
Planning Applications Sub-Committee

MONDAY, 30TH OCTOBER, 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, Weber and Stanton

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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 18 below.

New items of exempt business will be dealt with at item 18 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 18.

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 - 32)

To confirm and sign the Minutes of the PASC meetings held on :

1. Thursday 28 September 2006
2. Thursday 12 October 2006 (Special)

6. APPEAL DECISIONS (PAGES 33 - 42)

Appeal decisions determined during September 2006.

7. DELEGATED DECISIONS (PAGES 43 - 68)

Decisions made under delegated powers between 18 September 2006 and 15 October 2006

8. PERFORMANCE STATISTICS (PAGES 69 - 76)

To advise Members of Performance Statistics on Development Control.

9. DRAFT TOTTENHAM HALE URBAN CENTRE MASTERPLAN & SUSTAINABILITY APPRAISAL (PAGES 77 - 86)

To report the outcome of the public consultation exercise.

10. SUPPLEMENTARY PLANNING GUIDANCE (PAGES 87 - 94)

To note and approve changes to Supplementary Planning Guidance (SPG) as a result of public consultation and the adoption of the Unitary Development Plan (UDP) in July 2006.

11. PLANNING APPLICATIONS (PAGES 95 - 96)

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.

**12. REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (28/09/2006):
HALE WHARF BARGES, FERRY LANE N17 (PAGES 97 - 106)**

Provisions of 4 business barges and associated mooring facilities, landscaping and associated parking. RECOMMENDATION: Grant permission subject to conditions.

13. 24 WILLOUGHBY ROAD N8 (PAGES 107 - 114)

Renewal of planning permission for erection of single storey and two storey rear extensions and rear dormer window, and change of use to day nursery. RECOMMENDATION: Grant permission: Subject to conditions

14. 1-3 HIGH ROAD N22 (PAGES 115 - 122)

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. RECOMMENDATION: Grant permission subject to conditions and a Legal Agreement.

15. 1-4 CONNAUGHT HOUSE, 38 CONNAUGHT GARDENS N10 (PAGES 123 - 132)

Demolition of existing building and erection of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping. RECOMMENDATION: Grant permission subject to conditions and Legal Agreement

16. 7 TOTTENHAM LANE N8 (PAGES 133 - 140)

Change of use from industrial unit to museum and education centre. RECOMMENDATION: Grant permission subject to conditions.

17. TREE PRESERVATION ORDERS (PAGES 141 - 144)

To confirm the following Tree Preservation Order : Seymour Court, Colney Hatch Lane N10

18. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

19. SITE VISITS

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

20. DATE OF NEXT MEETING

Monday 27 November 2006 at 7:00pm.

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MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
THURSDAY, 28 SEPTEMBER 2006

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

Also Present: Councillors Newton, Aitken and Lister

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC57.	<p>APOLOGIES</p> <p>Apologies for absence were received on behalf of Cllr Adje for whom Cllr Lister was substituting, Cllr Hare for whom Cllr Aitken was substituting and from Cllr Weber for whom Cllr Newton was substituting.</p>	
PASC58.	<p>URGENT BUSINESS</p> <p>In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.</p>	
PASC59.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Newton declared an interest in the decision to be taken under agenda item 11. He stated that objections to the proposal had been received on behalf of local ward Councillors and as a ward Councillor he had made no such objections.</p> <p>Cllr Bevan declared an interest in the decision to be taken under agenda item 9. "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".</p> <p>Cllr Lister declared an interest in item 15, as it is in his ward. "Myself and fellow Cllrs have received no approaches on this application".</p>	
PASC60.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC61.	<p>MINUTES</p> <p>RESOLVED:</p> <p>That the minutes of the Planning Application Sub Committee meeting held on 11 September 2006 were agreed.</p>	
PASC62.	<p>APPEAL DECISIONS</p>	

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	<p>Members raised concern that the appeal for 417 Green Lanes N4, had been lost due to errors in the planning procedure. Officers confirmed this was not the case as the Inspector had heard the evidence and felt in his view that there was no new material change of the use and that it was still a café and not a social club.</p> <p>RESOLVED</p> <p>That Members note the report.</p>	
<p>PASC63.</p>	<p>CONSERVATION AREA CHARACTER APPRAISALS - PUBLIC CONSULTATION</p> <p>Officers presented the report and requested Members to endorse the commencement of a programme of public consultation on draft conservation area character appraisals.</p> <p>It was highlighted to Members that Government advice expressed that it was good practice for local planning authorities to adopt and publish up to date conservation area character appraisals to:</p> <ul style="list-style-type: none"> • define the special architectural or historic interest that warrants their designation. • Assist in the management of conservation areas. • Useful in the enforcement and development control function. <p>This was now the subject of a best value performance indicator, BV219, against which the Council's performance was to be measured.</p> <p>The Borough currently had 28 conservation areas and the programme of publishing draft character appraisals would start on the 9 conservation areas in Tottenham, followed by consultation on character appraisals for Muswell Hill and Crouch End conservation areas. Members were requested to approve the programme of consultation with a view to future adoption.</p> <p>Members raised concern that conversation areas were currently being ruined by the demand and installation of cross-overs. Few houses were protected by the 1 metre high front garden wall rule. Members requested that as part of the conservation area character appraisals boundary reviews and the introduction of article 4 directions be included.</p> <p>RESOLVED</p> <p>That members agreed to the recommendation in the report.</p>	
<p>PASC64.</p>	<p>PLANNING APPLICATIONS</p> <p>The Chair moved that there be a variation to the order of the agenda. The applicants for agenda item 15, had requested their application be heard earlier due to it being Ramadan and their request to participate in</p>	

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	<p>evening prayers at 7:52pm and 8:45pm. Members agreed to vary the order of the agenda and take item 15 after item 12.</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>	
<p>PASC65.</p>	<p>HALE WHARF BARGES, FERRY LANE N17</p> <p>Members were requested to defer the consideration of this application. The Council had received additional information which needed to be assessed by officers so that they could make further recommendations to the Committee. Until such time as that information was given to the Committee, the Committee were not in a position to properly consider the application.</p> <p>RESOLVED</p> <p>That Members agreed to the application being deferred.</p>	
<p>PASC66.</p>	<p>HORNSEY TREATMENT WORKS, HIGH STREET N8</p> <p>Officers presented the report by advising the Committee that this application was for a water treatment plant to ensure that clean water was maintained for this part of London. The applicant would be required to enter into a Section 106 legal agreement with contributions of additional planting within Alexandra Palace grounds to screen views from the palace and park, improvement to Penstock Path and a contribution to the Play scheme. Members were also asked to note that the application had to be submitted to GOL for approval.</p> <p>Objectors spoke on behalf of local residents who felt the water treatment works need not be located at this site. However they appreciated there was a requirement for a treatment plant and had found an alternative site in Enfield. Thames Water however disputed this as it was too small for a treatment plant. Members were also advised that the previous application had been refused on the ground of design and that this had not been changed in this application. Concerns were raised on the poorly displayed montages and contested the accuracy of the designs in that computer graphics could distort and misinterpret open spaces.</p> <p>Cllr Gorrie also spoke on behalf of local residents as he had attended the Development Forum meeting. He raised concern over access to the site by large construction vehicles and chemicals being delivered via New River Village which would reduce the attractiveness of the visual amenity.</p> <p>The applicant's representative advised the Committee that this was the third application submitted and that they believed was the most</p>	

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acceptable. Thames Water had a statutory duty to develop and maintain water supply in the area and that the current proposal would ensure that improved clean water was provided and maintained for this part of London. There were special circumstances for this proposal which had addressed the previous reasons for refusal.

The Chair moved a motion to grant the application. Members voted 4 in favour, 2 against and 3 abstentions. The application was agreed subject to it being referred to the GLA and GOL, and subject to conditions and Section 106 legal agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1298
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006

Location: Hornsey Water Treatment Works, Newland Road 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 construction of temporary crossings of New River for construction traffic and extension of estate road from within New River Village (New River Avenue, N8) for delivery vehicles only.

Recommendation GRANT SUBJECT TO CONDITIONS AND SECTION
106 LEGAL AGREEMENT

Decision GRANT SUBJECT REFERENCE TO GLA AND GOL AND
SUBJECT TO CONDITIONS AND SECTION 106 LEGAL AGREEMENT

Drawing No.s : 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 AM, 9PWD-A1-02001-IN D:
9PWD-A1-02000-IN D: C1117-SK063 Rev 1 & Photomontages

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.

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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

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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.

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

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	<p>structural integrity of the Moselle 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.</p> <p>Reason: To ensure that the culverts structural integrity is not compromised.</p> <p>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.</p> <p>Reason: To protect the amenities of adjoining residents and reduce conflicts with pedestrian traffic.</p> <p>14. A detailed ecological programme and mitigation measures shall be submitted and approved prior to the works of the access road taking place.</p> <p>Reason: To ensure the nature conservation issues are taking into account.</p> <p>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.</p> <p>Reason: To ensure the long term planning of the locality is not prejudiced.</p> <p>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.</p> <p>Reason: To ensure improved access around the site. Section 106 - Yes</p>	
<p>PASC67.</p>	<p>115 CLYDE ROAD N15</p> <p>The Chair requested a further variation in the order of the agenda and moved that item 15 should be considered next in order for the applicants to be able to attend their next prayers at 8:45pm.</p> <p>Officer presented the report and informed the Committee that this application site had been used since 1986 by the Islamic Community Centre for religious and educational purposes. It was considered that the proposed mosque would fit in with the surrounding buildings and the dome and minaret would provide architectural features which would lift the appearance of the building and the amenity of the area.</p> <p>Objectors raised issues around parking in the area of the proposed development. There was currently a controlled parking zone in</p>	

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operation around the site. The current building was used by people who came into the area and not solely by local people. This would have an impact on parking as the proposal did not include the provision of parking spaces. Concern was also raised regarding calls to prayer from the minaret.

The applicant confirmed there seemed to be confusion over this application as it was not an application for a mosque but for the Islamic Community Centre for use by women and young people. The dome was a small cap on top of the gate and the minaret was a symbol and would not be used to call people to prayer.

The Chair moved a motion to agree the recommendations to grant the application. On a vote there being 6 for, 1 against and 1 abstention the motion was carried. The application was granted subject to conditions.

**INFORMATION RELATING TO APPLICATION REF: HGY/2005/0824
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006**

Location: 115 Clyde Road N15 4JZ

Proposal Demolition of existing mosque and erection of replacement 2 storey mosque with dome, minaret and two 1 bedroom flats.

Recommendation GTD

Decision GTD

Drawing No.s CRM 01; CRM 012rA

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 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

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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. All the windows on the first floor, south side elevation are to be fixed and obscured up to 1.5 metres in height from the finished floor level.

Reason: In order to prevent overlooking and protect the amenity of the area.

5. No speakers shall be fixed to the minaret, dome or any external part of the building and no speakers shall be used to call patrons to prayer.

Reason: In order to protect the amenity of the area from noise pollution.

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 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.

7. Twenty bicycle racks with secure shelter shall be provided within the building. Details of design, materials and location of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the building. 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 minimise the traffic impact of this development on the adjoining roads.

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	<p>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.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>9. 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.</p> <p>Reason: To protect the amenity of the area.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal at 115 Clyde Road, N15 for the erection of replacement 2 storey mosque with dome, minaret and one 1 bedroom flat complies with Policies CW1 'New Community/Health Facilities'; HSG1 'New Housing Developments'; HSG2 'Change of Use to Residential'; HSG10 'Dwelling Mix'; UD3 'General Principles'; UD4 'Quality Design'; UD6 'Mixed Use Developments'; and M10 'Parking for Development' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.</p>	
<p>PASC68.</p>	<p>87 WOODSIDE AVENUE N10</p> <p>Officers presented the report and advised the Committee that this was the second application to be presented. The two houses would give a density of 153hrh making the proposal a low density scheme. Access was from Woodside Avenue and deemed to be adequate. It was considered that the loss of privacy and amenity space of adjoining properties would be minimal as this was a revised scheme.</p> <p>Objectors raised concern regarding the paved road known as the alleyway or walkway which would be used to gain access. Cars would find it difficult to pass down this road and there was no pavement for pedestrians.</p> <p>Cllr Whyte addressed the Committee in support of the objectors and requested Members to consider the following points:</p> <ul style="list-style-type: none"> • The suitability of the access route • Loss of amenity • Adverse effects on the allotments and open space. • The design of the new application had changed and the height of the new property was higher than that refused last year. <p>The applicant then responded to the points raised above by stating that</p>	

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the previous scheme was refused and that the current application was supported by the Council. The building would be on private property, not excessively high and away from the access road. This application fell within the Council's policy as the Council sought to encourage development of under used sites with a minimum impact to surrounding dwellings.

The Chair moved a motion to agree the recommendation stated in the report. On a vote there being 9 for and 0 against the motion was carried.

**INFORMATION RELATING TO APPLICATION REF: HGY/2006/1314
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006**

Location: 87 Woodside Avenue N10 3HF

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

Recommendation GTD

Decision GTD

Drawing No.s 0541_00_001, 200c, 201c, 210a, 211b, 212a, 213

Conditions and/or Reasons

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

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

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

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

3. Notwithstanding 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

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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

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	<p>through suitable levels on the site.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>Section 106</p> <p>No</p>	
<p>PASC69.</p>	<p>COLDFALL PRIMARY SCHOOL, COLDFALL AVENUE N10</p> <p>The Chair again requested a further variation in the order of the agenda and moved that item 14 should be considered next as there were no representations to be made for this application.</p>	

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Officers presented the report for this application and outlined the proposal for the installation of a multi-use games area within the existing school grounds including surfacing, fencing, goal end units and access path.

Members questioned the absence of flood lighting in this development. Officers advised that it was not an area they would wish to see flood lights as the site was within the school grounds and fairly close to housing at the rear. The intention is for the games area to be used by the school rather than for commercial letting to other organisations.

Members agreed unanimously to grant the application subject to conditions as outlined in the report.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1242
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006

Location: 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

Recommendation GTD

Decision GTD

Drawing No.s P320-L00, L01, L02, D01, D02

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. 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

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	<p>site during constructional works that are to remain after building works are completed.</p> <p>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 to 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.</p> <p>Reason: In order not to detract from the amenities of nearby residents.</p> <p>REASONS FOR APPEAL</p> <p>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.</p>	
<p>PASC70.</p>	<p>REAR OF 6 CHURCH ROAD N6</p> <p>Officers presented the report highlighting the issues regarding this application. It was considered that there would be little impact on the open nature of the site or views of the site from the outside. The scheme has a density of 62hrh, given the number of mature trees on the site, this density was considered to be appropriate in this backland location. Conditions would be imposed to include details of the site compound.</p> <p>The Committee heard representations from objectors who stated there were serious omissions in the report for this backland development. The property development impacted on the amenity of neighbours and was completely out of character with the surrounding conservation area. The gardens on Talbot Road are short and slope upwards. The access road was already used by a significant number of vehicles and therefore not safe.</p> <p>Cllr Williams addressed the Committee and raised concerns regarding the three trees on the site which were of historical import and subject to Tree Preservation Orders. He requested the Committee to add a condition to protect the trees during construction works. He also raised concern regarding the access of utility services to reach the site.</p>	

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The applicant addressed the Committee by giving a personal statement of her commitment to the conservation area and the site. The trees on the site were important and there was no desire to damage them in any way. There was also a commitment to comply with the conditions imposed.

Members questioned whether it was possible for a vehicle to turn in the lane and were advised it was possible dependent upon the way other cars were parked. The Committee also enquired whether the rear of a resident's garden constituted a backland site. Members were informed that it was not a true backland site.

The Chair moved a motion to agree the recommendation. On a vote there being 6 for, 2 against and 1 abstention, the motion was carried. The application was granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0001
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
28/09/2006

Location: Rear of 6 Church Road N6

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.

Recommendation: Grant subject to conditions.

Decision An appeal for non determination has been received. The Council is not able to make a decision once an appeal has been lodged but would have approved the application subject to the conditions below if an appeal had not been lodged.

Drawing No.s 148/001 Rev B & 148/002B.

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.

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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

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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.

