

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 30 OCTOBER 2006**

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

Also Present: Councillor Oakes

*Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC89.	APOLOGIES Apologies for absence were received on behalf of Cllr Dodds for whom Cllr Stanton was substituting.	
PASC90.	URGENT BUSINESS Cllr Bevan raised concern that planning enforcement within the borough may not be carried out satisfactorily. That the Committee had received a Planning Enforcement Review report at it's meeting in June 2006, where officers had agreed to present a further proposal and to date this had not been received. He requested when it was likely that the follow up report would be presented to the Committee.	
PASC91.	DECLARATIONS OF INTEREST Cllr Bevan declared an interest in the decision to be taken under agenda item 12. "I am on the Board of The Lea Valley Park Authority, but have no involvement with the planning committee of The Park Authority. My position is that I genuinely believe that I have only a personal interest. However, as the Park planning committee have submitted a very strong and definitive statement objecting to this application, I will not take any part in this application. This is a matter of caution and to avoid any possible controversy concerning public perception on this occasion".	
PASC92.	DEPUTATIONS/PETITIONS None received.	
PASC93.	MINUTES <i>PASC ~ 28 September 2006</i> Cllr Bevan requested confirmation that Thames Water had complied with condition 8, of the approved planning application (minute PASC66). The submission to the Planning Authority the precise details of the materials to be used in connection with the development. Officers confirmed that discussions would take place upon receipt of the agreement from the GLA and GOL for the application to proceed and which was expected to be received on 31 October 2006.	

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	<p>RESOLVED</p> <p>That the minutes of the meetings held on the following dates were agreed and signed as an accurate record:</p> <ol style="list-style-type: none"> 1. PASC ~ Thursday 28 September 2006 2. Special PASC ~ Thursday 12 October 2006 	
<p>PASC94.</p>	<p>APPEAL DECISIONS</p> <p>The Committee was advised of the appeal decisions determined during September 2006, 15 appeals were heard of which 4 were allowed and 11 dismissed. The report detailed appeals allowed which included a conversion for a small house into two flats and the erection of a mobile phone mast in Lordship Lane.</p> <p>Members raised concern about whether there was a pattern in the award of costs made against the Borough. Officers reassured Members that costs awarded against Haringey were very unusual and applied to 2 or 3 applications per year with minimal costs awarded.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC95.</p>	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 18 September 2006 and 15 October 2006.</p>	
<p>PASC96.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee were asked to note the performance statistics on Development Control work since the 12 October 2006 committee meeting. There were no major applications determined however, minor applications were at the Haringey target. The year performance showed that Haringey were below target for major and on target for minor applications. Other applications were above the target set by the Government.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PASC97.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Chair moved that there be a variation to the order of the agenda. Members agreed to vary the order of the agenda and take item 17 before item 9.</p> <p>RESOLVED</p>	

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	<p>That the following Tree Preservation Order be confirmed, Seymour Court, Colney Hatch Lane N10:</p> <ul style="list-style-type: none"> • G1 Group comprising Pear, 2 x Sycamore, 1 x Ash (at rear) • T1 Holm Oak (on frontage to Colney Hatch Lane) 	
<p>PASC98.</p>	<p>DRAFT TOTTENHAM HALE URBAN CENTRE MASTERPLAN & SUSTAINABILITY APPRAISAL</p> <p>Mr Mark Lucas, Strategic Site and Projects Group, presented the report and advised that the Committee had approved The Draft Tottenham Hale Urban Centre Masterplan for formal public consultation at its meeting on 26 June 2006.</p> <p>The Masterplan and accompanying Sustainability Appraisal was the subject of a statutory consultation which commenced on 3 July and concluded on 28 August 2006. The consultation attracted 330 responses from 30 respondents. The comments had been considered, taken into account and the incorporated changes set out in the final amended version of the Plan.</p> <p>The Committee was invited to note the changes before being presented as a recommendation from the PASC to the Executive on 31 October 2006, for their adoption of the Masterplan as a Supplementary Planning Document.</p> <p>Members raised concern regarding the Transport for London (TfL) response to the Masterplan which looked for a Section 106 framework to pool contributions for major transport infrastructure to support the Masterplan. The Committee was advised that money raised through contributions from development within the masterplan boundaries would be reinvested within the Masterplan area and that this principal was firmly established, but that in the case, e.g. of making contributions towards the cost of major transport and infrastructure projects such as the Tottenham Gyrotory, developments outside, but in the vicinity of the Masterplan area might be expected to contribute.</p> <p>Members also queried the mix of affordable housing which would have an effect on school places demand. Officers responded by advising that existing policy guidance was in place to collect Section106 contributions from developers to mitigate the educational impact. Members expressed concern about how mixed use development would work in practice and were advised that all applications in the Masterplan area would have to comply with UDP policies and national building regulations. There was also a supporting document to the Plan, The Tottenham Hale Urban Design Framework which detailed good urban design principles. The Masterplan made it clear that there could be no growth without investment in supporting infrastructure.</p> <p>The Committee noted that Tottenham Hale Station would be changed dramatically and questioned how this was to be implemented. They were informed that TfL's interchange team had appointed Colin</p>	

