on the surrounding properties as the green roof will maintain the existing garden character.

It has been assessed that the erection of the proposed dwelling house would not have a detrimental impact on the character and setting of the adjacent listed buildings. The access road runs to the rear of the listed buildings, and provides an ancillary access to the listed buildings with their primary access being given from North Road.

Due to the heavy screening by trees around the site and the new building's low profile it is considered that it will be barely visible, from the north, east and south and it will present a largely green (sedum or grass) flat appearance when viewed from the upper floors of the buildings to the west. It is considered that there will be little impact on the open nature of the site or views of the site from outside.

The new house is contemporary in design, and, due to its low profile, does not compete with the surrounding buildings. The design has considerable merit and quality, and is sensitive to its location, and preserves the character of the Conservation area.

Removal of Red Horse Chestnut Tree that is subject to a Tree Preservation Order and protection of remaining trees on site subject Tree Preservation Orders

The proposal involves the removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order and the erection of a dwelling within 8 metres of an Oak Tree that is subject to a Tree Preservation Order.

According to Council's Arboriculturalist the Red Horse Chestnut is in a poor condition. It has a large decay cavity at the base of the stem that extends into the root plate and up the stem. There are also several large wounds in the crown where branches have previously failed. It is considered that the tree has a "low safe useful life expectancy". It is therefore, considered that the removal of this tree will not have a significant negative impact on the amenity of the area.

According to Council's Arboriculturalist, the 8 metre distance may be possible if the construction of the foundations of the building are designed using mini piles and a ground beam or slab above ground level to minimise root disturbance. An engineering drawing of the foundation design with 1:50 cross section drawings showing existing and proposed ground

levels will be requested and conditioned to ensure that there will be no damage to the Oak Tree.

Conditions will be imposed requiring the submission of a Method Statement covering details of the location of the site compound and storage area, the installation of service runs and the provision of appropriate protective fencing around the tree protection zones.

Density

Policy HSG9 'Density Standards' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*". The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 200-300 hrh for urban development along transport corridors with a medium accessibility index rating such as this one. The Unitary Development Plan generally concurs with the guidance in the London Plan.

This scheme has a density of 62 hrh based on a gross residential site area of 0.08111 hectares. Given the number of mature trees on site and prevailing development in the vicinity, this density is considered to be appropriate in this backland location.

Sustainability

The proposed sedum roof has insulation properties and will considerably reduce rainwater run-off.

Orientation of the building within the site allows significant daylight to reach the indoor living areas, while roof lights will also allow some daylight penetration.

Rainwater from the roof will be collected in a water butt fitted with overflow drains for use in the garden.

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location. The scheme meets the relevant policy requirements for sites of this type as well as being in line with general national policy and guidance. The position of the proposed building on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The design approach is modern which fits in with the surrounding area.

Planning permission is therefore recommended subject to conditions.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/0001

Applicant's drawing No.s 148/001 Rev A; 148/002A

Subject to the following conditions

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

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

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

3. 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 works commence on site. Samples should include sample panels or brick and wood types combined with a schedule of the exact product references.

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

4. Notwithstanding the details contained in the application full details of the sedum roof covering shall be submitted to and approved in writing by the Local Planning Authority, such covering as approved to be installed prior to occupation of the house and permanently maintained and retained thereafter.

Reason: In the interests of visual amenity and in order to protect the character of this historic garden

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

6. The existing trees on the site, not scheduled for removal in this application, 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. The protective fencing works required in connection with the protection of the trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed, prior to any building or demolition works commencing on site, 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.
8. An engineering drawing of the foundation design of the dwelling with 1:50 cross section drawings showing existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority, prior to any works commencing on site.

Reason: In order to ensure appropriate protective measures are implemented to safeguard the Oak tree that is subject to a Tree Preservation Order.
9. No materials, supplies, or plant machinery shall be stored or parked and no access shall be allowed within tree protection zones without the prior approval of the Council's Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to safeguard the existing trees on the site.
10. A method statement including, the chronology of events with regard to tree protection, the details of the method of demolishing the existing foundations on site, the location of the site compound and storage area, the location of the area where the mixing of materials will take place and details of service runs shall be submitted to and approved by the Local Planning Authority before any works commence on site, this method statement shall then be implemented as agreed. A pre-development commencement site meeting must take place with the Architect, the Local Authority Arboriculturist, the Planning Officer and all contractors present, to confirm the protective measures to be implemented.

Reason: In order to safeguard existing trees on the site in the interests of visual amenity.
11. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular Planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.
12. 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.
13. Details of lighting for footpaths and any other external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to completion of the development hereby approved and such works shall be carried out as approved prior to the occupation of the building.