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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

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	<p>'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.</p>	
PASC71.	<p>UNITS 1 & 2 QUICKSILVER PLACE, WESTERN ROAD N22</p> <p>This application was not considered and deferred to the next meeting.</p>	
PASC72.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no items of urgent business submitted.</p>	
PASC73.	<p>SITE VISITS</p> <p>None requested.</p>	
PASC74.	<p>DATE OF NEXT MEETING</p> <p>Special PASC, Thursday 12 October 2006 at 7:00pm.</p> <p style="text-align: center;">The meeting ended at 10:30pm.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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Councillors *Peacock (Chair), *Bevan (Deputy Chair), *Adje, *Beacham, *Demirci, Dodds, *Hare, *Patel, and Weber

Also Present: Councillors Egan, Oakes and Winskill

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC75.	APOLOGIES Apologies for absence were received on behalf of Councillor Dodds for whom Councillor Egan was substituting and from Councillor Weber for whom Councillor Oakes was substituting. Apologies for lateness were received from Cllr Oakes.	
PASC76.	URGENT BUSINESS In accordance with standing order 32 (6) no business other than that listed shall be transacted at the meeting.	
PASC77.	DECLARATIONS OF INTEREST Cllr Egan declared an interest in the decision to be taken under item 8. "I had applied to speak against this application when it first appeared on the agenda. I am also a member of the Avenue Gardens Residents Association who made an objection to this application. I will therefore absent myself from the meeting when this item is considered".	
PASC78.	DEPUTATIONS/PETITIONS None received.	
PASC79.	DELEGATED DECISIONS Members were asked to note the decisions taken under delegated powers between 7 August and 17 September 2006. The figures for August detailed one major case. The Authority was endeavouring to manage major cases and minor applications were above Government targets however, we were slightly below our own targets which were being addressed.	
PASC80.	PERFORMANCE STATISTICS The Committee were asked to note the decisions taken within set time targets by Development Control, Building Control and Planning Enforcement Action since the 11 September 2006. The August performance shows the Authority was not reaching Government targets. The yearly performance shows a requirement to be at a lower	

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	<p>percentage than the current figures and the Authority were putting in measures to deal with this.</p> <p>RESOLVED</p> <p>That Members note the report.</p>	
PASC81.	<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>	
PASC82.	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (28/09/2006): UNITS 1 & 2 QUICKSILVER PLACE, WESTERN ROAD N22</p> <p>Cllr Egan left the proceedings for consideration of item 8.</p> <p>The Committee were advised that this application site was a large commercial building which used to be Middlesex University. The proposal was a change of use to a Police Patrol base. The proposed plan details a total of 27 external car parking spaces for use by operational vehicles and visitors only. The conversion of the building to the Police Patrol Base would be temporary.</p> <p>An objector spoke on behalf of local residents and outlined reasons why the application shouldn't be granted for a number of reasons:</p> <ol style="list-style-type: none"> 1. Safety of pedestrians 2. No direct access to strategic road networks 3. Near a primary school and proposed new secondary school 4. Part of the protected Heartlands Access Route 5. The proposal would cause parking stress <p>Cllr Oakes entered the meeting.</p> <p>The applicant's representative responded by advising the Committee that the application was only for a temporary period whilst works were being carried out to Wood Green Police Station. The applicant had secured a lease for a 5 year period, however it was anticipated that the site would not be used for this length of time.</p> <p>The schools had been consulted on the proposed change of use of the site and they had made no representations. The proposal would bring a currently vacant property back into use and also the police presence in the area would bring safety into the area.</p> <p>Members of the Committee discussed in detail the use of emergency vehicles speeding from the site, the use of sirens and flashing lights and whether alternative locations had been considered.</p>	

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Members decided to grant the application subject to conditions.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1213
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 12/10/2006

Location: Units 1 and 2 Quicksilver Place, Western Road N22

Proposal: Change of use of property to police patrol base (sui generis) with associated installation of CCTV cameras, window guards and replacement entrance gates.

Recommendation: Grant subject to conditions.

Decision: Grant subject to conditions.

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 & planning support statement dated June 2006.

Conditions

1. The permission shall be granted for a limited period expiring on 12th October 2009; further the permission hereby granted shall not ensure 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.

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'.

Section 106 - No

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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Cllr Egan re-entered the proceedings.

Members noted that this application had been before the Committee on two previous occasions for the development of the site as well as two dismissed appeals. This scheme attempted to overcome the concern of the last inspector of potential overlooking of properties in Elm Grove and Tregaron Avenue. The main change was the number of units being reduced from 6 to 5 and overlooking windows had been omitted. The proposal would have a low profile design in density and size for a backland site.

Objectors spoke on behalf of Cecile Park and Tregaron Avenue residents. Their main concerns for objecting to the application was the degree of overlooking and the development's detrimental effect to the loss of privacy to Cecile Park rear gardens and 11 Elm Grove and the loss of open space. They also pointed out that the previous scheme was for 6 x 2 bedroom houses and the current scheme is for 5 x 3 bedroom houses with 10 foot rear gardens. Other concerns raised included unacceptable high mansard roofs, access for emergency vehicles, access for refuse collection would be difficult a long the narrow entrance if congested by parked cars. There would also be risk of damage to mature trees (some with TPOs) in the Conservation Area.

Cllr Winskill spoke on behalf of residents objecting to this application and highlighted two concerns, conservation and parking. A previous application for a dormer window had been refused due to overlooking, so how could this application be recommended to be granted. The 40 lock up garages were much needed in a pressurised parking area and extreme parking stress is experienced and this leads to a demand for crossovers.

The applicant's representative addressed the Committee and advised the planning report was developed along side planning officers and had endeavoured to satisfy planning policies. The matter of concern raised by the last inspector was the potential overlooking of properties. This had been addressed by the omission of any first storey windows to Tregaron Avenue.

Members questioned the applicant and officers on the proposals and issues raised overall and decided to refuse the application on the following grounds:

1. High mansard roof increasing overlooking to Cecile Park housing.
2. The recommendations of the Hornsey CAAC officer.
3. Loss of parking spaces on Cecile Park.
4. Quality of the design.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0580
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 12/10/2006

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	<p>Location: Land Rear Of 27- 47 Cecile Park N8</p> <p>Proposal: Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces.</p> <p>Recommendation: Grant subject to conditions and S106 Legal Agreement.</p> <p>Decision: Refuse</p> <p>Drawing No.s 2873 P01 rev B & P02 rev B.</p> <p>Reason:</p> <p>1. The site is of very limited depth and occupies a backland site in the Crouch End Conservation Area. By reason of their prominent mansard roofs which are untypical of the Conservation Area, and their sitting very close to the southern boundary of the site, the proposed dwellings would have a cramped appearance within the site and be visually intrusive to adjacent properties particularly in Tregaron Avenue and Elm Grove. Further, there would be mutual overlooking between the first floor bedroom windows and ground floor lounge windows in the flank walls of some of the proposed new dwellings.</p> <p>As such the scheme would not preserve or enhance the character of the Conservation Area, and would be detrimental to the amenities of adjoining residents, contrary to Policies UD3(b) General Principles; UD4 Quality Design: CSV1 Development in Conservation Areas, and SPG1a Design Guidance, of the Haringey Unitary Development Plan 2006.</p>	
<p>PASC84.</p>	<p>LAND REAR OF 27-47 CECILE PARK N8</p> <p>The Committee was asked to consider Conservation Area Consent for the above demolition. The Committee refused to grant conservation area consent subject to conditions as planning permission for the above application was not granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/0582 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 12/10/2006</p> <p>Location: Land Rear Of 27 - 47 Cecile Park N8</p> <p>Proposal: Conservation Area Consent for the demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces.</p> <p>Recommendation: Grant subject to conditions & S106 Legal Agreement.</p> <p>Decision: Refuse</p> <p>Drawing No.s: 2873 P01 rev B, P02 rev B</p> <p>Reason:</p>	

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	<p>1. In the absence of an approved scheme for the permanent redevelopment of the site, the demolition of the existing lock-up garages would result in the site having a derelict appearance which would detract from the appearance of the Crouch End Conservation Area and would thus be contrary to Policy CSV 7 of the Haringey Unitary Development Plan 2006.</p>	
<p>PASC85.</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 13 before item 11.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ul style="list-style-type: none"> • 36A Alexandra Park Road N10 • 1-12 Hamilton Place, 29A Woodside Gardens N17 • Copper Beeches, North Grove N6 • 44 Stanhope Gardens N6 	
<p>PASC86.</p>	<p>ALBERT WORKS, SPENCER ROAD N8</p> <p>Officers presented the report and stated that the proposed scheme was the same size as the previous granted scheme. The current development involved the creation of an additional unit by subdividing one of the approved units into two separate units. The Transportation Group had expressed concern that the vehicular access is narrow however, they had no concerns over the previous planning application which had been granted approval.</p> <p>The Committee heard from objectors to the application who felt the opening to the site was quite small. Concerns were raised about the loss of amenity and increased traffic. This development would encourage more cars into the area when it was well served by public transport. Concern was also raised about the level of noise which would increase as previously there was a proposal for a property with seven bedrooms and the current proposal was for a property with 11 bedrooms. Members were also advised that litter along Harvey and Spencer Roads was a problem due to wheelie bins being kept on the pavement.</p> <p>Cllr Winskill addressed the Committee and advised that this proposal was the fourth planning application for this site. Residents had previously objected on the grounds that there would be loss of light and the impact on traffic. The current proposal detailed an increase in the number of units. This new application was for 11 bedrooms and 6 car parking spaces. The property is located in a Cul-de-Sac so there would be parking problems and pressure.</p> <p>The applicant spoke and reiterated that this application was a partial demolition as in the original scheme to retain side and back walls. The</p>	

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increase in the number of rooms came about from redesigning the ground floor which made it more usable and no additional space was created. The footprint remains exactly the same. The current proposal was an improvement to the site and the overall scheme is exactly as it was before with the addition of one unit which would not cause issues of parking.

The Committee raised concerns regarding the increase in the number of rooms from six to eleven and was reassured that the size of the rooms met Haringey's size standards.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/0922
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 12/10/2006

Location: Albert Works, Spencer Road N8

Proposal: Erection of 4 x 2 bedroom and 1 x 3 bedroom house, part single part two storeys in height with front and rear roof lights car parking and landscaping.

Recommendation: Grant subject to conditions & S106 Legal Agreement.

Decision: Grant subject to conditions & S106 Legal Agreement.

Drawing No.s GVBS 1434 - 500A, 501 & 502.

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 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.

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.

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

5. 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.

6. 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.

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

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

8. The 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. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Development Order 1988, no extensions falling within Class A and B 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.

10. That details of a scheme for the shared vehicle/pedestrian/cycle access to the site, including details of a raised table at Spencer Road site access point and appropriate materials for the shared surface shall be submitted to and approved by the Local Planning Authority before the works commence.

Reason: In order to ensure that the access to the site is satisfactory in relation to highway safety and free flow of traffic and pedestrians.

REASONS FOR APPROVAL

The proposal is for creation of an additional unit to the already approved scheme. The additional unit is to fit in the same footprint with the approved scheme with no window (s) to the rear elevation facing the back of properties along Oakley Road. The additional unit would increase the density on the site.

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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	<p>It is however thought that the additional unit would not detract from the character of amenity of the surrounding area. The proposal is therefore considered to be in compliance with the provision of policies UD3 'General Principles' and HSG9 'Density Standards' of the Haringey Unitary Development Plan.</p> <p>Section 106 - Yes</p>	
<p>PASC87.</p>	<p>LAND ADJACENT TO 48 ELIZABETH PLACE N15</p> <p>The Committee were informed that this proposal sought the erection of five, two storey houses. Officers had received no representations to the proposal from residents or the transportation group. However, comments had been received from the Arboriculturalist who stated there was a row of mature trees in the rear gardens of adjacent properties, which were visible from a public place, provided a screen to the site and were of high amenity value. A condition had been included to protection these trees.</p> <p>Members raised concerns over the materials to be used in the development. They requested reassurance that the bricks to be used matched those of the building on either side of the site. Officers confirmed that condition 3 covered this issue.</p> <p>The Committee agreed to grant planning permission subject to Section 106 agreement and conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1504 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 12/10/2006</p> <p>Location: Land Adjacent To 48 Elizabeth Place N15</p> <p>Proposal Erection of 5 x 2 storey houses (2 x three bed, 2 x two bed and 1 x four bed houses) in 2 blocks</p> <p>Recommendation: Grant subject to conditions & S106 Legal Agreement</p> <p>Decision: Grant subject to conditions & S106 Legal Agreement.</p> <p>Drawing No.s 30223/P01C, 02A, 03A, 04B 7 05A.</p> <p>Conditions:</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. 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> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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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. That not more than 5 separate houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

6. The building 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'.

7. 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.

8. 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.

9. 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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
THURSDAY, 12 OCTOBER 2006**

	<p>satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.</p> <p>10. 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.</p> <p>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.</p> <p>INFORMATIVE: 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'.</p> <p>INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.</p> <p>INFORMATIVE: That notwithstanding the description of the materials on the approved drawings that the bricks submitted in relation to the proposed development in connection with Condition 3 (materials) attached to the planning permission shall match the adjoining properties. The Committee suggested that as two different brick types had been suggested one brick should match the adjoining existing residential buildings, the other should match the brickwork on the scheme under construction nearby. It was also suggested that the brickwork of the end flank walls should be designed to be patterned by mixing the brick types to relieve the otherwise potentially bland nature of these elevations.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal complies with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 'Good Design', HSG9 Density Standards, EMP5 Promoting Employment Uses, M10 Parking for Development of Haringey Unitary Development and appropriate Supplementary Guidance.</p> <p>Section 106 - yes</p>	
<p>PASC88.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 30 October 2006 at 7:00pm.</p> <p>The meeting ended at 10:15pm</p>	

COUNCILLOR SHEILA PEACOCK

Chair

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub-Committee

Date: 30 October 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 September 2006

1. PURPOSE:

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

2. SUMMARY:

Reports outcome of 15 appeal decisions determined by the Department for Communities and Local Government during September 2006 of which 5 were allowed, 10 were dismissed.

3. RECOMMENDATIONS:

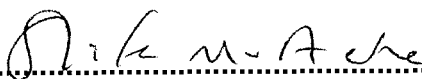
That the report be noted.

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:


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Shifa Mustafa

Assistant Director

Planning , Environmental Policy & Performance

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APPEAL DECISION SEPTEMBER 2006

Ward:	Crouch End
Reference Number:	HGY/2005/0416
Decision Level:	Delegated

15 Haringey Park N8 9HY**Proposal:**

Erection of single storey extension at rear, part second floor addition to existing extension, two storey rear extension and replacement single storey and part two storey addition to provide extension to existing HMO and two separate units of accommodation.

Type of Appeal:

Informal Hearing

Issues:

The effects of the proposal on the character and appearance of the Conservation Area

Whether or not the extension at the rear of the property amount to overdevelopment

Result:

Appeal **Dismissed** 18 September 2006

Ward:	Highgate
Reference Number:	HGY/2005/1535
Decision Level:	Delegated

177 Archway Road N6 5BL**Proposal:**

Change of use of the ground floor from restaurant to a health and beauty clinic subject to hours of use condition

Type of Appeal:

Written Representation

Issues:

Whether or not the limitation on opening hours is justified

Result: Appeal **Allowed** 13 September 2006 Subject to revised condition

Ward:	Hornsey
Reference Number:	HGY/2004/1875
Decision Level:	Delegated

1A Rathcoole Avenue N8**Proposal:**

Demolition of the existing building and erection of building over basement, ground, first and second floors to provide four residential units

Type of Appeal:

Informal Hearing

Issues:

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

The effect of the proposal on the living conditions of neighbouring residents in terms of visual impact

The implications for the living conditions of future residents in terms of amenity space

The adequacy of parking provision

Result:

Appeal **Dismissed** 4 July 2006

Ward:	Muswell Hill
Reference Number:	HGY/2005/1661
Decision Level:	Delegated

183 Priory Road N8 8NB**Proposal:**

Roof conversion to create 1 no. one bed residential unit

Type of Appeal:

Written Representation

Issue:

The demonstrable harm to the character and appearance of the terrace of houses in which the appeal site is situated

Result: Appeal **Dismissed** 22 September 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1977
Decision Level:	Delegated

67 Burghley Road N8 0QE

Proposal:

Conversion into two flats.

Type of Appeal:

Written Representation

Issue:

Whether the proposal would result in unacceptable harm to the character of the area through pressure o on-street parking provision, loss of family housing and adverse effect on the living conditions of residents

Result:

Appeal **Allowed** 8 September 2006

Ward:	Noel Park
Reference Number:	HGY/2006/0643
Decision Level:	Delegated

573 Lordship Lane N22 5LE

Proposal:

Installation of one no. 14.7m high slim line monopole with one no. trisector antenna, equipment housing and ancillary development

Type of Appeal:

Written Representation

Issue:

Whether the installation would have a materially harmful visual effect, both on the street scene and more generally, given its location very near the boundaries of two conservation areas

Result:

Appeal **Allowed** 26 September 2006

Ward:	St Ann's
Reference Number:	HGY/2006/0011
Decision Level:	Delegated

Station Works 1A Abbotsford Avenue N15 3BT

Proposal:

Erection of a new single storey building with one no. two bedroom flats

Type of Appeal:

Written Representation

Issue:

The effect of the proposal in the living conditions of the occupiers of the dwellings in the vicinity of the appeal site with regard to the adequacy of amenity space

Result:

Appeal **Dismissed** 26 September 2006

Ward:	Tottenham Hale
Reference Number:	HGY/2006/0849
Decision Level:	Delegated

543 High Road N17 6SB

Proposal:

Erection of an internally illuminated 48-sheet size scrolling poster display unit, on the flank wall second floor level

Type of Appeal:

Written Representation

Issue:

Whether the illuminated scrolling poster panel would respect the scale and appearance of the appeal premises and their surroundings

Result:

Appeal **Dismissed** 4 September 2006

Ward:	Tottenham Hale
Reference Number:	N/A
Decision Level:	Enforcement

73A Park View Road N17 9AX**Proposal:**

Change of use of portacabins from office use into three residential units

Type of Appeal:

Written Representation

Issue:

The time for which the use as three residential units has existed. (4 year rule)

Result:

Appeal **Allowed** 6 September 2006

Ward:	Tottenham Green
Reference Number:	HGY/20051577 & 1543
Decision Level:	PASC

Land at Winns Mews N15 4SN**Proposal:**

HGY 2005/1577 – Demolition of existing buildings

HGY/2005/1543 – Demolition of existing buildings and erection of 1 x 2 storey three bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses, provision of refuse and bicycle storage

Type of Appeal:

Written Representation

Issue:

The effect on the character or appearance of the conservation area

The effect on the amenities of existing and prospective neighbours

Result:

Both Appeals **Dismissed** 25 September 2006

Ward:	White Hat Lane
Reference Number:	HGY/2005/0274 & 1992
Decision Level:	PASC

315 The Roundway N17 7AB**Proposal:**

HGY/2005/0274 – Demolition of existing garages (disused) and redevelopment to create 58 no. one, two, three and four bed flats and maisonettes in 3 – 4 storey blocks with secure parking to the rear.