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	<p>Buchannon Associates, a firm of engineers to undertake a feasibility study to scope the necessary changes prior to commissioning actual design work.</p> <p>RESOLVED</p> <p>That the recommendations as detailed in the report were agreed. (Cllr Stanton requested that his abstention be recorded)</p>	
PASC99.	<p>SUPPLEMENTARY PLANNING GUIDANCE</p> <p>Officers presented the report and advised the Committee that it summarised the current position regarding the Supplementary Planning Guidance (SPG) The report recommended that five SPG be updated as an interim measure until the Council had started on a new framework document to replace the current SPG:</p> <ol style="list-style-type: none"> 1. SPG1a: Design Guidance 2. SPG3a: Design, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes 3. SPG8a: Waste and Recycling 4. SPG10a: The Negotiation, Management and Monitoring of Planning Obligations 5. SPG10b: Affordable Housing <p>Affordable housing SPG was adopted on an interim basis as the current SPG did not correlate with the main framework and will be the first subjected to a review as part of the new planning framework. It would be followed by the SPG on conservation to take place in line with the public consultation on Conservation Area Character Appraisals. The report also brought to the Committee guidance on the Code of Practice on employment and training the second on health.</p> <p>RESOLVED</p> <p>That the recommendations as detailed in the report be agreed.</p>	
PASC100	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>That the decisions of the Sub Committee on the planning applications and related matters be approved or refused with the following points noted.</p>	
PASC101	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (28/09/2006): HALE WHARF BARGES, FERRY LANE N17</p> <p>Officers presented the report and advised that this application had been deferred at the meeting of the PASC on 28 September 2006 to allow for a further consultation upon the receipt of a Design and Access statement in connection with the application. The Committee noted that Hale</p>	

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Wharf was located on the River Lee Navigation System and the business barges would be moored on the western side of Hale Wharf on the eastern bank of the River Lea Navigation. The site was accessible from Ferry Lane.

The application needed to be assessed against the Blue Ribbon Network Policies in section 4c of the London Plan 2004. The report detailed that the Lee Valley Regional Park had requested this application should be time limited. Officers had not acceded to the request. Members queried why it was not possible to time limit the application and were advised that the barges were for business use. A new application would be required to change the use of the barges however, the Committee could make this a condition of the application if it was granted.

The committee heard from a representative of the Regents Network and the London Waterways Commission who had tabled a letter sent to the Authority outlining their objections to the application. The main objection raised was around access to the site which was believed to be insufficient and inaccessible to the disabled and that the application did not meeting the BRN policies, specifically sections 4c, 12 and 19.

The applicant's representative spoke on behalf of British Waterways London and stated the scheme would re-invigorate this part of the Borough which was largely unexploited and would bring about a revival of the waterways. A large number of groups and other organisations had been consulted on the proposed application.

Cllr Oakes entered the meeting at this point in the proceedings

Members discussed the application in detail and queried the size and width of the barges, how much space each barge would take up in the waterway. Clarification was also provided on the types of businesses which had already expressed an interest in using the barges.

The Chair moved to a vote to grant the application. Members voted 6 in favour and 1 abstention. The application was granted subject to conditions.

**INFORMATION RELATING TO APPLICATION REF: HGY/2006/1741
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 30/10/2006**

Location: Hale Wharf, Ferry Lane, N17 9NF

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

Recommendation

Decision GTD

Drawing No.s WNCAAW-130-102;
186/008; 186/028 & HWCB/P3758/01.

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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. 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.

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	<p>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.</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>The Council has had regard to the London 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 London Plan and the Unitary Development Plan for L B Haringey. Section 106</p> <p>No</p>	
<p>PASC102</p>	<p>24 WILLOUGHBY ROAD N8</p> <p>The Committee were informed that this application was a large mid terraced two storey property located directly opposite Ducketts Common. The application was a renewal of planning permission for a change of use from a house to a nursery. The site had four off street parking spaces to be used for carers leaving and collecting children. The applicant had stated that recommendations from the Council's Early Years Service had been incorporated into the internal layout of the building. The hours of operation would be between 8:00am and 6:00pm.</p> <p>Members queried whether there was any difference between the previous application and the one before them and were advised there was none. Members went on to question the impact of noise and traffic during the hours of operation and were advised by officers that initially the application had detailed occupation of the premises by 40 children. There was now a condition attached to reduce the number of children to 30, to minimise any adverse impact on neighbouring properties. Members requested that a condition be applied for a detailed scheme for the provision of refuge.</p> <p>The Chair moved to a vote to grant the application. Members voted 7 in favour and 1 against. The application was granted subject to conditions and the added condition.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1222 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 30/10/2006</p> <p>Location: 24 Willoughby Road N8 OJE</p> <p>Proposal Renewal of planning permission for erection of single storey and two</p>	

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storey rear extensions and rear dormer window, and change of use to day nursery.