Reason: To ensure that the development provides a safe and secure environment for users, to protect the amenities of neighbours and to protect the character of this historic garden

14. No boundary fencing is to be erected on site until precise details and plans have been submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing on site. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details.
Reason: To protect the amenity of the area
15. The dwelling hereby approved is to have a maximum height of 3.6 metres.
Reason: To protect the amenity of the area.
16. The double garage hereby approved is to be retained as such and shall not be converted to habitable living space without the prior consent of the Local Planning Authority.
Reason: To prevent overdevelopment of the site.
17. An Arboriculturist must be retained to monitor works on site that may affect trees such as works within the Root Protection Area.
Reason: To protect the trees on site
18. No fires are to be lit anywhere on site before, during, or after the construction process.
Reason: To protect the trees on site.

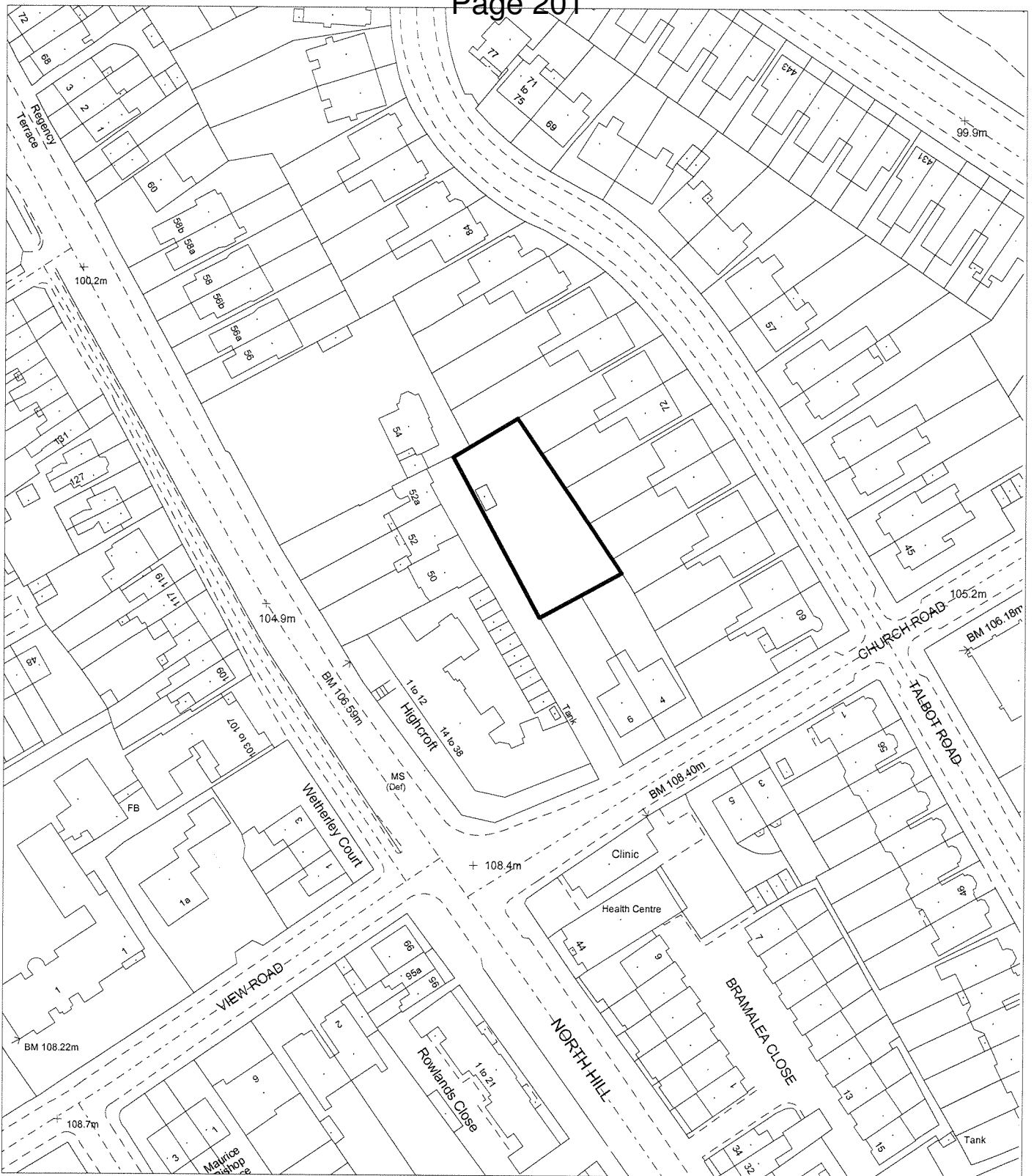
INFORMATIVES

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

REASONS FOR APPROVAL

The proposal at Rear of 6 Church Road, N6 for the erection of a single storey three bedroom dwelling and removal of a Red Horse Chestnut Tree that is subject to a Tree Preservation Order complies with Policies HSG1 'New Housing Developments'; HSG9 'Density Standards'; HSG10 'Dwelling Mix'; UD1A 'Sustainable Design and Construction'; UD2 'General Principles'; UD3 'Quality Design'; CSV1A 'Development in Conservation Areas'; OS16 'Tree Protection, Tree Masses and Spines'; and M10 'Parking for Development' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

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Site plan

R/O 6 Church Road, N6.