HGY/2005/1992 – Demolition of existing and disused garages and erection of a 3 – 4 storey residential block with secure parking, providing 53 dwellings in a mix one, two, three and four bed flats.

Type of Appeal:

Public Inquiry

Issue:

The effect of the proposals on the character and appearance of the surrounding area, which includes the setting of the Grade I listed Bruce Castle, Bruce Castle Conservation Area and Peabody Cottages Conservation Area.

Result:

Both Appeals **Dismissed** 19 September 2006
Application for costs dismissed

Ward:	White Hart Lane
Reference Number:	N/A
Decision Level:	Enforcement

24 Walpole Road N17 6BJ**Proposal:**

Conversion of a single dwelling into two 1 bedroom flats

Type of Appeal:

Written Representation

Issue:

Whether the development would result in the unacceptable reduction in the stock of single family housing

Whether the conversion has resulted in an unsatisfactory standard of accommodation

Result:

Appeal **Dismissed** 21 September 2006

Ward:	Woodside
Reference Number:	HGY/2006/0428
Decision Level:	Delegated

149 Granville Road N22 5LS

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

Overdevelopment and the visual impact when viewed from the upper levels of adjoining properties

Result:

Appeal **Allowed 20** September 2006

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Committee: Planning Applications Sub-Committee
Date: 30 October 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 18 September 2006 and 15 October 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 18 September 2006 and 15 October 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

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PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
18/09/2006 AND 15/10/2006**

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/2006/1742	Officer:	David Paton
Decision:	GTD	Decision Date:	13/10/2006
Location:	53 Grove Avenue N10 2AL		
Proposal:	Conversion of garage to habitable living space and erection of single storey rear extension. Alterations to elevations including provision of French doors to rear.		
Application No:	HGY/2006/1718	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	13/10/2006
Location:	3 Barnard Hill N10 2HB		
Proposal:	Erection of a mansard roof extension along with the creation of a terrace on the roof of the existing two story rear extension (amended description).		
Application No:	HGY/2006/1703	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	11/10/2006
Location:	28 Crescent Rise N22 7AW		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)		
Application No:	HGY/2006/1664	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/10/2006
Location:	102 Dukes Avenue N10 2QA		
Proposal:	Erection of rear dormer window and small side dormer window. Replacement of existing gate in front boundary wall to match existing (amended description)		
Application No:	HGY/2006/1709	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	13/10/2006
Location:	102 Dukes Avenue N10 2QA		
Proposal:	Conservation Area Consent for demolition of part of rear ground floor and demolition of delapidated boundary wall.		
Application No:	HGY/2006/1676	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	11/10/2006
Location:	43 Muswell Road N10 2BS		
Proposal:	Erection of extension at rear lower ground and ground floor level (Certificate of Lawfulness)		
Application No:	HGY/2006/1658	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	04/10/2006
Location:	16 Palace Gates Road N22		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1657	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	03/10/2006
Location:	51 The Avenue N10 2QE		
Proposal:	Erection of rear and side dormer windows (Certificate of Lawfulness)		

Application No: **HGY/2006/1659** Officer: Joyce Wong
Decision: GTD Decision Date: 27/09/2006
Location: 38 Grove Avenue N10
Proposal: Erection of rear dormer window and conversion of roof from hip to gable end.

Application No: **HGY/2006/1592** Officer: Valerie Okeiyi
Decision: REF Decision Date: 29/09/2006
Location: 16 Goodwyns Vale N10
Proposal: Erection of single storey rear conservatory extension.

Application No: **HGY/2006/1661** Officer: Luke McSoriley
Decision: GTD Decision Date: 03/10/2006
Location: 18 Palace Gates Road N22 7BN
Proposal: Erection of single storey rear extension

Application No: **HGY/2006/1660** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 04/10/2006
Location: 102 Dukes Avenue N10
Proposal: Erection of single storey rear extension.

WARD: **Bounds Green**

Application No: **HGY/2006/1636** Officer: Joyce Wong
Decision: GTD Decision Date: 11/10/2006
Location: 12-14 Truro Road N22 8EL
Proposal: Approval of details pursuant to condition 3 (boundary treatment) attached to appeal reference APP/Y5420/A/05/185463 (HGY/2004/2084)

Application No: **HGY/2006/1489** Officer: Joyce Wong
Decision: GTD Decision Date: 11/10/2006
Location: 12-14 Truro Road N22 8EL
Proposal: Approval of details pursuant to condition 8 (landscaping) attached to planning reference HGY/2003/0954 and to condition 4 (landscaping) attached to planning reference HGY/2004/2084 (appeal reference APP/Y5420/05/185463)

Application No: **HGY/2006/1038** Officer: Oliver Christian
Decision: GTD Decision Date: 03/10/2006
Location: 14 Truro Road N22 8EL
Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2004/0810

Application No: **HGY/2006/1607** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 27/09/2006
Location: 92 Myddleton Road N22
Proposal: Change of use of property from insurance office to complementary health clinic.

Application No: **HGY/2006/1555** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 25/09/2006
Location: Ground Floor, Hall At Rear Of 385 - 389 High Road N22
Proposal: Use of ground floor hall at rear as Place Of Worship (D1).

Application No: **HGY/2006/1496** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 19/09/2006
Location: 53 Lascotts Road N22 8JL
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1506** Officer: Ruma Nowaz
Decision: GTD Decision Date: 20/09/2006
Location: 39 Durnsford Road N11 2EP
Proposal: Construction of vehicular crossover to classified road to facilitate parking in front garden

Application No: **HGY/2006/1570** Officer: Matthew Gunning
Decision: GTD Decision Date: 26/09/2006
Location: 47 Whittington Road N22
Proposal: Erection of a two storey rear extension.

Application No: **HGY/2006/1037** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 03/10/2006
Location: 12-14 Truro Road N22 8EL
Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2003/0954

Application No: **HGY/2006/1740** Officer: David Paton
Decision: GTD Decision Date: 06/10/2006
Location: 72 Bounds Green Road N11
Proposal: Erection of single storey rear extension.

WARD: Bruce Grove

Application No: **HGY/2006/1679** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 04/10/2006
Location: 31 Dunloe Avenue N17
Proposal: The erection of a single storey rear extension.

Application No: **HGY/2006/1686** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 27/09/2006
Location: 77 Dunloe Avenue N17
Proposal: Erection of single storey rear extension.

WARD: Crouch End

Application No:	HGY/2006/1474	Officer:	Kristy Plant	Decision Date:	06/10/2006
Decision:	GTD				
Location:	4 Avenue Road N6				
Proposal:	Approval Of Details pursuant to Condition 4 (surrounds & planting) attached to planning permission reference HGY/2006/0598.				
Application No:	HGY/2006/1511	Officer:	Brett Henderson	Decision Date:	20/09/2006
Decision:	REF				
Location:	38A Topsfield Parade, Tottenham Lane N8 8QA				
Proposal:	Display of non-illuminated fascia sign				
Application No:	HGY/2006/1551	Officer:	John Ogenga P'Lakop	Decision Date:	22/09/2006
Decision:	GTD				
Location:	St Aloysius College Sports Field, Hurst Avenue N6 5TX				
Proposal:	Replacement of existing wire chain link fence with new 2m high pallas fencing and gates (Heras Chaperon) (Amended description)				
Application No:	HGY/2006/1558	Officer:	Valerie Okeiyi	Decision Date:	26/09/2006
Decision:	PERM DEV				
Location:	4 Colwick Close N6				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2006/1526	Officer:	Kristy Plant	Decision Date:	26/09/2006
Decision:	GTD				
Location:	Flat 2, 60 Shepherds Hill N6 5RN				
Proposal:	Erection of single storey shed in rear garden.				
Application No:	HGY/2006/1595	Officer:	John Ogenga P'Lakop	Decision Date:	27/09/2006
Decision:	GTD				
Location:	33 Wolseley Road N8 8RS				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/1589	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	29/09/2006
Decision:	GTD				
Location:	Avenue Hall 2 Avenue Road N6				
Proposal:	Crown reduction by 33% and crown thin by 20% 2 Horse Chestnut trees to front and side of property.				
Application No:	HGY/2006/1629	Officer:	Kristy Plant	Decision Date:	04/10/2006
Decision:	REF				
Location:	24 Middle Lane N8				
Proposal:	Conversion of 1st and 2nd floors into 2 x one bed flats.				
Application No:	HGY/2006/1776	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	05/10/2006
Decision:	GTD				
Location:	6 Broughton Gardens N6				
Proposal:	Approval Of Details pursuant to Conditions 4, 5 & 6 (tree protection, foundations & tree/shrub planting) attached to planning permission reference HGY/2006/1273.				

Application No: **HGY/2006/1687** Officer: Kristy Plant
Decision: PERM DEV Decision Date: 04/10/2006
Location: 5 Glasslyn Road N8
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1728** Officer: Brett Henderson
Decision: GTD Decision Date: 05/10/2006
Location: Flat 9, 81 Shepherds Hill N6
Proposal: Replacement of existing windows with aluminium framed windows.

WARD: **Fortis Green**

Application No: **HGY/2006/1715** Officer: Joyce Wong
Decision: GTD Decision Date: 11/10/2006
Location: 176 Creighton Avenue N2 9BJ
Proposal: Erection of single storey rear conservatory extension

Application No: **HGY/2006/1649** Officer: Joyce Wong
Decision: GTD Decision Date: 09/10/2006
Location: 1 Woodberry Crescent N10
Proposal: Extension of garden fence to rear of property.

Application No: **HGY/2006/1665** Officer: David Paton
Decision: GTD Decision Date: 05/10/2006
Location: 181 Creighton Avenue N2
Proposal: Extension to roof by conversion of hipped roof to gable end, erection of rear dormer window and insertion of rooflights to front elevation.

Application No: **HGY/2006/1176** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 03/10/2006
Location: 52 Grand Avenue N10 3BP
Proposal: Erection of rear extension at lower ground floor level, erection of rear dormer window and alterations to rear elevation.

Application No: **HGY/2006/1605** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 27/09/2006
Location: 5 Wellfield Avenue N10 2EA
Proposal: Enlargement of existing crossover to a borough road.

Application No: **HGY/2006/1563** Officer: Valerie Okeiyi
Decision: REF Decision Date: 26/09/2006
Location: 6 Colney Hatch Lane N10
Proposal: Demolition of existing garden wall and creation of vehicle crossover to a classified road.

Application No: **HGY/2006/1348** Officer: Matthew Gunning
Decision: GTD Decision Date: 19/09/2006
Location: 6 Fordington Road N6 4TJ
Proposal: Erection of single storey rear / side extension. Alterations to front, side and rear elevations

Application No: **HGY/2006/1540** Officer: Matthew Gunning
Decision: GTD Decision Date: 21/09/2006
Location: 362 Muswell Hill Broadway N10 1DJ
Proposal: Installation of new shopfront

Application No: **HGY/2006/1544** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 22/09/2006
Location: 42 Grand Avenue N10 3BP
Proposal: Creation of a vehicle crossover to a borough road involving partial demolition of front boundary wall

Application No: **HGY/2006/1467** Officer: Paul Tomkins
Decision: GTD Decision Date: 26/09/2006
Location: Tetherdown Primary School, Grand Avenue N10
Proposal: Approval Of Details pursuant to Condition 9 (programme of archaeological work) attached to planning permission reference HGY/2005/1179.

Application No: **HGY/2006/1750** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 26/09/2006
Location: Telecommunications Station O/S 64 Aylmer Road N2
Proposal: Installation of 1.no additional equipment cabinet to existing telecommunications base station.

Application No: **HGY/2006/1590** Officer: Ruma Nowaz
Decision: GTD Decision Date: 27/09/2006
Location: Ground Floor Flat 484 Archway Road N6 4NA
Proposal: Demolition of existing extension and erection of replacement single storey rear extension.

Application No: **HGY/2006/1671** Officer: Joyce Wong
Decision: REF Decision Date: 04/10/2006
Location: 13 Western Road N2
Proposal: Tree works to include felling of 1 x Thorn tree and reduction and shaping of crown by 20% and cutting back of 1 x Sycamore tree.

WARD: **Harringay**

Application No: **HGY/2006/1720** Officer: Kristy Plant
Decision: PERM DEV Decision Date: 13/10/2006
Location: 7 Raleigh Road N8 0JB
Proposal: Erection of rear dormer window (Certificate of Lawfulness)

Application No:	HGY/2006/1510	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/09/2006
Location:	624 Green Lanes N8 OSD		
Proposal:	Erection of a rear extension		
Application No:	HGY/2006/1576	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/09/2006
Location:	473 Green Lanes N4 1AJ		
Proposal:	Retrospective planning application for installation of ATM		
Application No:	HGY/2006/1577	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/09/2006
Location:	473 Green Lanes N4 1AJ		
Proposal:	Retrospective planning application for consent to display internally illuminated ATM fascia surround sign		
Application No:	HGY/2006/1601	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	29/09/2006
Location:	43 Warham Road N4		
Proposal:	Erection of rear dormer window with balustrade.		
Application No:	HGY/2006/1623	Officer:	Brett Henderson
Decision:	REF	Decision Date:	03/10/2006
Location:	73 Hampden Road N8 0HU		
Proposal:	Erection of 2 storey rear extension and conversion of property to form 4 x one bedroom flats (originally 2 x one bed)		
Application No:	HGY/2006/1646	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	04/10/2006
Location:	36 Duckett Road N4		
Proposal:	The creation of roof terrace at roof level and alterations to fenestration at rear and side.		
Application No:	HGY/2006/1752	Officer:	Oliver Christian
Decision:	REF	Decision Date:	12/10/2006
Location:	485 Green Lanes N4 1AJ		
Proposal:	Variation of condition 10(3) attached to appeal reference T/APP/Y5420/A/98/1012055/P7 (ref: HGY/1998/0573) to allow restaurant to be open until 0300am Fridays and Saturdays and to 0200am Sundays to Thursdays		
Application No:	HGY/2006/1670	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/10/2006
Location:	439 Green Lanes N4 1HA		
Proposal:	Installation of new shop front		
Application No:	HGY/2006/1672	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/10/2006
Location:	439 Green Lanes N4 1HA		
Proposal:	Display of illuminated (flood-lit) fascia sign		

WARD: **Highgate**

Application No:	HGY/2006/1531	Officer:	David Paton
Decision:	GTD	Decision Date:	11/10/2006
Location:	Three Oaks, Courtenay Avenue N6 4LR		
Proposal:	Approval of details pursuant to condition 3 (materials-brickwork-facade:Ibstock Atlas Fireborn Red) attached to planning reference HGY/2005/0198.		
Application No:	HGY/2006/1655	Officer:	David Paton
Decision:	REF	Decision Date:	06/10/2006
Location:	397 - 405 Archway Road N6		
Proposal:	Retrospective planning application for retention of 2 x externally illuminated aluminium panel signs, 2 x non-illuminated aluminium panel signs, 2 x non-illuminated logo signs and 1 x internally illuminated projecting sign.		
Application No:	HGY/2006/1727	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/10/2006
Location:	2 View Road N6		
Proposal:	Conservation Area Consent for demolition of part of garage wall and garden wall and rebuilding to match original height and brick type.		
Application No:	HGY/2006/1615	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	29/09/2006
Location:	75 Hornsey Lane Gardens N6		
Proposal:	Creation of vehicular crossover to a borough road in a conservation area.		
Application No:	HGY/2006/1632	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/09/2006
Location:	30 Sheldon Avenue N6		
Proposal:	Approval Of details pursuant to Condition 3 (materials) attached to planning permission HGY/2001/1779.		
Application No:	HGY/2006/1567	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	21/09/2006
Location:	40 Cromwell Avenue N6 5HL		
Proposal:	Erection of rear dormer window and insertion of rooflights to front elevation. Alterations to rear elevation.		
Application No:	HGY/2006/1384	Officer:	David Paton
Decision:	GTD	Decision Date:	19/09/2006
Location:	Ridgemount Courtenay Avenue N6 4LR		
Proposal:	Approval of details pursuant to condition 6 (tree protection) attached to planning reference HGY/2005/0851		
Application No:	HGY/2006/1549	Officer:	David Paton
Decision:	GTD	Decision Date:	21/09/2006
Location:	235 237 Archway Road		
Proposal:	Retention of 1.8m high fence bordering Archway Road, N6 and Southwood Avenue, N6		

Application No: **HGY/2006/1535** Officer: David Paton
 Decision: PERM DEV Decision Date: 22/09/2006
 Location: 19 Orchard Road N6 5TR
 Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Application No: **HGY/2006/1610** Officer: Matthew Gunning
 Decision: GTD Decision Date: 27/09/2006
 Location: 74 Cromwell Avenue N6
 Proposal: Erection of single storey summer house in rear garden.