Recommendation GTD

Decision GTD

Drawing No.s 02.05.01e, 02e, 03d, 04c, 05d, 06c

Conditions and/or Reasons

1. 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.

2. 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.

3. That this permission shall be for a limited period expiring on 30 October 2007 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.

4. Notwithstanding the figures for children numbers shown on the approved drawing no more than 30 children including babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

5. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Mondays to Fridays and not at all on Saturdays and Sundays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

6. That the parking spaces shown on the frontage shall be provided prior to the commencement of the use and permanently retained to the satisfaction of the Local planning Authority and be kept free during operating hours, for vehicles to drop off and collect children and shall be permanently retained and used in connection with the use.

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

7. That the Day Nursery shall be implemented in strict accordance with the recommendations contained in the letter dated 26 October 2006 from Bhavna Patel.

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	<p>Reason: In order to ensure a satisfactory standard of accommodation.</p> <p>REASONS FOR APPROVAL</p> <p>The current proposal is identical to the approved scheme for a nursery granted at Committee on 27 June 2005. The location is considered to be well suited for nursery use and the proposed change of use is considered to be acceptable and should not cause significant harmful effects on the locality or existing occupiers. Accordingly the proposal is considered to be consistent to the following policies CW1 'New Community/Health Facilities', UD3 'General Principles', UD4 'Quality Design' and SPG 11b 'Buildings Suitable for Community Use'. Approval is recommended.</p> <p>Section 106</p> <p>No</p>	
<p>PASC103</p>	<p>1-3 HIGH ROAD N22</p> <p>The Committee was informed that this application relates to a large building situated on the High Road N22. The proposed scheme was considered to be consistent with the scale and bulk of the buildings that were present along this part of the High Road. The development would have a density of 457hrh slightly over the maximum density level however, due to the Town Centre Location it was considered to be acceptable.</p> <p>The report highlighted a number of objections received from local residents and Burghley Road Area Residents Association who opposed the application maintained their objections.</p> <p>The Committee were asked to note that this scheme was a car free development and an informative to this effective was stated as part of the recommendations.</p> <p>Members discussed the application and agreed to grant the application subject to conditions and a S106 Legal agreement and the following extra conditions :</p> <ol style="list-style-type: none"> 1. Amendment to condition 5 that the windows of flats 2.1 and 2.2 should also be obscured. 2. That there should be a bicycle storage area within the scheme. 3. That a combined satellite dish system be installed for all the flats. <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1309 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 30/10/2006</p> <p>Location: 1 - 3 High Road N22 6BH</p> <p>Proposal Erection of a 4 storey rear extension and change of use of upper floors to create 4 x one bed, 4 x two bed and 1 x three bed self contained flats with alterations to rear elevation including creation of new staircase and courtyard with bicycle storage at first floor level. (Amended plans detailing changes to</p>	

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second and third floor rear elevations received 02/10/06)

Recommendation LEGAL

Decision LEGAL

Drawing No.s 649-01, 10, 11, 12, 17, 18, 21, 25, 30, 31A, 32B, 33B, 34A, 37, 38B, 41B, 50A

Conditions and/or Reasons

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:(1) That planning permission be granted in accordance with planning application no. HGY/2006/1309, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £33,639.09 towards educational facilities within the Borough (£15,854.99 for primary and £17,784.10 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan July 2006. Plus 5% of this amount as recovery costs / administration / monitoring which equates to £1681.95 This gives a total amount for the contribution of £35,321.04.

(1.2) A contribution of £20,000 towards environmental improvements within the Borough

RECOMMENDATION 2

That planning permission be GRANTED in accordance with planning application no. HGY2006/1309 and Applicant's drawing No.(s) 649-01, 10, 11, 12, 17, 18, 21, 25, 30, 31A, 32B, 33B, 34A, 37, 38B, 41B, 50A subject to the following conditions:

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

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

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

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

3. The construction works of the development hereby granted shall not

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be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

4. 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.