**Directorate of
Environmental
Services**

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

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REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: **Ward:** Fortis Green
HGY/2006/1242

Date received: 20/06/2006

Last amended date:

Drawing number of plans: P320-L00, L01, L02, D01, D02

Address: Coldfall Primary School, Coldfall Avenue N10 1HS

Proposal: Installation of multi-use games area within school grounds including surfacing, fencing (maximum height 3.6m at goal ends), goal end units and access path

Existing Use: School

Proposed Use: School

Applicant: Coldfall Primary School

Ownership:

PLANNING DESIGNATIONS

Retrieved from GIS on 21/06/2006
Metropolitan Open Land
ROAD - BOROUGH

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The school comprises a two storey brick-built 1928 building in an E-shaped plan; set in extensive grounds, most of which are classed as Metropolitan Open Land. It is sited between Everington Road to the north, and the rear gardens of Creighton Avenue properties to the south. Coldfall Wood, a public open space also in MOL, is immediately to the west of the school.

PLANNING HISTORY

OLD/1977/0164 - Erection of new community hall GRANTED 15/6/77

HGY/1998/1361 - Erection of additional classroom accommodation (four classes) GRANTED 6/12/98

HGY/2005/0872 - Demolition of existing school hall, erection of part single, part two storey school buildings (1,200 sq m) comprising six new classrooms, dining / sports hall, kitchen, staff room and remodelling of existing school building; provision of vehicle turning area and car parking – GRANTED

HGY/2005/2014 - Details pursuant to condition 3 (materials) GRANTED 10/01/06

DETAILS OF PROPOSAL

The application proposes the installation of a multi-use games area within the existing school grounds including surfacing, fencing (maximum height 3.6m at goal ends), goal end units and access path.

CONSULTATION

Transportation Group
Ward Councillors
LBH – Education Children’s Service
60 – 80 (e) Creighton Ave, N10
The Lodge, Creighton Ave, N10

RESPONSES

None

RELEVANT PLANNING POLICY

UD3 ‘General Principles’
UD4 ‘Quality Design’
OS1B ‘Metropolitan Open Land’
CW1 ‘New Community Facilities’

ANALYSIS/ASSESSMENT OF THE APPLICATION

Residential Amenity

The proposed development would be contained within the existing Coldfall primary School site. The games area would be situated towards the southern boundary of the school with the closest part of the development being situated 10 metres off the boundary. The games area would measure 30.5 metres in depth by 18.3 metres in width with fences extending right around its perimeter.

At its closest point to the nearest residential properties the fence surrounding the games area would be 1.187 metres in height. The whole games area would be surrounded by the 1.187 metre high fence however the height of the fence would increase at the two ends of the games area behind the football goals and basket ball hoops to 3.6 metres for a distance of 8.4 metres.

Metropolitan Open Land

The proposed development is considered consistent with Policy OS1B ‘Metropolitan Open Land’ In that it would allow for the provision of facilities for outdoor sport and recreation and will preserve the openness of the MOL.

Trees

One tree is marked on the application plans for removal. The application plans detail a tree protection line around the development area with protective fencing to be placed along this line prior to any development on the site commencing. Measures to ensure tree protection are also detailed on the application plans. A Tree Survey undertaken as part of a previous application (HGY/2005/0872) for the redevelopment of the main school buildings listed over 240 trees in the woodland zone to north and west of the application property (all within school’s curtilage). As such it is considered that the removal of 1 tree will still leave a very substantial tree cover on the site overall and would not result in a detrimental visual impact on the appearance of the site.

The Council’s Arboriculturalist has held site discussions with the applicants regarding previous applications for the redevelopment of the site and informally indicates that no objection arises subject to suitable conditions.

SUMMARY AND CONCLUSION

The proposed Multiuse Games Area would be situated in excess of 10 metres from the nearest residential properties with several large trees situated between the proposed games area site and these properties. As such the proposed development would not give rise to any significant impact on residential amenity. The proposed games area would be situated within a large open grassed area that forms part of the existing school and would complement this existing use. The proposed development is considered consistent with Policy UD3 ‘General Principles’. The proposed development is considered consistent with Policy OS1B ‘Metropolitan Open Land’ In that it would allow for the provision of facilities for outdoor sport and recreation and will preserve the openness of the MOL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1242

Applicant's drawing No.(s) P320-L00, L01, L02, D01, D02

Subject to the following condition(s)

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

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

2. The development hereby authorised shall be carried out in 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. Details of measures for protecting all trees shown to be retained as part of this development, including the erection of exclusion fencing at appropriate distances from the stems of such trees, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. No storage of materials, supplies, plant or machinery shall take place within such protected areas.

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.