WARD: Hornsey

Application No: **HGY/2006/1719** Officer: Kristy Plant
 Decision: PERM DEV Decision Date: 05/10/2006
 Location: 22 Elmfield Avenue N8
 Proposal: Erection of rear dormer window.

Application No: **HGY/2006/1398** Officer: Brett Henderson
 Decision: GTD Decision Date: 05/10/2006
 Location: Ground Floor Flat 5 Glebe Road N8
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1674** Officer: Kristy Plant
 Decision: PERM DEV Decision Date: 04/10/2006
 Location: 16 Clovelly Road N8
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1600** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 27/09/2006
 Location: 21 Rathcoole Avenue N8 9LY
 Proposal: Demolition of existing rear extension and erection of single storey rear extension.

Application No: **HGY/2006/1560** Officer: Oliver Christian
 Decision: GTD Decision Date: 22/09/2006
 Location: 15 Tottenham Lane N8 9DJ
 Proposal: Alterations to front elevation and loading bay entrance including new shutters and new masonry wall to replace existing windows

Application No: **HGY/2006/1518** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 19/09/2006
 Location: 2 The Gardens, Hornsey High Street N8 7PL
 Proposal: Certificate of Lawfulness (proposed) for a loft conversion to incorporate rear dormer window

Application No: **HGY/2006/1546** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 20/09/2006
Location: Upper Flat, 50 Nightingale Lane N8 7QX
Proposal: Erection of rear dormer window and insertion of rooflights to front elevation

Application No: **HGY/2006/1541** Officer: Brett Henderson
Decision: PERM REQ Decision Date: 21/09/2006
Location: 31 High Street N8 7QB
Proposal: Use of property as banqueting suite (Certificate of Lawfulness for an existing use)

Application No: **HGY/2006/1557** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 22/09/2006
Location: R/O 45 Tottenham Lane N8 9BD
Proposal: Demolition of existing mechanics workshop and erection of 2 storey art gallery

Application No: **HGY/2006/0350** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 26/09/2006
Location: Former Hornsey Waterworks, High Street N8
Proposal: Approval of Details pursuant to Conditions 8 and 9 (landscaping and external lighting) attached to planning permission reference HGY/2002/0245.

Application No: **HGY/2006/1642** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 04/10/2006
Location: Hornsey School For Girls, Inderwick Road N8
Proposal: Erection of 3 x Newcastle Senior shelters, 20 cycle stands and 40 helmet lockers.

Application No: **HGY/2006/1678** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 04/10/2006
Location: Hornsey Tavern, 26 High Street N8
Proposal: Replacement of existing windows to upper floors of building with double glazed uPVC windows.

WARD: **Muswell Hill**

Application No: **HGY/2006/1738** Officer: Joyce Wong
Decision: GTD Decision Date: 13/10/2006
Location: 173 Park Road N8 8JJ
Proposal: Creation of a vehicular crossover to a classified road

Application No: **HGY/2006/1456** Officer: David Paton
Decision: GTD Decision Date: 26/09/2006
Location: 39 The Chine N10
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to rear.

Application No:	HGY/2006/1603	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/09/2006
Location:	175 - 179 Muswell Hill Broadway N10		
Proposal:	Display of externally illuminated fascia sign and hanging sign.		
Application No:	HGY/2006/1562	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	26/09/2006
Location:	35A Wood Vale N10		
Proposal:	Approval Of Details pursuant to Condition 4 (landscaping and treatment) attached to planning permission reference HGY/2005/2110.		
Application No:	HGY/2006/1604	Officer:	David Paton
Decision:	GTD	Decision Date:	27/09/2006
Location:	226 Park Road N8 8JX		
Proposal:	Rebuilding / enlargement of existing single storey rear extension.		
Application No:	HGY/2006/1602	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/09/2006
Location:	175 - 179 Muswell Hill Broadway N10		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2006/1612	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/09/2006
Location:	106 Muswell Hill Road N10 3JR		
Proposal:	Conversion of property into single dwellinghouse.		
Application No:	HGY/2006/1618	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	27/09/2006
Location:	46 Muswell Hill Broadway N10		
Proposal:	Conversion of first floor into 2 x one bed flats.		
Application No:	HGY/2006/1628	Officer:	David Paton
Decision:	GTD	Decision Date:	03/10/2006
Location:	14 Connaught Gardens N10 3LB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1648	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	03/10/2006
Location:	33 The Chine N10 3PX		
Proposal:	Retrospective planning permission for retention of garden fence to rear of property		
Application No:	HGY/2006/1501	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	19/09/2006
Location:	Cornerways, Ellington Road N10 3DD		
Proposal:	Erection of 1 x 2 storey one bedroom dwelling with integral garage within front / side garden		

Application No:	HGY/2006/1508	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/09/2006
Location:	Ground Floor Flat, 23 Park Avenue North N8 7RU		
Proposal:	Internal alterations to ground floor one bedroom flat to create a two bedroom flat; excavation to basement to create bathroom		
Application No:	HGY/2006/1520	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	19/09/2006
Location:	76 Cranley Gardens N10 3AJ		
Proposal:	Certificate of Lawfulness (proposed) for loft conversion		
Application No:	HGY/2006/1533	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	19/09/2006
Location:	188 Muswell Hill Road N10 3NG		
Proposal:	Creation of lightwell to front of property and excavation of basement to provide 1 x one bedroom flat.		
Application No:	HGY/2006/1534	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	19/09/2006
Location:	188a Muswell Hill Road N10 3NG		
Proposal:	Erection of single storey store room (amended description)		
Application No:	HGY/2006/1578	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	21/09/2006
Location:	49 St James's Lane N10 3DA		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1624	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	11/10/2006
Location:	264 Muswell Hill Broadway N10 3SH		
Proposal:	Approval of details pursuant to condition 4 (extract flue) attached to planning reference HGY/2004/1075		
Application No:	HGY/2006/1691	Officer:	Valerie Okeiyi
Decision:	NOT DEV	Decision Date:	05/10/2006
Location:	62 Carysfort Road N8		
Proposal:	Conversion of property into a single dwelling.		
Application No:	HGY/2006/1680	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	05/10/2006
Location:	62 Carysfort Road N8		
Proposal:	Erection of rear dormer window and back addition dormer window with balustrade.		

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2006/1894** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 13/10/2006
Location: 33 Goring Road N11 2BU
Proposal: Conversion of premises to two 2-bed self-contained flats (retrospective) (Observations to L.B. Enfield)

Application No: **HGY/2006/1631** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 27/09/2006
Location: 20 Fenchurch Street 14-15 Philpot Lane, 10 Rood Lane 33-35 Eastcheap And Part Basement At 37-39 Eastcheap
Proposal: Demolition of existing buildings and structures on the site and its redevelopment: Erection of a 39 storey building comprising Class B1 office, Class A retail at ground floor level and basement including entrance for public access to Skygarden and Skygarden at 35th floor level and above, including roof terraces to be used for uses within Class D1 (non-residential institution), Class A3/A4 (restaurant and café/drinking establishment and private dining functions). Erection of a 4 storey building for Class A3 (restaurant and café) and A4 (drinking establishment) uses, and associated servicing facilities, including vehicle lifts and parking for bicycles and motorcycle at levels 2 and 3. Construction of 2 levels of basement for underground parking, servicing and ancillary plant and storage. Provision of a new pedestrian route and publicly accessible open area, landscaping, and provision of new vehicular access arrangement and reconfiguration of existing servicing arrangement for adjoining properties and other associated works. 94,379 sq.m. This application is accompanied by an environmental statement. REVISED

Application No: **HGY/2006/1698** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 26/09/2006
Location: 70-100 City Road, 32-37 Featherstone Street, EC1
Proposal: Demolition of 70-74 City Rd, 32-35 Featherstone St, 13-15 Mallow St and the (rear) west part of 82-100 City Rd fronting Mallow St; Retention of 36-37 Featherstone St. The construction of three new buildings. Block A □ a tower of 44 storeys (140m) including retail/restaurant use at ground and mezzanine level, and residential for upper floors. Block B □ a block of between 8 and 10 storeys (33m) providing restaurant/bar use at part ground floor and B1 (office) to upper floors. Blocks C1 and C2 part new build/part residential buildings of part 9/part 5 storey to provide a mix of residential and commercial use. 250 residential units in total (including affordable housing) 13,402m² gross floor space for B1 (office) use. 1,146m² gross floor space for basement parking for 60 cars, 249 bicycles, 12 motorbikes; Alterations to existing access and service yards/openings on Featherstone St and Mallow St. See also Parallel Conservation Area consent ref P061278 (Obs. to LB Islington)

Application No: **HGY/2006/1757** Officer: David Paton
Decision: RNO Decision Date: 25/09/2006
Location: Site off A10 Great Cambridge Road, Opposite Enfield Crematorium EN1 4JR
Proposal: Temporary vehicular and works access to site compound (observations to L.B. Enfield)

WARD: **Noel Park**

Application No: **HGY/2006/1775** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 13/10/2006
Location: Unit 5-6 Shopping City, High Road N22 6YD
Proposal: Display of internally illuminated fascia and projecting box sign

Application No: **HGY/2006/1653** Officer: Ruma Nowaz
Decision: REF Decision Date: 03/10/2006
Location: Unit 1 Mallard Place, Coburg Road N22 6TS
Proposal: Display of internally illuminated fascia sign and externally illuminated corporate sign to top of building

Application No: **HGY/2006/1651** Officer: Matthew Gunning
Decision: PERM REQ Decision Date: 03/10/2006
Location: 6 Glynne Road N22 6LR
Proposal: Erection of single storey rear extension and erection of rear dormer window (Certificate of Lawfulness)

Application No: **HGY/2006/1639** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 03/10/2006
Location: Units 61 and 62, Wood Green Shopping City, High Road N22 6YD
Proposal: Display of 1 x internally illuminated projecting sign and 2 x internally illuminated aluminum box signs (1 x projecting and 1 x curved)

Application No: **HGY/2006/1640** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 03/10/2006
Location: Units 61 and 62, Wood Green Shopping City, High Road N22 6YD
Proposal: Installation of new shopfront

Application No: **HGY/2006/1614** Officer: Luke McSoriley
Decision: REF Decision Date: 29/09/2006
Location: 41 Parkland Road N22
Proposal: Erection of single storey rear extension, erection of extension at rear first floor level, erection of rear dormer window and conversion of roof to form gable end.

WARD: **Northumberland Park**

Application No: **HGY/2006/1677** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 12/10/2006
Location: 191 Park Lane N17 0HJ
Proposal: Retrospective planning application for the retention of single storey rear extension

Application No: **HGY/2006/1668** Officer: Valerie Okeiyi
Decision: REF Decision Date: 10/10/2006
Location: 5 Prospect Place N17 8AT
Proposal: Demolition of existing extension and erection of replacement single storey rear extension. Provision of new side entrance with porch and insertion of window to first floor side elevation

Application No: **HGY/2006/1667** Officer: Valerie Okeiyi
Decision: REF Decision Date: 10/10/2006
Location: 5 Prospect Place N17 8AT
Proposal: Listed Building Consent for demolition of existing extension and erection of replacement single storey rear extension. Provision of new side entrance with porch and insertion of window to first floor side elevation

Application No: **HGY/2006/1616** Officer: Valerie Okeiyi
Decision: REF Decision Date: 04/10/2006
Location: Percival Court 813 - 817 High Road N17
Proposal: Conservation Area Consent for demolition of existing buildings and erection of 1 x 4 storey block comprising 2 x one bed and 6 x two bed self contained flats with refuse and bicycle storage.

Application No:	HGY/2006/1617	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	04/10/2006
Location:	Percival Court 813 - 817 High Road N17		
Proposal:	Demolition of existing buildings and erection of 1 x 4 storey block comprising 2 x one bed and 6 x two bed self contained flats with refuse and bicycle storage.		
Application No:	HGY/2006/1591	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	27/09/2006
Location:	675 High Road N17 8AD		
Proposal:	Change of use of garage to rear of property to football club (viewing sport via TV screens) with facility to serve non-alcoholic drinks.		
Application No:	HGY/2006/1566	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	27/09/2006
Location:	19 Nursery Street N17		
Proposal:	Retention of single storey shed in rear garden.		
Application No:	HGY/2006/1573	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	26/09/2006
Location:	First Floor Flat 5 Cedar Road N17		
Proposal:	Erection of infill extension at rear first floor level.		
Application No:	HGY/2006/1572	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	26/09/2006
Location:	Ground Floor Flat 5 Cedar Road N17		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1548	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	21/09/2006
Location:	657-663 High Road N17 8AA		
Proposal:	Retrospective planning application for the retention of box roller shutter		
Application No:	HGY/2006/1580	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	21/09/2006
Location:	657 663 High Road N17 8AA		
Proposal:	Retrospective planning application for display of externally illuminated fascia signs(amended description).		
Application No:	HGY/2006/1517	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	20/09/2006
Location:	2 Prospect Place N17 8AT		
Proposal:	Listed Building Consent for erection of single storey rear extension		
Application No:	HGY/2006/1513	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	20/09/2006
Location:	2 Prospect Place N17 8AT		
Proposal:	Erection of single storey rear extension		

Application No: **HGY/2006/0994** Officer: Luke McSoriley
Decision: GTD Decision Date: 20/09/2006
Location: 105 Brantwood Road N17 0DX
Proposal: Partial demolition and erection of single storey extension to existing depot with alteration to existing crossover to Brentwood Road .

WARD: **St. Ann's**

Application No: **HGY/2006/1842** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 13/10/2006
Location: 77 Avondale Road N15 3SR
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to front elevation (Certificate of Lawfulness)

Application No: **HGY/2006/1688** Officer: Oliver Christian
Decision: GTD Decision Date: 13/10/2006
Location: 33 Brampton Road N15 3SX
Proposal: Use of property as two self contained flats (Certificate of Lawfulness for an existing use)

Application No: **HGY/2006/1524** Officer: Oliver Christian
Decision: REF Decision Date: 05/10/2006
Location: 2 Etherley Road N15
Proposal: Retrospective planning application for conversion of property into 6 studio flats and 3 x bedsit rooms.

Application No: **HGY/2006/1587** Officer: Brett Henderson
Decision: GTD Decision Date: 22/09/2006
Location: 48 Grand Parade N4 1AG
Proposal: Conversion of 1st, 2nd and third floors to create 2 x one bed and 2 x three bed self contained flats

Application No: **HGY/2006/1523** Officer: Elizabeth Ennin-Gyasi
Decision: PERM REQ Decision Date: 20/09/2006
Location: 35 Glenwood Road N15 3JS
Proposal: Erection of rear dormer window (Certificate of Lawfulness)

WARD: **Seven Sisters**

Application No: **HGY/2006/1542** Officer: Kristy Plant
Decision: GTD Decision Date: 06/10/2006
Location: 56 Eade Road N4
Proposal: Demolition of existing single storey extension and erection of replacement single storey rear extension.

Application No: **HGY/2006/1656** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 04/10/2006
Location: 53 Wellington Avenue N15
Proposal: Erection of single storey rear extension.

Application No:	HGY/2006/1647	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	04/10/2006
Location:	85 Crowland Road N15		
Proposal:	Alterations and amendments to scheme granted planning consent on 15th April 2002 under ref: HGY/2001/1656 for alterations to elevations, installation of two dormer windows to front elevation and change of use of vacant warehouse/bakery into 2 x 1 bedroom flats, 8 x 2 bedroom houses and 1 x 3 bedroom house. Provision of 5 car parking spaces. Alterations and amendments to include changes to fenestration, styles of roof and amenity space to units.		
Application No:	HGY/2006/1597	Officer:	Kristy Plant
Decision:	REF	Decision Date:	29/09/2006
Location:	296C Hermitage Road N4		
Proposal:	Change of use of office to rear of property to residential.		
Application No:	HGY/2006/0576	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/09/2006
Location:	1A Wargrave Avenue N15		
Proposal:	Erection of a further storey on top of existing single storey building to create an un-self contained flat. Creation of a roof terrace and the retention of the office/shop space on the ground floor.		
Application No:	HGY/2006/1625	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	27/09/2006
Location:	4 Grovelands Road N15 6BU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1539	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/09/2006
Location:	Ground Floor Flat, 74 Beechfield Road N4 1PE		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1536	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	21/09/2006
Location:	20 Howard Road N15 6NL		
Proposal:	Use of property as 6 flats (Certificate of Lawfulness for an existing use)		

WARD: Stroud Green

Application No:	HGY/2006/1769	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	13/10/2006
Location:	3 Scarborough Road N4 4LX		
Proposal:	Conversion of property to create 1 x three bed and 2 x two bed self contained flats.		
Application No:	HGY/2006/1685	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	13/10/2006
Location:	42 Mount Pleasant Crescent N4 4HP		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)		

Application No:	HGY/2006/1702	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	12/10/2006
Location:	48 Upper Tollington Park N4 4BX		
Proposal:	Erection of rear dormer window and conversion of property to form 1 x one bed and 2 x two bed flats.		
Application No:	HGY/2006/1683	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	04/10/2006
Location:	19 Uplands Road N8		
Proposal:	Erection of rear dormer window with balustrade and insertion of 3 x rooflights to front elevation.		
Application No:	HGY/2006/1606	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/09/2006
Location:	194 Stroud Green Road N4		
Proposal:	Use of property as cafe (A3).		
Application No:	HGY/2006/1383	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/09/2006
Location:	Osborne Grove Care Home, 16 Upper Tollington Park N4		
Proposal:	Approval Of Details pursuant to Condition 2 (approved drawings) attached to planning permission reference HGY/ 2005/1407.		
Application No:	HGY/2006/1553	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	26/09/2006
Location:	46 Ferme Park Road N4		
Proposal:	Conversation Area Consent for demolition of existing wall and erection of replacement boundary wall to front of property.		
Application No:	HGY/2006/1547	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	26/09/2006
Location:	46 Ferme Park Road N4		
Proposal:	Demolition of existing wall and erection of replacement boundary wall to front of property.		
Application No:	HGY/2006/1637	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/09/2006
Location:	9 Woodstock Road N4 3ET		
Proposal:	Conversion of basement and ground floor to create 2 x one bedroom flats		
Application No:	HGY/2006/1529	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/09/2006
Location:	5 Granville Road N4 4EJ		
Proposal:	Extension to basement and erection of single storey extension at ground floor level. Creation of lightwells to front and rear of property. Formation of staircase to side of property from ground to basement level and alterations to elevations including new fenestration.		