5. The bathroom windows of flats 2.1, 2.2, 3.3 and 3.4 and the bedroom windows on the west facing elevation at second floor level to units 2.1 and 2.2 shall be glazed with obscure glazing only, and shall be permanently retained with such glazing; further, the 1.8m high timber screening around the terrace at first floor level at the rear of the site, shall be installed and permanently maintained prior to occupation of the premises

Reason: To avoid overlooking and loss of privacy to adjacent residential properties.

6. No individual satellite dishes shall be erected on the property, instead the proposed development shall have a central dish/aerial system for receiving all broadcasting, including satellite television, for all the residential units created; details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

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

Informative:

No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposed changes to the appearance of the facade of the building are considered to be minor in that they would not alter the existing buildings appearance significantly or detract from the existing streetscene on this part of the High Road. The scale, bulk and massing of the proposed development would not be significantly greater than that of the existing building. The proposed development plans have been amended and it is considered that as a result of the changes to the original plans that have been implemented the proposed development would not give rise to a loss of privacy or result in overlooking of the rear gardens of properties fronting Waldegrave Road, located at the rear of the application site. The density of

the proposed development is considered appropriate for a built up site located in close proximity to good transport links and is consistent with Policy HSG 9 'Density Standards'. The proposed development is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design', SPG 1A 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.

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	Section 106	
PASC104	<p>1-4 CONNAUGHT HOUSE, 38 CONNAUGHT GARDENS N10</p> <p>Members having read the report prior to attendance at the Committee felt it was prudent to request a site visit.</p> <p>RESOLVED</p> <p>That the decision on this application was delayed for a site visit.</p>	
PASC105	<p>7 TOTTENHAM LANE N8</p> <p>The Committee were informed that this site comprised the northern most section of a builders yard and was formerly used by the Lotus Motorcar Company. The proposal was for a change of use from Builders Merchants to Museum and Education Centre. The site was within a defined employment area and is designated a site of historical heritage interest in the UDP. The application would restore the premises back to its former glory and would provide the Council with a unique tourist attraction as well as bring employment within the defined employment area.</p> <p>Members questioned whether parking spaces were to be provided and how many. The report outlined there would be approximately six parking spaces available for visitors. Members agreed to grant the application subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/0203 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 30/10/2006</p> <p>Location: 7 Tottenham Lane N8 8PR</p> <p>Proposal Change of use from industrial unit to museum and education centre (amended description).</p> <p>Recommendation GTD</p> <p>Decision GTD</p> <p>Drawing No.s 1, 2, 3, 3A, 3B, 4 - 23 incl.</p> <p>Conditions and/or Reasons</p> <p>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.</p> <p>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.</p>	

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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 development hereby authorised is for the change of use of the premises only. The insertion of windows and any external works to the building's fabric including signage will require a separate Planning application to be submitted to and approved by the Local Planning Authority.

Reason: To protect the architectural character of the site.

4. The use hereby permitted shall not be operated before 0700 or after 1900 hours on any day.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of neighbouring residential properties are not diminished.

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

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

6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a Lotus Motorcar Museum and Education Centre only and shall not be used for any other purpose including any purpose within Class D1 and B1 unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

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 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

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	<p>the visual amenity of the area.</p> <p>8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority. Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.</p> <p>9. No goods or materials shall be stored or placed on the roof of the building. Reason: In order to safeguard the visual amenity of the area.</p> <p>10. No goods or materials shall be placed or stored on the site other than within a building. Reason: In order to safeguard the visual amenity of the area.</p> <p>INFOEMATIVE</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal at 7 Tottenham Lane for the change of use from industrial unit to museum and education centre complies with Policies CLT1 'Provision of New Facilities'; CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'; CW1 'New Community/Health Facilities'; CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest; UD3 'General Principles'; UD4 'Quality Design'; M10 'Parking for Development'; EMP2 'Defined Employment Areas - Industrial Locations'; and EMP4 'Non Employment Generating Uses'; EMP5 'Promoting Employment Uses' within the Haringey Unitary Development Plan and Haringey Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements'. It is therefore considered appropriate that Planning permission be granted.</p> <p>Section 106</p> <p>No</p>	
<p>PASC106</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business submitted.</p>	
<p>PASC107</p>	<p>SITE VISITS</p> <p>1-4 Connaught House, 38 Connaught Gardens N10</p>	

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	A site visit was confirmed to take place on Friday 24 November 2006 at 9:30am at the site.	
PASC108	DATE OF NEXT MEETING Monday 27 November 2006 at 7:00pm (scheduled meeting) Monday 11 December 2006 at 7:00pm (scheduled meeting) Monday 15 January 2007 at 7:00pm (special meeting) The meeting ended at 10:00pm.	

COUNCILLOR SHEILA PEACOCK
Chair