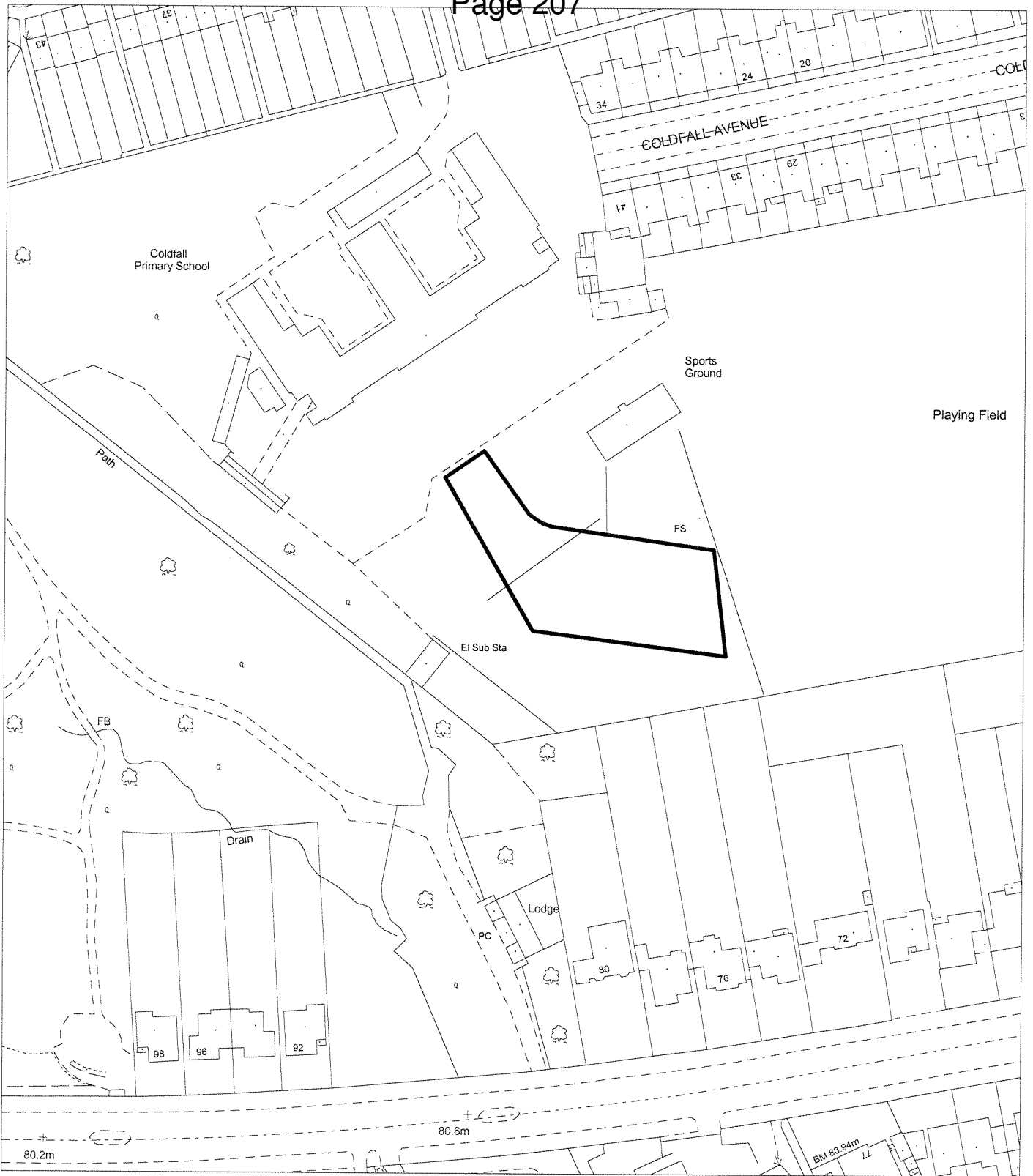
4. The multi use games area shall only be used in conjunction with and ancillary to the use of Coldfall School as an educational establishment; and shall not be used before 0800 hours or after 2000 hours Monday to Fridays, or before 0800 hours or after 1830 hours Saturdays and Sundays. Further no floodlighting or other artificial lighting shall be installed without the submission of an application for planning permission.

Reason: In order not to detract from the amenities of nearby residents.

REASONS FOR APPROVAL

The proposed Multiuse Games Area would be situated in excess of 10 metres from the nearest residential properties with several large trees situated between the proposed games area site and these properties. As such the proposed development would not give rise to any significant impact on residential amenity. The proposed games area would be situated within a large open grassed area that forms part of the existing school and would complement this existing use. The proposed development is considered consistent with Policy UD3 'General Principles'. The proposed development is considered consistent with Policy OS1B 'Metropolitan Open Land' In that it would allow for the provision of facilities for outdoor sport and recreation and will preserve the openness of the MOL.

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Site plan

Coldfall Primary School, Coldfall Avenue, N10 1HS.