Application No:	HGY/2006/1689	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	13/10/2006
Location:	110 Seaford Road N15 5DT		
Proposal:	Conversion of property into 2 x one bed flats		
Application No:	HGY/2006/0569	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/10/2006
Location:	143 Broad Lane N15 4QX		
Proposal:	Approval of details pursuant to condition 9 (site investigation) attached to planning reference HGY/2005/0143.		
Application No:	HGY/2006/1662	Officer:	Brett Henderson
Decision:	REF	Decision Date:	11/10/2006
Location:	328 High Road N15 4BN		
Proposal:	Display of 1 x non-illuminated box sign		
Application No:	HGY/2006/1652	Officer:	Kristy Plant
Decision:	NOT DEV	Decision Date:	04/10/2006
Location:	Flat 3 Athena Court, 42 Portland Road N15		
Proposal:	Internal alterations to property to create additional bedroom and relocation of kitchen to lounge.		
Application No:	HGY/2006/1638	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/10/2006
Location:	Unit 7B Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Display of 3 x internally illuminated flex face signs and 1 x transan sign behind glazing.		
Application No:	HGY/2006/1598	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	22/09/2006
Location:	61 Markfield Road N15 4QA		
Proposal:	Application for the modification of the consented H39 scheme (HGY/2005/1857) comprising 3 antennas and 1 equipment cabinet and the erection of 3 additional equipment cabinets, 3 antennas and equipment ancillary thereto		
Application No:	HGY/2006/1579	Officer:	Oliver Christian
Decision:	REF	Decision Date:	22/09/2006
Location:	98 West Green Road N15 5NS		
Proposal:	Variation of condition 3 attached to appeal decision reference APP/Y542/C/02/1101800 to allow sale of alcoholic beverages.		
Application No:	HGY/2006/1545	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/09/2006
Location:	198A Page Green Terrace N15 4NP		
Proposal:	Erection of extension at rear second floor level		
Application No:	HGY/2006/1507	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	21/09/2006
Location:	Rear Of 79-91 Kirkton Road		
Proposal:	Approval of details pursuant to condition 5 (materials) attached to planning reference HGY/2004/2380		

WARD: **Tottenham Hale**

Application No: **HGY/2006/1613** Officer: Kristy Plant
Decision: REF Decision Date: 29/09/2006
Location: Units 13 - 14 Millmead Business Centre Mill Mead Road N17
Proposal: Change of use from B1 (office use) to D2 (dance school).

Application No: **HGY/2006/1550** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 21/09/2006
Location: 20 Sherringham Avenue N17 9RN
Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Application No: **HGY/2006/1512** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 21/09/2006
Location: Ashdown Court, 56 Lansdowne Road N17 9XQ
Proposal: Demolition of existing pram sheds and erection of new pre-fabricated 15 no. pram sheds

WARD: **West Green**

Application No: **HGY/2006/1721** Officer: Joyce Wong
Decision: REF Decision Date: 11/10/2006
Location: 8 Havergal Villas, Green Lanes N15 3DY
Proposal: Creation of a vehicle crossover to a classified road

Application No: **HGY/2006/1708** Officer: Matthew Gunning
Decision: REF Decision Date: 11/10/2006
Location: 205 Boundary Road N22 6AL
Proposal: Scheme A: conversion of property including roof space to create 1 x three bedroom maisonette and 2 x one bedroom flats. Scheme B: conversion of property and erection of extension at front / side to create 1 x three bedroom maisonette and 2 x one bedroom flats.

Application No: **HGY/2006/1697** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/10/2006
Location: 3-4 Turnpike Parade, Green Lanes N15 3LA
Proposal: Listed Building Consent for display of externally illuminated fascia sign

Application No: **HGY/2006/1695** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/10/2006
Location: 3-4 Turnpike Parade, Green Lanes N15 3LA
Proposal: Display of externally illuminated fascia sign

Application No: **HGY/2006/1627** Officer: Luke McSoriley
Decision: REF Decision Date: 04/10/2006
Location: 415 - 417 Lordship Lane N17
Proposal: Erection of single storey rear extension and alterations to staircase at rear.

Application No: **HGY/2006/1643** Officer: Valerie Okeiyi
Decision: REF Decision Date: 03/10/2006
Location: 64 Mannoek Road N22 6AA
Proposal: Conversion of property into 2 x two bedroom flats

Application No: **HGY/2006/1635** Officer: Matthew Gunning
Decision: REF Decision Date: 03/10/2006
Location: Langham Close, Langham Road N15 3LD
Proposal: Erection of new storey at third floor level comprising 8 x one bedroom flats

Application No: **HGY/2006/1608** Officer: Luke McSoriley
Decision: REF Decision Date: 27/09/2006
Location: 43 Belmont Avenue N17
Proposal: Erection of 1 x 3 storey building comprising 6 x one bed self contained flats. Change of use of existing building (ground floor) from office to residential creating 2 x two bed flats.

Application No: **HGY/2006/1561** Officer: Oliver Christian
Decision: REF Decision Date: 22/09/2006
Location: 432 West Green Road N15 3PT
Proposal: Raising of roof and insertion of new windows to allow conversion of loft space to create additional 1 x two bedroom flat (previous permission granted 16.09.2003 for alterations to roof and erection of staircase extension at third floor level, and change of use of ground floor from retail and warehouse to residential and rear part first floor from warehouse to residential, and alterations to create new ground floor office and 2 x 2 bed and 3 x 1 bed self contained flats - ref HGY/2003/1403)

WARD: **White Hart Lane**

Application No: **HGY/2006/1673** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 11/10/2006
Location: 37 Wateville Road N17 7PT
Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Application No: **HGY/2006/1645** Officer: Luke McSoriley
Decision: REF Decision Date: 04/10/2006
Location: R/O 113 Norfolk Avenue N13
Proposal: Conversion of building in rear garden from ancillary residential storage use to 1 x two bedroom bungalow.

Application No: **HGY/2006/1654** Officer: Ruma Nowaz
Decision: REF Decision Date: 03/10/2006
Location: Trinity Church, Gospatrick Road N17 7EE
Proposal: Erection of single storey extension to provide office

Application No: **HGY/2006/1596** Officer: Joyce Wong
Decision: REF Decision Date: 29/09/2006
Location: 114 The Roundway N17
Proposal: Erection of single storey porch to front of property.

Application No: **HGY/2006/1583** Officer: David Paton
Decision: REF Decision Date: 29/09/2006
Location: 133 Devonshire Hill Lane N17
Proposal: Demolition of existing outbuilding in front garden and erection of part single part 2 storey extension to existing house.

Application No: **HGY/2006/1574** Officer: Joyce Wong
Decision: GTD Decision Date: 26/09/2006
Location: 132 Risley Avenue N17
Proposal: Erection of rear dormer window.

WARD: **Woodside**

Application No: **HGY/2006/1704** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 11/10/2006
Location: 12 Solway Road N22 5BX
Proposal: Erection of single storey rear extension (certificate of lawfulness)

Application No: **HGY/2006/1743** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 06/10/2006
Location: 51 Stirling Road N22
Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2006/1644** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 06/10/2006
Location: 24 Barratt Avenue N22
Proposal: Erection of rear dormer window with balustrade and insertion of 4 x rooflights to front elevation.

Application No: **HGY/2006/1626** Officer: Matthew Gunning
Decision: GTD Decision Date: 04/10/2006
Location: 516 Lordship Lane N22
Proposal: Retrospective permisison for change of use from A2 use to a private members social club (sui-generis use).

Application No: **HGY/2006/1609** Officer: David Paton
Decision: GTD Decision Date: 27/09/2006
Location: 18 White Hart Lane N17 8DP
Proposal: Retention of use of property as house in multiple occupation.

Application No: **HGY/2006/1586** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 27/09/2006
Location: 22 Barratt Avenue N22 7EZ
Proposal: Erection of rear dormer window and insertion of 1 x rooflight to front elevation.

Application No: **HGY/2006/0937** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 26/09/2006
Location: The Church Of St Michael And All Angels Bounds Green Road N22
Proposal: Retrospective application for formation of disabled access ramp and concrete platform serving church vestry.

Application No: **HGY/2006/1619** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 21/09/2006
Location: 72 Ellenborough Road N22 5EY
Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Planning Applications Sub-Committee 30 October 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

September 2006 Performance

In September 2006 there were 168 planning applications determined, with performance in each category as follows -

No major applications were determined in September

83% of minor applications were determined within 8 weeks (34 out of 41 cases)

94% of other applications were determined within 8 weeks (120 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 September there were 1053 planning applications determined, with performance in each category as follows -

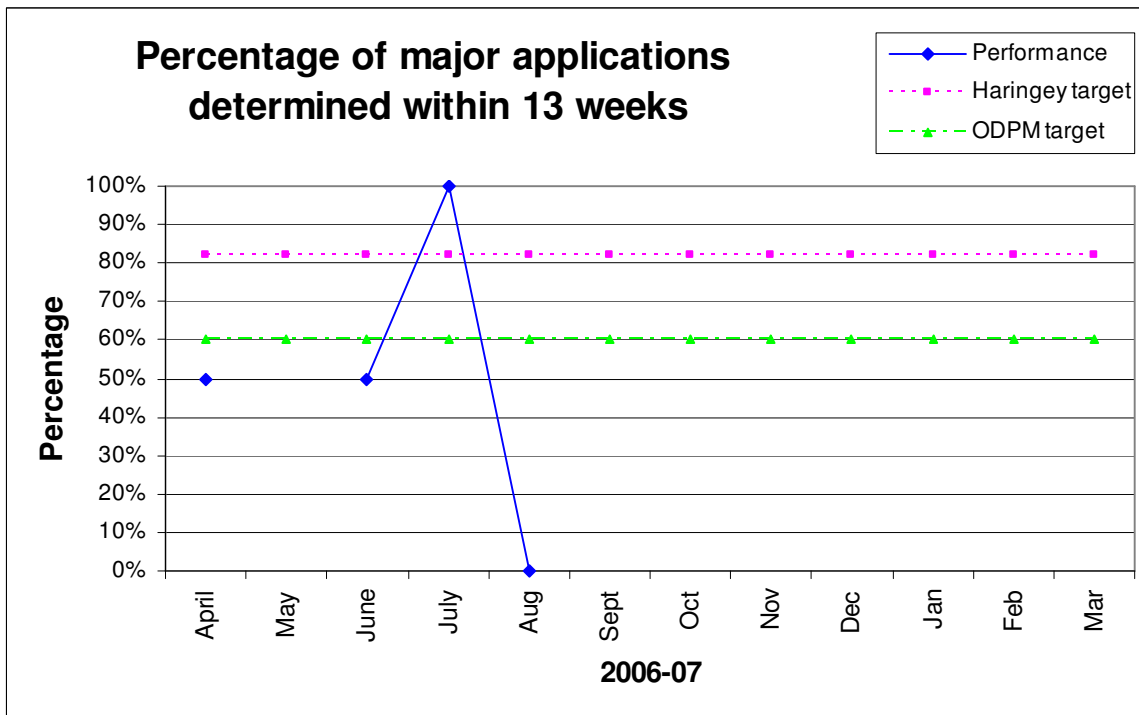
57% of major applications were determined within 13 weeks (4 out of 7 cases)

88% of minor applications were determined within 8 weeks (233 out of 266 cases)

90% of other applications were determined within 8 weeks (699 out of 780 cases)

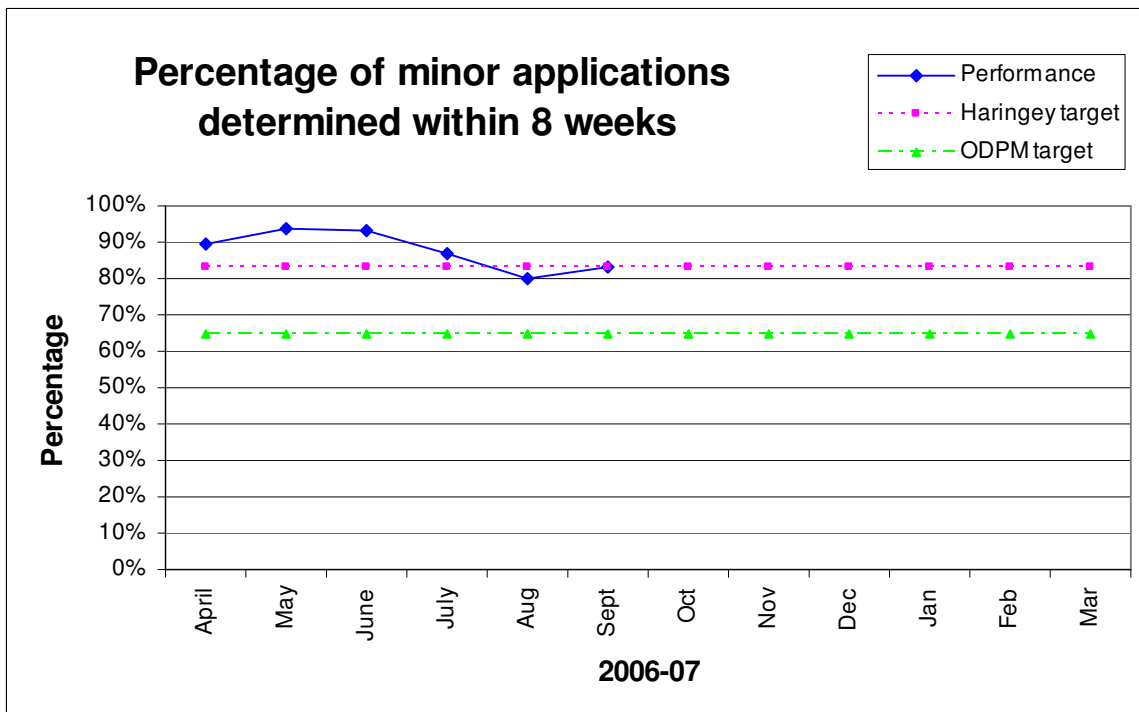
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2006/07

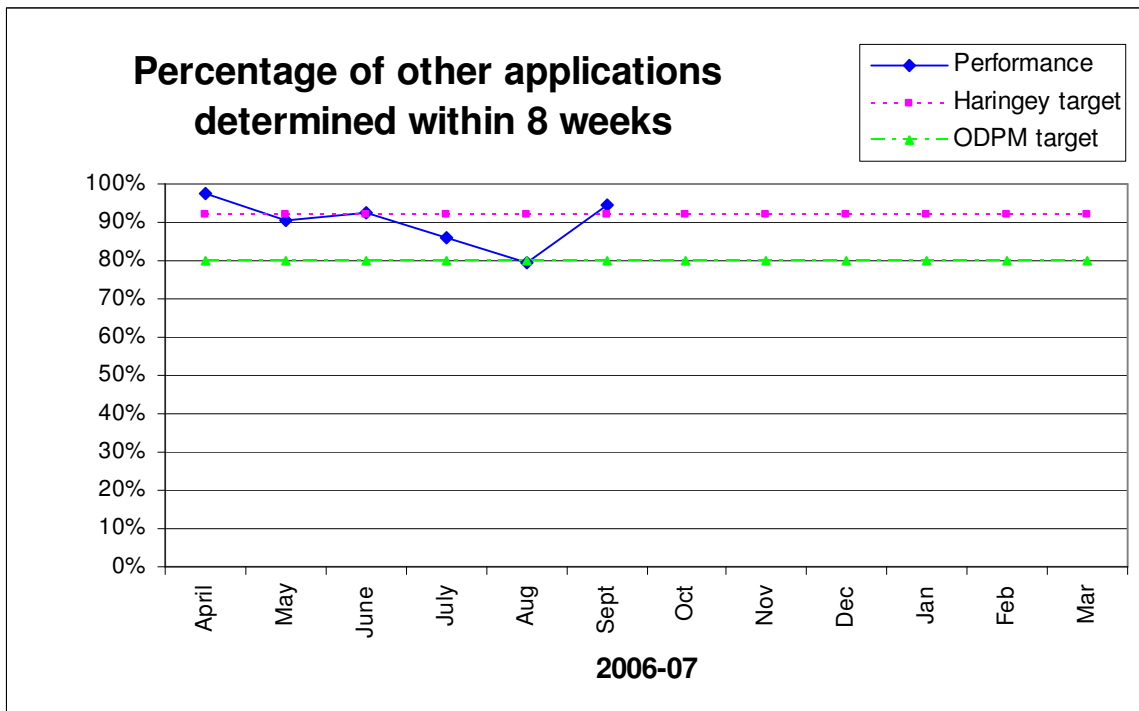


N.B. There were no major decisions in May and September 2006

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

September 2006 Performance

In September 2006 there were 10 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

30% of appeals allowed on refusals (3 out of 10 cases)

70% of appeals dismissed on refusals (7 out of 10 cases)

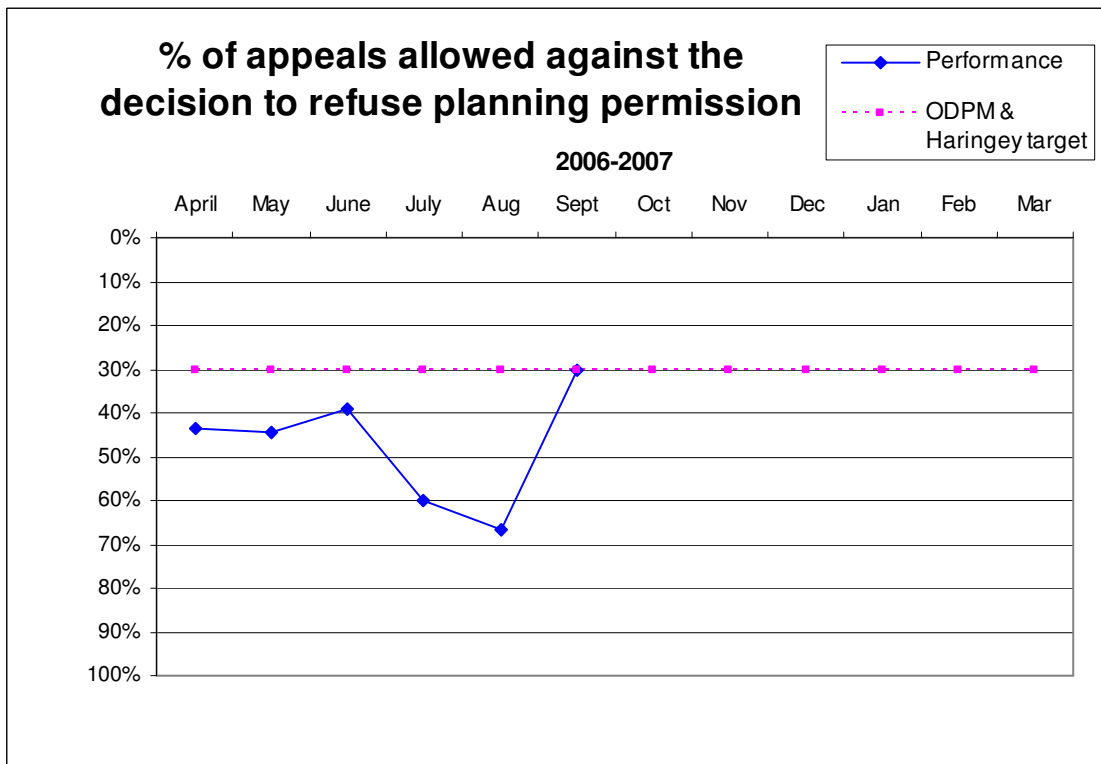
Year Performance – 2006/07

In 2006/07 up to the end of September there were 71 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

45% of appeals allowed on refusals (32 out of 71 cases)

55% of appeals dismissed on refusals (39 out of 71 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)

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Committee:	Planning Applications Sub-Committee	
Date:	30 October 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 Work Report.	
1. PURPOSE:	To advise Members of performance statistics on Development Control..	
2. SUMMARY:	Summaries of decisions taken within set time targets by Development Control work since the 12 October 2006 Committee meeting.	
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	
Haringey Council		

PLANNING APPLICATIONS SUB-COMMITTEE

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.

Planning Application Sub-Committee
On 30th October 2006

Report Title: Draft Tottenham Hale Urban Centre Masterplan and Sustainability Appraisal

Forward Plan reference number (if applicable):

Report of: Interim Director of Environmental Services – Andrew Travers

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

Report for: Key

1. Purpose

- 1.1 To report the outcome of the recent public consultation exercise in respect of the Draft Tottenham Hale Urban Centre Masterplan and accompanying Sustainability Appraisal. The statutory consultation period commenced on 3rd July and ended on 28th August 2006.
- 1.2 To proceed towards adoption of the amended Draft Tottenham Hale Urban Centre Masterplan (Appendix 1).

2. Recommendations

- 2.1 That the Planning Committee notes the proposed amendments to the Draft Tottenham Hale Urban Centre Masterplan.
- 2.2 That the Committee recommends that the amended Draft Tottenham Hale Urban Centre Masterplan and Sustainability Report be adopted by Executive as a Supplementary Planning Document (SPD).

Report Authorised by: **Shifa Mustafa, Assistant Director, PEPP.**

Signature:.....Date:.....

Contact Officer: Geoff Merry, Senior Project Officer, Strategic Sites and Projects Group
Telephone: 8489 5226

3. Executive Summary

3.1 The Draft Tottenham Hale Urban Centre Masterplan and accompanying Sustainability Appraisal were the subject of public consultation during July and August, as part of the statutory consultation process. The consultation attracted over 330 comments from 30 respondents. These comments have been considered and taken into account, and where appropriate, the Masterplan and Sustainability Appraisal have been amended.

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

4.1 The area is situated within an area defined in the Mayor's London Plan as an Opportunity Area appropriate for regeneration and as a Site Specific Proposal in Haringey's Unitary Development Plan.

5. Local Government (Access to Information) Act 1985

5.1 Background documents include:

- Tottenham Hale Urban Centre Design Framework (2006).
- The London Plan (2004).
- Haringey Adopted UDP (July 2006).
- North London Sub-Regional Development Framework (2006).
- ODPM Sustainable Communities Plan (2003).
- ODPM Growth Area Fund (GAF) Bids.

6. Background

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

6.2 The purpose of creating a Masterplan was to provide an overarching template to guide future applicants, provide coherence and connectivity between the six main development sites, define a set of urban design principles and ensure that the appropriate physical and social infrastructure was commissioned. Tottenham Hale, with its important public transport interchange, would become a key gateway location into Haringey, the Upper Lea Valley and London for those travellers arriving via Stansted Airport. Given its important London Plan status as a major Opportunity Area, the 39 hectare area would be well-placed to deliver new landmark buildings, sustainable, mixed-use development appropriate to its location and accessibility by public transport.

7. Description

7.1 Strategic planning context

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

7.3 The North London Sub-Regional Development Framework (SRDF) provides non-statutory guidance on the implementation of the London Plan's policies, and sets-out three issues for Tottenham Hale, which are: that the area is likely to involve a significantly higher housing allocation than first envisaged in the London Plan, the area is suitable for higher densities and landmark tall buildings, and, that some of the employment functions can be expected to relocate within the wider Upper Lea Valley.

7.4 Local planning context

7.5 Haringey's recently adopted Unitary Development Plan (July 2006) provides the statutory planning framework for the borough. It contains up-to-date policies and proposals for the development and use of land. The UDP policy of primary importance and relevance to Tottenham Hale is AC2, which sets-out the Council's proposals for the area, and acknowledges its London Plan designation as an 'Opportunity Area'. Policy AC2 states that 'there should be the creation of a new urban focus centred on Tottenham Hale Station' and that development should have regard to the development framework.

7.6 It was agreed that following a period of statutory public consultation, Haringey Council would subsequently adopt the Masterplan as a Supplementary Planning Document (SPD) in relation to the adopted UDP. The SPD would become a strong material consideration when assessing planning applications for the area.

7.7 At its meeting on 26th June 2006, Planning Application Sub-Committee (PASC) was asked to consider the public and stakeholder consultation strategy in respect of the Draft Tottenham Hale Urban Centre Masterplan. PASC agreed the consultation strategy, and Council officers were given a mandate to undertake the required statutory consultation.

8. Consultation

8.1 Background

8.2 Planning Regulations state that before the Draft Masterplan can be adopted by the Council as a Supplementary Planning Document (SPD), it must be the subject of statutory public consultation. This was undertaken by the Council during July and

August 2006. However, prior to the period of statutory consultation, the Tottenham Hale Urban Centre Design Framework (2006) upon which the Draft Masterplan was based, had already been the subject of a detailed process of informal, non-statutory consultation at the pre-production stage. This included engagement with the local community, local businesses, landowners and other key stakeholders, details of which are set-out below:

8.3 *Informal public consultation*

8.4 Along side desk-based research and analysis, production of the overarching Tottenham Hale Urban Centre Design Framework document was informed by:

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

8.5 The findings of this non-statutory consultation informed production of the Draft Tottenham Hale Urban Centre Masterplan.

8.6 *Formal public consultation*

8.7 The formal public consultation process in respect of the Draft Masterplan commenced on 3rd July and ended on 28th August 2006. The strategy undertaken complied with, and exceeded the Government's statutory requirements. The consultation was extensive and wide-ranging, with the main documents made available in different languages and formats upon request. The strategy included:

- Advertisement (public notice) placed in a local newspaper with borough-wide circulation.
- Masterplan and Sustainability Appraisal made available for inspection at 639 Tottenham High Road, other Council offices and all of the borough's libraries.
- Article in Haringey People Magazine, distributed to all households.
- Leaflets distributed to all addresses with a defined area – approximately 7,500.
- Leaflet and covering letter posted to statutory consultees, adjoining boroughs, ward and neighbouring ward councillors, local community and amenity groups, members of Neighbourhood Assembly – approximately 500 letters.
- Professionally designed exhibition material on display at Marcus Garvey Library.

- Posters at various locations.
- Websites (Haringey Council and the dedicated project website) containing the draft documents with details of how to comment.
- Public presentation at the Welbourne Community Centre – 10th August 2006
- Meeting with local environmental and residents' groups attended by Council officers from the Strategic Sites and Projects Group – 21st August 2006
- During the consultation, over 40 telephone/email enquiries were dealt with by the Strategic Sites and Projects Group.

8.8 ***Consultation – Sustainability Appraisal***

8.9 Consultation was held during September and October 2005, providing an opportunity for both general and specific consultees to indicate their preferred options for Tottenham Hale.

8.10 A copy of the Sustainability Appraisal Scoping Report was sent to a number of organisations in August 2005, including the four statutory consultation bodies;

- The Countryside Agency,
- English Heritage,
- English Nature, and,
- The Environment Agency

8.11 Written responses were received from:

- Environment Agency,
- English Heritage,
- Countryside Agency,
- Thames Water,
- British Waterways,
- Haringey NHS - Teaching Primary Care Trust, and,
- Lee Valley Park Regional Park Authority.

8.12 Those comments were reviewed and taken into account where possible, resulting in some changes to the sustainability objectives and the Sustainability Appraisal Framework.

8.13 ***Masterplan and Sustainability Appraisal - consultation responses***

8.14 Around 330 separate comments – both objection and support - were received from thirty respondents, which included statutory consultees, local businesses, developers, local environmental and amenity groups. Their comments were often quite specific, and represented their own field of interest or statutory responsibility.

8.15 It should be noted that Council officers representing the Strategic Sites and Projects Team and Development Control, met with representatives of Millmead and Lockwood Industrial Estates at a meeting facilitated by the Chamber of Commerce. The purpose was to discuss the implications of the masterplan proposals and the GLS planning application on their businesses. Although the meeting was not part of the formal consultation, it was a useful platform for the businesses to engage with the Council and voice their concerns.

8.16 Summaries of all the representations received, the London Borough of Haringey's proposed response and proposed changes to the Draft Masterplan and Sustainability Appraisal are set-out in a separate document.

8.17 ***Public consultation - Key issues raised***

8.18 The key issues of concern which arose out of the formal public consultation included:

- High-density housing development, with the potential for overcrowding and adverse effect upon local environment
- Concerns about location of tall buildings – particularly near the river
- Additional traffic generation / car-parking
- Proposed housing mix / need for family-size units
- Development should address environmental best practice / sustainability
- The future of Millmead and Lockwood Industrial Estates
- Development in the flood plain
- Possible footbridge into the Paddock
- Redevelopment of petrol station site
- Possible footbridge into the Ferry Lane Estate
- Loss of ecological corridor along the railway
- Concerns regarding potential redevelopment of High Cross Estate
- Designing out crime
- Revisions to the Masterplan Objectives
- Importance of the waterways should be emphasised
- What issues can be addressed through S106 contributions
- Disruption during construction

8.19 ***GLA / TfL specific comments***

8.20 The GLA recognises that while the Masterplan provides comprehensive design advice for developers, it would benefit from greater refinement in matters relating to inclusive design and accessibility.

8.21 Transport for London (TfL) supports the aspirations of the Masterplan; its commitment to reducing car dependency, the development of travel plans, the promotion of the walking and cycling environment and support for appropriate car-free development. TfL is looking to Haringey Council to jointly develop a S106 framework which allows the pooling of S106 contributions for the major public transport infrastructure developments. Such an approach would help to support any future TfL business case.

8.22 ***Proposed main changes to Masterplan***

- The masterplan now states that a density of 700 hrh is appropriate.
- In respect of building heights reference has been made to the impact on the Green Belt and a requirement to take account of CAGE / English Heritage guidance.

- The housing mix has been revised in-line with Council policy and SPG, which seeks to provide more family-sized homes to address local need.
- Issues regarding accessibility and inclusive design have been added / strengthened to address GLA comments, including wheelchair and Lifetime Homes.
- Sustainability Checklist makes greater reference to local and regional policy, and applies targets from the GLA's SPG on Sustainable Design & Construction.
- Sustainability Checklist has been revised in respect of green roofs and composting. These can only be encouraged as there is no planning policy basis at present.
- Design principles paragraph in respect of Sustainable Design and Construction has been will be strengthened.
- References to flooding have been updated and strengthened throughout the Masterplan and SA, as required by the Environment Agency.
- Reference has been made to SRDF requirement for a strategic flood risk assessment for the Upper Lee Valley.
- Reference has been made to the Environment Agency's River Restoration Strategy.
- The proposal for a footbridge into the Paddock has been removed
- Design principles in respect of Designing out Crime have been updated and strengthened to comply with various responses, including the police.
- Masterplan makes reference to local waterways, not just the River Lee and acknowledges their value. Opportunities to enhance the ecology and biodiversity have been added. The masterplan requires that the waterspace is the starting point for the design of any waterside development.
- Changes have been made to clarify that there are no proposals for redeveloping the High Cross Estate.
- Additions to Glossary include: Design & Access Statements, Energy Action Areas and Inclusive Design.
- Ashley Park has been renamed Ashley Link to avoid confusion.
- The Masterplan objectives have been revised to include reference to a safe environment, accessible and inclusive design, the environmental, social and economic benefits of a riverside locations, reducing the impact of traffic and including the River Lee as an asset to enhance and protect.

9.0 Summary and Conclusions

- 9.1 The Masterplan defines a vision for a dynamic new mixed used urban centre at Tottenham Hale and sets out how this will be realised. It provides a clear articulation of community and stakeholder aspirations for the area, design guidance for the public realm and for key development sites; and aims to provide clarity for developers seeking to invest in the area. The document has now been the subject of extensive public consultation and a sustainability appraisal.
- 9.2 Having an adopted Masterplan will improve the efficiency of the planning and development process, as well as improve the quality of any new development. It will provide a framework that will be used to assess any future planning

applications and be afforded significant weight as a material planning consideration.

10 Recommendations

- 10.1 That the Planning Committee notes the proposed amendments to the Draft Tottenham Hale Urban Centre Masterplan.
- 10.2 That the Committee recommends that the amended Draft Tottenham Hale Urban Centre Masterplan and Sustainability Report be adopted by Executive as a Supplementary Planning Document (SPD).

11 Comments of the Director of Finance

- 11.1 The Council has been further successful in its Round 2 bid for "Sustainable Communities" Growth Area Funding and the DCLG has allocated £2.5m over the two years 2006/07 and 2007/08. This funding will provide access improvements and enabling works to regenerate the Tottenham Hale area for development as a residential-led mixed-use development. The Masterplan aims to ensure that the area is developed in a coherent and effective manner way.

12 Comments of the Head of Legal Services

- 12.1 The Head of Legal Services has been consulted and wishes to draw attention to the TfL response to consultation which looks for a Section 106 framework which pools contributions for major transport infrastructure needed to support the Masterplan. This response is a new procedure for the Borough but is in accord with Government policy in Circular advice and the London Plan. Government policy requires the Planning Authority to use evidence to demonstrate both the relationship of the infrastructure to the development and the fair and reasonable scale of the contributions to be pooled. The TfL proposal can be endorsed provided the Section 106 framework is in accordance with Government policy.

13 Equalities Implications

- 13.1 Tottenham Hale is characterised currently by a young and ethnically diverse population. The area suffers from high unemployment levels and a relatively high crime rate. Levels of owner-occupancy are comparatively low, and all of the wards relevant to the Masterplan are within the top-ten most deprived in the country. The area lacks many services and facilities.
- 13.2 The Masterplan seeks to provide new employment opportunities, which can be accessed by all residents, and increase the level of skills in the local workforce. The Masterplan seeks to increase provision of a range of housing, including affordable housing and Lifetime Homes. Community safety will be increased through high-quality urban design and improvements to the public realm. The Masterplan offers prospects for the existing and incoming population in terms of new retail, leisure, education and health facilities.