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

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Planning Applications Sub-Committee 11 September 2006

Item No.8

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE

Reference **Ward:** Noel Park
No:
HGY/2006/1213

Date received: 15/06/2006

Last amended date:

Drawing number of plans: 217-MPAPB-PLAN-G-001, 217-MPAPB-PLAN-EX-ELEV-A-B-C-004, 217-MPAPB-P
ELEV-D-E-F-005,
217-MPAPB-PLAN-PR-PLAN-G-008, 217-MPAPB-PLAN-PR-ELEV-A-B-C-010,
217-MPAPB-PLAN-PR-ELEV-D-E-F-011

Address: Units 1 and 2 Quicksilver Place, Western Road N22 6XH

Proposal: Change of use of property to police patrol base (sui generis) with associated installation of
CCTV cameras, window guards and replacement entrance gates

Existing Use: Industrial (B2) currently unoccupied **Proposed Use:** Police Patrol Base (sui generis)

Applicant: Metropolitan Police Authority

Ownership:

PLANNING DESIGNATIONS

Retrieved from GIS on 19/06/2006
ROAD - BOROUGH
Area of Community Regeneration
Cultural Industry Quarter
Defined Employment Area
Ecological Corridor
Industrial Business Park

Officer contact: Luke McSorley

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application relates to a large 1980's era glass facade commercial building at Quicksilver Place which runs off Western Road, N22 and is located west of Wood green Town Centre. The property is situated between a former swimming pool that is now a conference and event venue and a large depot building with Alexandra School situated directly across the road. The property is not situated within a Conservation Area.

PLANNING HISTORY

OLD/1981/1654 - Change of use from general industrial to use for Middlesex
Polytechnic – GRANTED 28/04/81

HGY/2004/1115 - Change of use of units from D1 to B2 - GRANTED 01/09/04

DETAILS OF PROPOSAL

Change of use of property from Industrial (B2) use to police patrol base (sui generis) with associated installation of CCTV cameras, window guards and replacement entrance gates. The police patrol base would incorporate training, storage including vehicle storage and office use while the application states that the use would be on a temporary basis for 5 years.

The supporting document included with the application includes the following description of the proposed patrol base:

'Patrol Base' is a term adopted by the Metropolitan Police as a location where police officers are briefed prior to going on patrol. It is not a police station and does not provide any direct access to the public or accommodate detainees. Units 1 & 2 Quicksilver Place would provide a base for officers to store their operational vehicles and equipment, undertake training, handle correspondence and be briefed on operations.

CONSULTATION

Transportation

Ward Councillors

Network Rail

The Decorium, 28 Western Rd, N22

Alexandra School, Western Rd, N22

Depot Western Rd, N22

12/07/06

9 – 17 Tower Terrace

130 – 146 Mayes Rd

109 Mayes Rd

108 – 138 Station Rd

RESPONSES

Network Rail – 'We have no observations to make'.

Avenue Gardens Residents Association -

Heartlands Development Framework

1. Community facilities for Police use in the Heartlands area have already been considered and dismissed. In response to the statement in the Heartlands Development Framework (HDF) 2003, 'Development Principles' page 20.
2. 'There is a need for a new police station in the area. However, the need to create a development which promotes active uses in public areas and the stations requirement for a large surface car park mean that most of the Heartlands area would be unsuitable for this use'.
3. The GLA/LDA made the following objection (id:0226, ob:1138): 'Police station – there is a question mark against this and there is a need to finalise the thinking'.
4. To which the Officer response: 'Neither a police station nor a new library are planned or being contemplated on this site. The text should be amended to reflect this'.
5. AGRA objection to the same point (Id:0161, Ob:02416) states: '1. suggests that local residents extremely irritated and annoyed that the Police Station, one of the most unpopular elements of the last master plan, is not excluded but described by coy little statements such as 'most of the Heartlands is unsuitable', and further '3. suggests that is the Police Station is in then the location of it should be discussed. If the Police Station is out, then the subject should be dropped'.

6. To which the Officer response: 'Currently, it is not anticipated that there is a need to provide a new police station at the Heartlands. Therefore this paragraph stating the need for a new police station should be omitted' and in the section 'Community Facilities' delete the 4th paragraph in respect of the police station'.
7. Police use of sites within the Heartlands area have therefore been considered, consulted upon and dismissed. It is understood that improvement to community facilities refers to improvements to the library, provision of school places and improvement to primary health facilities. The requirement for Police facilities has been excised from the adopted HDF 2005.
8. AGRA objects that the reasons for the Council rejecting Police use of Heartlands sites remain valid and should be adhered to as existing policy.

Employment

9. While the supporting statement makes much of bringing employment to the location, the fact is that this employment already exists at other locations in the Borough. AGRA objects that the scheme will not generate new employment in Haringey, and thus runs counter to one of the two main policy aims of the Heartlands Development Framework.