14 Appendices

- 14.1 Appendix 1; The Draft Urban Centre Masterplan (with post-consultation changes highlighted.)

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

HARINGEY COUNCIL

Agenda item: 10

Planning Applications Sub - Committee

On 30th October 2006

Report Title: **Supplementary Planning Guidance**

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

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

Wards(s) affected: **All**

Report for: **Non-Key Decision**

1. Purpose

1.1 To note and approve changes to Supplementary Planning Guidance (SPG) as a result of public consultation and the adoption of the Unitary Development Plan (UDP) in July 2006. To note a programme of Supplementary Planning Documents to review and replace SPG.

2. Recommendations

- 2.1 That the Sub-committee approve changes to Supplementary Planning Guidance;
- 2.2 That the Sub-Committee approve the Planning Obligations Codes of Practice Nos.1 and 2; and
- 2.2 That the Sub-Committee note the programme of Supplementary Planning Documents as attached as Appendix 3

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

Contact Officer: **Ciara Whelehan, Senior Policy Officer, x 5516**

3. Executive Summary

3.1 Draft Supplementary Planning Guidance has been prepared in parallel with the emerging UDP and were subject to public consultation in September 2003. This report recommends that five SPG be updated and adopted to bring them in line with the adopted UDP policies, the UDP Inspector's recommendations and recent changes to Government legislation. In addition, two Codes of Practice have been

prepared on employment and training and health planning obligations.

3.2 The Government Office for London advises that adopted SPG should be replaced as soon as possible by Supplementary Planning Documents (SPD) as part of the Council's Local Development Framework. A programme to review and replace SPG is attached as Appendix 3 to this report.

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

4.1 The limited number of draft SPG are to be updated for the following reasons:

- To bring SPG in line with adopted UDP policy
- To address the UDP Inspector's recommendations where they relate to SPG
- To update SPG with recent legislation – DCLG Circular 01/2006 Design and Access Statements and ODPM Circular 05/2005 – Planning Obligations.

4.2 Updating the SPG is necessary to avoid conflict with the adopted UDP policies and to give clarity to development control negotiations and decisions.

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, Adopted (July 2006)
- Haringey Draft Supplementary Planning Guidance 1a: Design Guidance (September 2003)
- Haringey Draft Supplementary Planning Guidance 3a: Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes (September 2003)
- Haringey Draft Supplementary Planning Guidance 8a: Waste and Recycling (September 2003)
- Haringey Draft Supplementary Planning Guidance 10: The Negotiation, Management and Monitoring of Planning Obligations (September 2003)
- Haringey Draft Supplementary Planning Guidance 11: Affordable Housing (September 2003)
- Planning Policy Guidance (PPG) 12 Development Plans (December 1999)

5.2 The Planning Policy Team and documents are located at 639 High Road, Tottenham, London, N17 8BD.

6. Background

6.1 Draft Supplementary Planning Guidance has been prepared in parallel with the emerging UDP. The UDP has been prepared under the Town and Country Planning Act 1990 and the Town and Country Planning (Development Plan) (England) Regulations 1999. Therefore, the SPGs have been prepared under the 'old system', in accordance with the guidance in Planning Policy Guidance (PPG) 12 'Development Plans'.

- 6.2 PPG12 states that Supplementary Planning Guidance (SPG) can take the form of design guides or area development briefs, or to supplement specific policies in the development plan. SPG must be consistent with national and regional guidance and the policies set out in the adopted UDP. PPG12 stipulates that SPG should be prepared in consultation with the general public, businesses and other interested parties and their views should be taken into account before it is finalised. Paragraph 3.16 of PPG12 states that where SPG have been subject to consultation, are consistent with the development plan and have been adopted by the Council, they carry substantial weight in determining planning applications.
- 6.3 The Council's Executive on 8 July 2003 approved for consultation purposes the deposit draft UDP and associated draft SPG. The draft SPG were approved for development control purposes.
- 6.4 A public consultation exercise was undertaken on 35 SPG notes in September 2003. The Council received 268 representations of objection and support during the consultation period.
- 6.5 As the SPG were drafted and subject to public consultation prior to the commencement of the Planning and Compulsory Purchase Act, 2004 and are closely linked to the UDP process, the documents can be adopted as Supplementary Planning Guidance.
- 6.5 The Unitary Development Plan was adopted on 17 July 2006. Under the 2004 Act, the adopted UDP policies are automatically "saved" for three years. Adopted SPG will be linked to these 'saved' UDP policies. The Government Office for London advises that adopted SPG should be replaced as soon as possible by Supplementary Planning Documents (SPD) as part of the Council's Local Development Framework.
- 6.6 The Sub-Committee is recommended to approve changes to five draft SPG to bring them in line with the adopted UDP policy, to address the UDP Inspector's recommendations where they relate to SPG and to update the SPG with recent legislation. Officers have considered the representations on these SPG and a summary of representations and responses is attached as Appendix 2.
- 6.7 Therefore, the following documents have been updated:
- SPG1a Design Guidance
 - SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
 - SPG8a Waste and Recycling
 - SPG10a The Negotiation, Management and Monitoring of Planning Obligations
 - SPG10b Affordable Housing
- 6.8 In addition, it is recommended that two Codes of Practice published on Employment and Training and Health. These Codes of Practice will assist in development control negotiations on planning obligations and relate to the employment and health impacts of development proposals.

- 6.9 The remaining draft SPG have not been affected by the UDP review process and are in conformity with the adopted UDP. They will continue to be used for development control purposes in accordance with the Executive resolution in July 2003. The Government Office for London advise that these draft SPG, unaffected by the UDP should not be adopted and should be replaced by a programme of Supplementary Planning Documents as part of the Council's Local Development Framework. The draft SPG will form part of the evidence base for future SPD preparation. The programme to review and replace SPG with Supplementary Planning Documents is attached as Appendix 3.
- 6.10 The first two SPDs to be produced will be on housing and conservation areas. The Housing SPD will review policies on housing density, dwelling mix, affordable housing and conversions. It will supplement the UDP and give local interpretation to the Mayor of London's Supplementary Planning Guidance on Housing. A member steering group will be established to oversee the preparation of the SPD.
- 6.11 The Conservation Area Supplementary Planning Document will supplement policies in the Conservation chapter of the adopted UDP. It will provide guidance to applicants and developers, aid development control decisions and assist the Council in its function of preserving and enhancing the character and appearance of its conservation areas. The SPD will be informed by conservation area character appraisals and will contain management proposals for the conservation areas. On 28 September 2006, the Planning Applications Sub-Committee approved a programme of public consultation on draft conservation area character appraisals.
- 6.12 The SPDs will be subject to public consultation and a sustainability appraisal process and will be adopted by January 2008.

7. Description

- 7.1 The five SPGs have been reviewed and updated in accordance with the adopted UDP policies, the UDP Inspector's Report and recent changes to legislation. Final versions of the SPGs and Codes of Practice are attached as Appendix 1. The proposed changes are highlighted below.
- 7.2 SPG1a Design Guidance
- New paragraph F.4 added relating to wind corridors and wind tunnel effects in response to Inspector's recommendation, paragraph 2.212 of his report.
 - Reference to Circular 01/2006 and requirement for design and access statements
- 7.3 SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
- Changes to bring SPG in line with UDP policies on density and Restricted Conversions Areas.
 - Bruce Grove Restricted Conversion Area map amended to cover the entire ward (to accord with policy HSG11).
 - Dwelling mix for affordable housing changed to accord with SPG10b.
 - A new paragraph on Lifetime Homes added.

7.4 SPG8a Waste and Recycling

- New Section 5.0 providing guidance on the content of waste management plans in response to Inspector's recommendation (paragraph 2.135) of his report.

7.5 SPG10 The Negotiation, Management and Monitoring of Planning Obligations

- Update list of benefits which has been removed from the UDP
- Update SPG to reflect new Government guidance contained in Circular 05/2005
- Allows for maintenance payments to pay for new facilities and pooling contributions to help pay for services and infrastructure

7.6 SPG10b Affordable Housing

- To bring the SPG in line with adopted UDP policy and Council's Housing Strategy
- Updated to reflect the 2005 Housing Needs Survey
- Updated calculation of developer contribution given that Total Cost Indicators (TCIs) are not used anymore. The financial contribution will be based on the amount of average grant per unit.

7.7 Planning Obligation Code of Practice No 1: Employment and Training

- Contributions to be made to offset the adverse impacts arising from loss of employment generating uses
- Construction training for local residents in proportion to the scale of the development activity within the borough
- Opportunities for local businesses to compete for work which is related to the development

7.8 Planning Obligation Code of Practice No 2 :Guidance Note 2: Health

- Investment in health services and facilities is required to ensure that standards of provision can be maintained
- As well as providing capital costs of providing new and investing in existing health facilities, developers may be required to contribute to the revenue cost of maintaining these facilities for a period of one year.
- A new model designed by the NHS London Healthy Urban Development Unit will now be employed, which estimates the revenue and capital cost implications of new residential developments
- The London Plan provides a planning policy basis to ensure that developers contribute to the provision of health facilities to provide for increased population arising from new developments. It does not make decisions about where any financial contributions received will be allocated to; the Haringey PCT or/and other relevant Council services. Decisions about where this money will be distributed do not fall within the scope of this Code of Practice note, but will be made through a separate process.

8. Consultation

- 8.1 The draft SPG were subject to public consultation in September 2003. The summary of representations and responses is attached as Appendix 2.

9. Summary and Conclusions

- 9.1 Draft Supplementary Planning Guidance has been prepared in parallel with the emerging UDP and were subject to public consultation in September 2003. This report recommends that five SPG be updated and adopted to bring them in line with the adopted UDP policies, the UDP Inspector's recommendations and recent changes to Government legislation. In addition, two Codes of Practice have been prepared on employment and training and health planning obligations.
- 9.2 The Government Office for London advises that adopted SPG should be replaced as soon as possible by Supplementary Planning Documents (SPD) as part of the Council's Local Development Framework. A programme to review and replace SPG is attached as Appendix 3 to this report.

10. Recommendations

- 10.1 That the Sub-Committee approve changes to Supplementary Planning Guidance
- 10.2 That the Sub-Committee approves the Planning Obligations Codes of Practice Nos. 1 and 2
- 10.2 That the Sub-Committee note the programme of Supplementary Planning Documents as attached as Appendix 3.

11. Comments of the Director of Finance

- 11.1 Any financial implications arising from the proposed changes to Supplementary Planning Guidance and its replacement by Supplementary Planning Documents will need to be kept under review and managed within approved budgetary resources.

12. Comments of the Head of Legal Services

- 12.1 The Head of Legal Services comments that Supplementary Planning Guidance now has limited weight and is essentially a stop gap measure. The new system for Supplementary Planning Documents will require an adoption statement specifying that any person aggrieved by the SPD may appeal to the High Court for permission to apply for judicial review, and will also require a consultation statement and sustainability appraisal report. The fact that the Government Office for London raises no objection to the adoption of SPG, while advising replacement as soon as possible, is important to explain the context of these SPGs.
- 12.2 Government advice in Circular 5/05 recommends the preparation of Codes of Practice so as to increase public confidence in the planning obligations system and assist developers by improving speed, predictability, transparency and accountability. The planning policy relevance of the Employment and Training Code of Practice is greater when dealing with applications involving the loss of employment land. The planning policy relevance of the Health Code of Practice stems from the London Plan. Although neither of these Codes of Practice have been the subject of Consultation, their publication after approval by the Sub-Committee should assist prospective developers in accordance with Government advice.

13. Equalities Implications

13.1 Supplementary Planning Guidance ensures that planning and land use aspirations of the people of Haringey are taken into consideration. The following examples show how equalities issues have been taken into account in the above SPG.

- Disabled, the elderly and those with mobility difficulties: requirement that all housing be built to Lifetime Home Standards and 10% wheelchair accessible. Also the requirement to provide design and access statements
- Socially excluded and unemployed: s106 agreements requiring major employers to provide training and jobs for local people
- Low incomes: with limited access to private or public sector housing, s106 agreements contribute to affordable housing provision meeting housing need in the borough.

14. Use of Appendices / Tables / Photographs

14.1 Appendix 1: Supplementary Planning Guidance and Planning Obligations Codes of Practice Nos. 1 and 2

14.2 Appendix 2: Summary of Representations and Responses

14.3 Appendix 3: Programme of Supplementary Planning Documents

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Committee: Planning Applications Sub-Committee

Date: 30 October 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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Planning Applications Sub Committee 30 October 2006

Item No 12

REPORT FOR CONSIDERATION AT PLANING APPLICATIONS SUB COMMITTEE

Reference: HGY/2006/1741 **Ward:** Tottenham Hale

Date received: 01/09/2006

Last amended date: N/A

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

This matter was deferred at the meeting of the Planning Applications Sub Committee held on 28 September 2006 to allow for a further consultation period to elapse following the receipt of a Design & Access Statement in connection with the application.

Any further comments received in connection with this matter will be reported verbally.

The statement has been considered and the matters contained in it particularly in relation to access have been accepted as satisfactory.

Previous Introduction (8/9/06).

An essentially identical application as this application currently before Committee (HGY/2005/1036) was considered at the Planning Applications Sub-Committee meeting 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 assessing the application and granting planning permission did not properly consider 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.

The Applicant, British Waterways, has submitted this new application brought before the Planning Applications Sub-Committee this evening so that the proposal could again be consulted on and properly considered in light of all the relevant policies, including the Blue Ribbon policies.

This Report represents the report to Planning Applications Committee of 24 April 2006, but with additional sections on the Blue Ribbon Policies. The responses referred to are those received as a result of consultation of the previous application (HGY/2006/1741). Any responses received as a result of consultation on this application will be reported to Committee orally at the meeting.

The Report recommends that the proposed development is not fundamentally contrary to the Blue Ribbon Policies.

RECOMMENDATION: Grant permission subject to conditions.

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.

The site is not within a conservation area.

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
Mr D Brenner, The Regents Network
Richard Buxton Solicitor for Mr Brenner, The Regents Network

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 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.
- 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.1 'The Strategic Importance' of The Blue Ribbon Network (BRN)

4C.2 'Context For Sustainable Growth'

4C .3 to 9 recognise the importance of the BRN 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.22 'Structures over & into BRN'

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

4C.31 'Rivers'.

The following policies are not considered to be relevant to this proposal:

4C.5 'Improving Rivers'

4C.11 'Conservation Areas'

4C.17 'Increasing access To BRN'

4C.18 'Support Services'

4C.20 'Design'

4C.21 'Design Statements'

4C.23 'Safety On Or Near BRN'.

4C.30 'New Canals & Canal Restoration'.

4C.32 'Docks'.

4C.33 'Royal Docks'.

4C.34 'Links'

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.1 ‘Strategic Importance Of The BRN’.

It is accepted that this policy is a material consideration in relation to this matter.

4C.12 'Sustainable Growth Priorities'.

The proposed development is located adjacent to a Defined Employment Area. It is designated as an 'Opportunity Area' in the London Plan. The proposed development will help to meet local employment objectives and is supported by the London Development Agency and European Regional Development Funding.

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.

4C.22 'Structures Over & Into the Blue Ribbon Network'.

This policy states that proposals for structures over or into the water spaces for uses that do not specifically require a waterside location should be resisted. The supporting text however goes on to state that where structures are needed they should minimise their navigational, hydrological and biodiversity impacts. On balance it is considered that this particular development is not considered on its merits to be harmful in relation to these issues.

It is considered that the proposed development would because it is in the form of barges and moorings integrate with the water space in terms of appearance and physical impact and that the unique character and openness of the BRN would be preserved and protected at this point.

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 hard surfaced; 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

On balance it is considered that the proposed development would be of benefit in that it would provide new employment and preserve the special character of the River Lee at this point and would not result in harm in the short or long term to the capacity and qualities of the water space at this location. The proposed development would therefore comply with the Blue Ribbon Network policies of the London Plan and 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 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.

Planning Applications Sub-Committee 30 October 2006

Item No 13

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2006/1222**Ward:** Harringay**Date received:** 16/06/2006**Last amended date:****Drawing number of plans** 02.05.01e, 02e, 03d, 04c, 05d, 06c**Address:** 24 Willoughby Road N8 0JE**Proposal:** Renewal of planning permission for erection of single storey and two storey rear extensions and rear dormer window, and change of use to day nursery**Existing Use:** residential/nursery **Proposed Use:** residential/ nursery**Applicant:** Mr & Mrs Patel**Ownership:** private**PLANNING DESIGNATIONS**

ROAD - BOROUGH

Officer Contact: Elizabeth Ennin-Gyasi**RECOMMENDATION**

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Large mid terrace two storey property located directly opposite Ducketts Common and nearby to Turnpike Lane & Wood Green Tube Stations. The site is also within close proximity to Wood Green High Road, which is the Borough's main commercial centre. The site has existing garage to the side.

PLANNING HISTORY

Dates back from 1972, most recent relates to the following:

Use of 3 ground floor rooms as a doctor's surgery & waiting room - approved 21/10/ 1976

Change of use to bed & breakfast guest house - refused 2/ 7/85

Change of use from garage to offices - refused 18/9/95

Erection of single storey and two storey extension and change of use to day nursery - refused 20/7/04

Erection of single storey and two storey extensions and rear dormer window and change of use to day nursery – approved 27/6/05.