Piecemeal Development

10. The HDF declares that the Council will resist piecemeal development. The applicant states (Planning Support Statement para 5.18) that the proposed safeguarded Heartlands Access Route, by showing a true route that does not cross the site, has now removed the possibility that use of the site will be an impediment to comprehensive regeneration of the area.
11. The applicant is incorrect in this assertion. The HDF and UDP in its various revisions have never contemplated an access route through the site. The UDP first deposit erroneously showed 'pedestrian/cycle linkages' through the site and across Wood Green Common a clear error that was corrected in later drafts. In direct contradiction to the applicants assertion concerning the supposed impediment of the access route, the site is shown in the HDF as earmarked for part education, part residential purposes.
12. AGRA objects that police use of the site for 5 years will be an impediment to comprehensive regeneration of the area and thus constitutes undesirable piecemeal development. The Borough has already obtained funding for a new school on the adjacent site on the north boundary and which may include part of the Quicksilver site. This is expected to be completed within two years. Residential schemes may come forward at any time on this site, and are in any case expected to be some of the first developments of the Heartlands Regeneration scheme in a premium area. The proposed five year scheme will impede regenerative use of the site.

Trip Generation

13. The applicant has not tabled any information on the traffic impact on local roads in the area, either for the period before construction of the Heartlands Access Route or after. The applicant has not provided impact studies of trip generation by employees arriving or leaving the site, or trips generated from operational uses.
14. The applicant states that a majority of staff will be working shift hours. A substantial portion of these staff will be working during hours when public transport is not available, and will have to make use of private vehicles. The site has a high PTAL rating, but this benefit is not being made best use of by the proposal. AGRA objects that the proposal is thus an inefficient use of the site.

15. Trips generated by operational use may be substantial and also of an emergency and high speed nature. The impact of these trips has not been assessed by the applicant. AGRA objects that the proposal is thus an inefficient use of the site.
16. Trips generated by operational use may be substantial and also of an emergency and high speed nature. The impact of these trips has not been assessed by the applicant. AGRA questions the wisdom of locating these facilities next to two schools – the existing Alexandra Primary School and the proposed new school – with large numbers of young people and children on adjacent streets at certain times of the day.

Impact on Local Amenity

17. Police use of local streets, in particular park Avenue and Station Road, constitute a well documented 24 hour noise nuisance. Numerous complaints have been made about the use of police sirens late at night. Speeding patrol cars are a noise nuisance as well as dangerous in local streets.
18. The applicant has provided no information on the likely destinations of emergency call outs, so the logic of a 'centralised patrol base' in this location and the likely routes to be used cannot be properly assessed. AGRA objects that the impact of the proposal on nearby residential streets from noise and speeding is likely to be great and is currently unexamined.

One objection received from a Local Resident -

1. The application states that the base would be served by 27 external parking spaces for operational vehicles and visitors only. Staff working shifts will not be using public transport and will park on nearby streets. I am already finding it difficult to park outside my house as people from other residential areas are parking there as there is no parking where they live. The development will only make the situation worse.
2. I am very concerned about the increased noise levels from vehicles with sirens blaring at all times of the day and night.
3. there are schools nearby and limited safe crossings facilities – police vehicles emerging at speed from the base would endanger children in the area.

Letter from adjoining occupier The Decorium –

With reference to our telephone conversation a few weeks ago regarding the planning application for the above site. As I mentioned the site is adjacent to the rear of our building The Decorium Banqueting Suite. The rear boundary wall is shared between both of us i.e. the old Middlesex university campus.

There is a double gate to the rear of The Decorium which is the fire exit route from our building into Quicksilver place been the common right of way for both our building and the old Middlesex university, this then leads on to Western Road.

My concerns are that when a planning application is considered for the side; please bear in mind our fire exit route. I would have thought it would be more beneficial for both parties if the gate to the new development could be located further back into Quicksilver place so that we can both use the right of way onto the street and not have any security issues.

Transportation - The proposed police patrol base is in an area with a high public transport accessibility level (PTAL), located within the Wood Green outer CPZ, operating Monday to Saturday from 0800hrs to 18:30hrs.

The site is within walking distance of Wood Green underground station and Alexandra Palace rail station, this combined with the fact that police officers having free use of public transport, means the majority of officers will travel by public transport.

The applicant has provided 50 off street parking space to support the operation of the proposed unite. This is sufficient considering that the maximum number of staff that will be on shift is 50 employees and the maximum number of staff that will be in the unit at any one time is 100 employees at the change over. Considering the site is in a CPZ and it is not directly abutting a Principal Road or a Borough Road where parking outside the CPZ operational hours would impede the flow of traffic and given that there is secure car parking facility available within walking distance of the site. The transportation and highways authority would not object to this application.

RELEVANT PLANNING POLICY

G4 'Employment'
AC1 'The Heartlands / Wood Green'
UD1 'Planning Statements'
UD2 'Sustainable Design and Construction'
UD3 'General Principles'
UD4 'Quality Design'
ENV6 'Noise Pollution'
EMP1 'Defined Employment Areas – Regeneration Areas'
EMP2 'Defined Employment Areas – Industrial Locations'
M3 'New Development Location and Accessibility'
M10 'Parking for Development'

ANALYSIS/ASSESSMENT OF THE APPLICATION

Impact on amenity

The proposed development would involve some minor changes to the existing elevations of the building with the installation of bars over windows in the western elevation and the installation of 12 CCTV cameras which will be fixed to the building at various locations. New access gates are also proposed. The proposed changes to the building are considered appropriate for the industrial nature of the site.

The police patrol base would be situated within an industrial estate a significant distance from the nearest residential properties. The commercial / industrial nature of the area is considered an appropriate location for the use and it would not give rise to any significant adverse impact on the amenity of the adjoining and surrounding uses which are predominantly industrial / commercial. The use of the property as a police patrol base is not expected to have any detrimental impact on the operation of the school located opposite the site or the functions centre and depot situated on either side. The proposed development is considered consistent with Policies UD3 'General Principles' and UD4 'Quality Design'.

A number of objectors have expressed concern about increased noise levels resulting from the sirens of police vehicles leaving the site and the disturbance this would cause to the nearest residential areas. There is likely to be noise disturbance from police vehicles when responding to emergencies. The use of sirens by police vehicles in emergencies however, is not a material consideration and it would be inappropriate for the Council to refuse the application on these grounds; if it were, it would be difficult to site a police building in most parts of Greater London.

Parking

The proposed plans detail a total of 27 external car parking spaces for use by operational vehicles and visitors only. The application states that all operational vehicles would be kept on the property when not on patrol and that there will be no public access to the patrol base. The application states that no staff car parking is proposed and it is expected that a large number of staff would travel by public transport. The site has good links to public transport with Wood Green tube station, and Alexandra Palace Railway Station situated nearby and a number of bus routes also running near the site. The Transportation team have not objected to the application (see comments above).

Employment & Haringey Heartlands Development Framework

The proposed development would be situated within a Defined Employment Area and as such Policy EMP2 'Defined Employment Areas – Industrial Locations' is relevant. This policy seeks to protect and enhance the Borough's industrial locations and states that proposals for uses that fall outside the 'B' use classes will not be permitted in industrial locations unless they:

- a) are ancillary to primary 'B' class use;
- b) will not compromise the employment status of a DEA and
- c) are a complimentary use needed for the area to function effectively for employment purposes.

The building the application relates to is currently empty and it is considered that the proposed conversion of the building to a police patrol base on a temporary basis would not compromise the long term employment status of the Defined Employment Area. The planning statement that forms part of the application states that approximately 420 police officers and staff would be employed from the base with two shifts of 210 people per team and an average number of staff for each of the three shifts per day of 35 - 50. The ancillary office area would accommodate approximately 45 office based personnel with approximately 30 of these working 9am to 5pm. As the proposed use of the property as a police patrol base would provide a large number of employment opportunities it is considered that it would not compromise the employment status of the Defined Employment Area and therefore meets Policy EMP2 b) .

The application property is also situated within a Defined Employment Area – 'Regeneration Areas'. Policy EMP1 states that The Council will encourage the redevelopment of the regeneration areas (DEAs) as identified in schedule 3 in accordance with policies AC1 and AC2 of the plan. Policy AC1 'The Heartlands / Wood green' is the relevant Policy to consider in terms of this application. This Policy states that development should have regard to the framework for the area which seeks to ensure comprehensive and co-ordinated development. The policy then sets specific criteria for development within the Heartlands area. The current application does not appear to fit within the broad criteria and objectives Policy AC1 sets for this specific area. However the proposed development would only operate from the site on a temporary basis, and would also involve only minor changes to an existing building rather than larger scale redevelopment of the existing building and property. The temporary use of the site as a police patrol base is unlikely to prevent any potential redevelopment of the site in the future that could contribute to the broader aim of regenerating the wider Haringey Heartlands / Wood Green area.

Existing Gateway

A letter from the adjoining occupier The Decorium was received and this letter outlined concern regarding existing access arrangements, the existing gates on the property and the joint access arrangements between Quicksilver Place and The Decorium property. It would appear that this is a private matter and not a relevant planning issue in terms of this application. The contact details for Agent representing the applicants was passed to the Decorium.

SUMMARY AND CONCLUSION

The temporary use of the property as a police patrol base would involve only minor changes to the existing building and property and is not considered to constitute a major redevelopment of the site. The temporary nature of the use and minor physical changes to the site would not prevent or discourage future redevelopment or use of the site that could contribute to the regeneration of the Haringey Heartlands Area. The proposed development not considered contrary to Policies AC1 'The Heartlands / Wood Green', EMP1 'Defined Employment Areas – Regeneration Areas' and EMP2 'Defined Employment Areas – Industrial Locations'.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1213

Applicant's drawing No.(s) 217-MPAPB-PLAN-G-001, 217-MPAPB-PLAN-EX-ELEV-A-B-C-004, 217-MPAPB-PLAN-EX-ELEV-D-E-F-005, 217-MPAPB-PLAN-PR-PLAN-G-008, 217-MPAPB-PLAN-PR-ELEV-A-B-C-010, 217-MPAPB-PLAN-PR-ELEV-D-E-F-011

Subject to the following condition(s)

1. The permission shall be granted for a limited period expiring on 30th September 2009; further the permission hereby granted shall not enure for the benefit of the land but shall be personal to Metropolitan Police Authority only, and upon the Metropolitan Police Authority ceasing to use the land the use shall be discontinued and shall revert to the authorised use of General Industrial (B2).

Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

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.

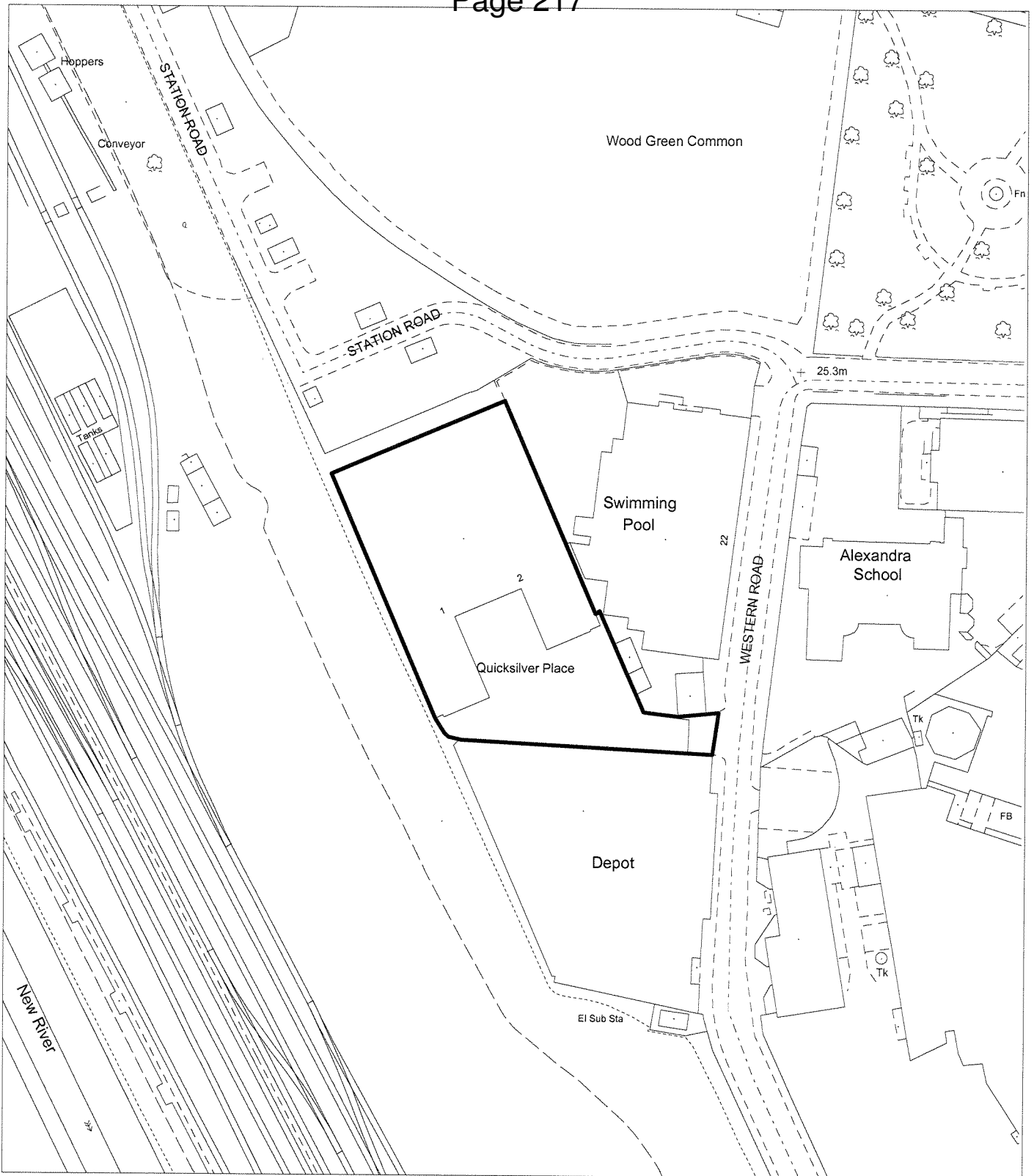
INFORMATIVE

The new development will require naming. 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 temporary use of the property as a police patrol base would involve only minor changes to the existing building and property and is not considered to constitute a major redevelopment of the site. The temporary nature of the use and minor physical changes to the site would not prevent or discourage future redevelopment or use of the site that could contribute to the regeneration of the Haringey Heartlands Area. The proposed development not considered contrary to Policies AC1 'The Heartlands / Wood Green', EMP1 'Defined Employment Areas - Regeneration Areas' and EMP2 'Defined Employment Areas - Industrial Locations'.

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Site plan

**Units 1 and 2 Quicksilver Place,
Western Road, N22 6XH**



**Directorate of
Environmental
Services**

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

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