DETAILS OF PROPOSAL

Renewal of planning permission to change the use of the property to day nursery and the erection of single storey and two storey rear extension and a rear dormer window.

CONSULTATION

Ward Councillors
20 - 29 Willoughby Road
115 -119 Sydney Road
Transportation
LBH – Children’s Service

RESPONSES

Residents of No. 27 Willoughby Road - objects on the grounds of loss of light, disruptions to lifestyle, overlooking & loss privacy and noise.

Transportation - The proposed conversion is at a location with high public transport accessibility level and within Wood Green CPZ operating from Monday to Saturday between 0800hrs and 1830hrs. We have therefore considered that it is likely that some patrons of this site would travel by public transport especially as this site is within a short walking distance of Turnpike Lane tube station. However our main concern with this development proposal lies with the disruption to the peak hour traffic flow (0800 to 0900 hours, say) along Willoughby Road, considering also that this road falls within Harringay Ladder's restricted conversion area, an area renowned to have extreme parking pressure.

In addition, our initial interrogation with 'TRAVL' database revealed that, based on a similar site (Dees Nursery, Wimbledon), this development (some 250 Sq.metres GFA) would generate a combined traffic inflow/outflow of 28 vehicular trips during the am peak with limited stopping area for vehicles to stop and drop off passengers without impeding traffic movements. However, it is acknowledged that this proposed development would provide four car parking spaces at the frontage.

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

- (1) That the number of children is limited to 30 and should not exceed this number.

Reason: To minimise the traffic/car parking impact of this development on the adjoining Highway network.

(2) The property frontage is kept free during the operating hours, for vehicles to drop off and collect children, in order to minimise traffic disruptions emanating from parents travelling by car and momentarily stopping for these purposes.

Reason: To minimise the traffic/car parking impact of this development on the adjoining highway network.

RELEVANT PLANNING POLICY

CW1 New Community/Health Facilities

UD3 General Principles

UD4 Quality Design

SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes.

SPG 11b Buildings Suitable for Community Use

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site has previous planning approval for an identical scheme, which was granted on temporary basis for one year, at Committee on the 27 June 2005. It was for the change of use of the property to day nursery and the erection of a single storey and a two storey rear extension as well as the erection a rear dormer window. The scheme also retained a residential unit on the upper floor. That planning permission has not been implemented due the lengthy process of obtaining party wall agreements with adjoining properties etc. The current application is seeking renewal of the scheme approved in 2005.

The main issues relating to the application are:

- 1) Location of day nurseries within Haringey,
- 2) Amenity impact on existing occupiers and the locality,
- 3) Parking and traffic congestion

1) Location of day nurseries within Haringey

The site, which comprise of a large terrace property, is located within close proximity to Wood Green Town Centre. The proposal would retain residential use in form of 1bedroom flat and provide a safe & secure area for the children to play in to the rear of the property. It has existing off- street parking space for carers to drop off children and to pick them up.

Ofsted is a national organisation, which does not get directly involved at the planning process stage, apart from issuing guidance books on

national standards for care of children under five. However, the Council's Early Years Service assist in ensuring that proposed nursery facilities meet Ofsted requirements. The applicant has stated that recommendations from the Council's Early Years Service were incorporated in the designing of the internal layout of the building.

The area is well served in relation to public transport with several bus links and Turnpike Lane/Wood Green tube stations in close proximity. Policy CW1 'New Community/Health Facilities' encourages the location of community facilities where it can be easily reached by walking or by public transport. Also it is considered that the proposed use would meet local needs and would enable carers, in particular women to earn a living. It is therefore considered that the site and its location so closely to the availability of public transport would be appropriate to meet the needs of the carers in the Borough. The proposal is considered to be in line with Policy CW1 'New Community/Health Facilities' and SPG 11b 'Buildings Suitable for Community Use', which encourages the provision of day nurseries at appropriate location.

2) Amenity impact on existing occupiers and the locality

The hours of operation would be between 8.00am and 6.00pm and a condition has been attached to this report to reduce the number of children to 30, which would minimise any adverse impact on existing occupiers and the locality. The area is a Town Centre location; as such it is considered that the existing traffic noise levels would not significantly increase. Also the day nursery opens at 8.00am, when it is considered that nearby residents would be preparing for work and as such would not be unduly disturbed. The site has the benefit of 'Ducketts Common' open space and also the out door play area would be at the rear of the property and any noise generated would be during day- time hours. Therefore the level of noise that would be generated from the proposal is considered to be minimal in line with SPG 11b 'Buildings Suitable for Community Use'.

The proposed two storey infill extension would not extend beyond the rear building line and not beyond the flank wall of adjacent building. The proposed rear dormer window is modest to enable headroom for a staircase and a small extension above the garage to the side would not extend beyond the front façade. The proposed single storey rear extension which incorporates an existing boiler room is not considered to be harmful by virtue it's positioning and scale. Therefore the proposal is considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design' and SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.

3) Parking and traffic congestion

The scheme provides off-street parking for four vehicles, which is considered to be adequate for this location. Transportation has no objections on highway and transportation grounds subject to the number of children not exceeding 30. Also provided that, the frontage of the property is kept free during operating hours to enable carers with vehicles to drop off and collect children in order to minimise disruptions of traffic on the highway. Conditions have been attached to this report to ensure that these requirements are adhered to.

Comments received from consultation and the Council's response

The residents of No 27 Willoughby Road & neighbours have objected to the proposal on the grounds of loss of light, disruptions to living style, overlooking, noise, and inadequate space for manoeuvring and harm to health due to building work. There is no loss of light or overlooking issues in relation to the proposal as the proposed extension would not extend beyond the rear building line or beyond the flank wall of adjacent building. The proposed dormer window is modest and would not overlook any of the adjacent properties. Approval would be subject to a condition to ensure construction is undertaken within reasonable hours.

Transportation Group has stated that they have no objections on highway grounds subject to the provision of 4 car parking spaces and the number of children being reduced to 30.

SUMMARY AND CONCLUSION

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.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1222

Applicant's drawing No.(s) 02.05.01e, 02e, 03d, 04c, 05d, 06c

Subject to the following condition(s)

1. 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.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
4. No 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.

REASONS FOR APPROVAL

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.

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Planning Applications Sub-Committee 30 October 2006

Item No 14

REPORT FOR CONSIDERATION OF PLANNING APPLICATIONS SUB-COMMITTEE

Reference No: HGY/2006/1309**Ward:** Noel Park**Date received:** 29/06/2006**Last amended date:****Drawing number of plans:** 649-01, 10, 11, 12, 17, 18, 21, 25, 30, 31A, 32B, 33B, 34A, 37, 38B, 41B, 50A**Address:** 1-3 High Road N22 6BH**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.**Existing Use:** D2 Snooker Hall**Proposed Use:** Residential**Applicant:** Greendale Properties Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Retrieved from GIS on 30/06/2006

Area of Community Regeneration Local Shopping Centre Metropolitan Centre - Primary Tube Lines ROAD - CLASSIFIED

Officer contact: Luke McSoriley**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to a LEGAL AGREEMENT

SITE AND SURROUNDINGS

The application relates to a large building situated on the High road, N22 near Turnpike Lane Station. The building is not a listed building and is not situated within a Conservation Area. The building is currently in use as a snooker hall (D2 use) on the upper floors and an A1 retail use is present on the ground floor.

PLANNING HISTORY

None

DETAILS OF PROPOSAL

The original application proposed the 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. Internally the existing building will be demolished above first floor level with the façade and party walls of the building retained.

Following discussions between the applicants and Council Officers amended plans were requested in order to alleviate Council concerns regarding potential overlooking and loss of privacy issues. The requested changes to the scheme concerned the layout of the rear second and third storey levels of the proposed building. Amendments to the scheme have been made with the layout of the flats being altered and the proposed flats on these upper floors reduced in size.

CONSULTATION

07/07/2006

Transportation Group

Cleansing

Legal Services Ward Councillors

Burghley Road Residents Association

Thames Water

679 Green Lanes, N8

1 – 4 (c) Wellington Terrace, Turnpike Lane, N22

6 – 18 (e) Wellington Terrace, Turnpike Lane, N22

2 – 12 (e) Waldegrave Road, N22

1st and 2nd floor flats 2 – 14 (e), 5 – 13 (o) High Road, N22

Wood Green Town Centre Manager

RESPONSES

Transportation

The proposed extension is at a location with high public transport accessibility level (PTAL), with Turnpike Lane tube station a short walking distance away. We have therefore considered that majority of the prospective residents of this site would travel by public transport, especially with the proximity of the underground station. There is also the presence of Wood Green controlled parking zone operating Monday to Sunday from 0800hrs to 2200hrs which provides adequate on-street car parking control at this Location.

In addition, this location has not been identified within the Council's SPG as that with car parking pressure. Also, owing to the high PTAL for this site, it is deemed that a development of this nature is suitable for a car-free development, hence we have accepted that the applicant does not need to provide car parking spaces.

Consequently the highway and transportation authority would not object to this application.

Informative

(1) The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

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

Thames Water

'On the basis of information provided Thames Water would advise that with regard to sewerage and water infrastructure we would not have any objection to the above planning application'.

Building Control

'The above development has been checked and found NOT to comply with Approved Document B5 regarding Fire Brigade access'.

Local Resident -

Development would have a big impact on residents living at Waldegrave Road and would overlook their gardens. Where will the development have its main entrance and place for wheelie bins etc?

Local Resident -

Objections based on the following grounds:

- Properties on the High St and immediate area are commercial properties and used as such and should remain so.

- Whilst we understand the Governments objectives and drive to encourage building more residential units to meet demand we feel that this should not be permitted in an area which is already heavily over crowded
- All the properties on either side of 1-3 High Road and immediate vicinity are 3 storey buildings and therefore to permit a four storey extension be it at the rear is not in keeping with the area generally
- The proposal includes reference to cycle storage suggesting that the residents will be using bicycles as a means of transport! In reality though it is very likely that each resident will in fact have a motor vehicle. Accordingly the owners should be compelled to provide sufficient parking spaces for the development. We understand that this is in fact the requirement when converting a single dwelling to multiple dwellings. If sufficient parking is not provided then this will lead to further strain on residents parking and on businesses that need parking spaces
- The sheer size and concentration of the development is such that it amounts to gross over development

Local Resident

The reasons for my objection are as follows:

1. Change of use of the building to 9 flats is too big a development in an area with an already high density.
2. With 12 – 14 windows and a terrace at the first floor level my privacy in my house as well as in my garden will be lost.
3. Rubbish problems in the alleyway. During the years the alleyway has been a smelling and dangerous area with all sorts of criminality going on.
4. If residents parking permits are granted it will be an extra pressure to Waldergrave Road; a problem which is growing by the day.

The planned development is unsuitable for the area. If it is granted it will make a misery for all of us and I would prefer the building to stay unchanged with no possibility of overlooking to houses and gardens.

Burghley Road Area Residents Association - BRARA is opposing this in the strongest possible way mainly because:

- Proposes a very large development at the border of a residential area that already has a high-density population and multi occupancy in several houses
- According to the plans the proposed new 4 storey building has 12 – 14 windows a first floor terrace, a flat roof at 4th floor which can be used as a roof garden. The very close position to residential houses at Waldegrave Road means that all privacy of the residents in houses and gardens will be lost. Not acceptable at all.
- Bikes being stored at 1st floor level – that remain to be seen. The bikes would rather be left at the pavement at Wood Green High Rd or worse in the narrow alleyway to the rear where there have been endless problems of dumped rubbish.
- Storage of rubbish from 9 flats (plus rubbish from the ground floor shop) is an uncertain issue. During decades the alleyway has constantly been in a mess, no bins for tenants on top of the shops, no contracts with Haringey Accord – being the name of the bin collecting company, no sweeping of the alleyway itself. For the time being the alleyway has been cleaned by Haringey Accord. Still Haringey Council will not accept the alleyway as a responsibility of the Council. The land is not registered – then get it registered and named. The lamp posts have High Road numbers, a CCTV – camera was installed years ago and Haringey Council tells us works. Wonder who is keeping an eye. A lot of crimes going on, Waldegrave houses are burgled by intruders from the alleyway etc. The first 50 metres of the alleyway along the Cancer Research shop is a disgusting mess with rat holes and drainage issues. A manhole cover is missing.
- For many years Haringey Council has been unable to solve the alleyway's existing problems of all sorts making lives a misery for many residents, BRARA has no reason to believe the situation will be improved and can therefore definitely not accept any additional problems of any kind.

- In this day and age some residents still need to have a car. If new residents in the proposed flats will be able to buy a residents parking permit further problems will be forced on to the residents at Waldegrave Rd and Coleraine Rd where the situation is very cramped.

Councillor Mughal - Formal objection against the application on grounds of loss of privacy and concerns regarding rubbish disposal.

Councillor Dobbie - I would like to state my opposition to this planning application on the grounds listed by (a local resident) and support the points made in this objection. (points listed above).

RELEVANT PLANNING POLICY

UD3 'General Principles'

UD4 'Quality Design'

HSG 1 New Housing Developments

HSG 9 Density Standards

UD7 Waste Storage

Policy UD8 'Planning Obligations'

M9 Car Free Development

M10 Parking for Development

SPG 1A 'Design Guidance and Design Statements'

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

SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, extensions and Lifetime Homes'

ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues are considered relevant to this application:

1. Changes to Façade
2. Overlooking / Loss of Privacy
3. Scale / Bulk and Massing
4. Density / Floorspace Minima
5. Education Contribution

1) Changes to Façade

The front elevation of the building is, on the upper floors, an interesting 'Art Deco' style treatment with decorated columns and a highly decorated classical cornice. It is largely in unaltered condition though in need of repair and refurbishment. The existing façade of the building would have relatively small alterations as part of the proposed redevelopment and this would involve the removal of the Spandrel panels features situated between the two sets of main windows and their relocation in a position higher on the façade. New colour coated

steel windows are also proposed. The formation of mezzanine floors and new internal walls inside the building would also result in glass blanking panels being installed in the façade of the building with these panels designed to shield the new floors and internal walls from view from the street. It would however appear that the part of the first floor mezzanine may be visible from the street through some of the first floor windows. The proposed development would retain the existing Spandrel panels features and it is considered that the change in the position of these panels and the replacement windows would not detract from the appearance of the building or the surrounding area.

A new roof would be constructed and part of this roof would be visible from the street. The existing parapet of the building drops down at both ends of the building and parts of the proposed new roof would be visible where the original parapet drops down. The building is not listed and is not situated within a Conservation Area. The proposed changes to the appearance of the building would not detract from the streetscene and is considered consistent with policies UD3 'General Principles' and UD4 'Quality Design'.

2) Overlooking / Loss of Privacy

A number of objectors have expressed concern about potential overlooking / loss of privacy issues that could arise for the proposed redevelopment of the building. In particular concern has been expressed regarding the proposed first floor terrace area at the rear of the building. This terrace would form an area of outdoor amenity space for flat 1.3. It would appear that when people are on the terrace they could look directly out over the rear gardens of a number of properties fronting Waldergrave Road particularly numbers 2 – 12. As a result of these concerns amended plans that introduce screening measures to overcome potential overlooking issues were requested. An amended plan has now been received that details a 1.8 metre high fence positioned around the perimeter of the terrace. It is considered that the construction of this fence would prevent any loss of privacy to the properties situated to the rear of the application site.

SPG 1A 'Design Guidance and Design Statements' states that development should be designed to reflect the scale and bulk of neighbouring development. The proposed scheme is considered consistent with the scale and bulk of the buildings that are present along this part of the High Road. The property the application relates to however does adjoin a residential area to the rear where the scale and bulk of the buildings is significantly smaller. SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' sets recommended distances for new residential development and existing residential housing to ensure new issues of overlooking do not arise. The SPG states that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments with an additional 10 metres required for each additional storey. At first storey and second floor level the development meets the recommended minimum requirement. The third storey of the proposed development at the rear of the site does not meet the required 40 metre separation distance. As a result of this and due to concerns regarding potential overlooking to the rear of the property amended plan were requested. The windows in the rear elevation of the third storey have been removed and the floor plans altered. The bedroom windows of flats 3.3 and 3.4 are now inset with the windows that were originally proposed in the rear elevation that would have faced out over the neighbouring Waldegrave properties have been removed. It is considered these measures would prevent overlooking of the rear gardens of the properties fronting Waldegrave Road to the rear of the application site.

Given the amendments to the original scheme that have been implemented it can be concluded that the proposed development would not give rise to overlooking or result in a loss of privacy and 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'.

3) Scale / Bulk and Massing

The cross section plans detail the profile of the existing building alongside that of the proposed building and this shows that there will be an increase in the height and bulk of the building at the third floor level at the rear of the building. The formation of the third storey would result in the proposed building being 2.2 metres higher at the very rear of the development. The height of the roof of at the front of the building would also be increased by

1 metre. The scale bulk and massing of the proposed development would not be significantly greater than that of the existing building.

4) Density / Floorspace Minima

The proposed first floor of the building would contain two 2 bedroom flats situated in the front part of the building (flats 1.1 and 1.2). The main bedrooms of these two flats would be positioned on a Mezzanine floor above the living room. The other flat on the first floor of the building (flat 1.3) would be a 3 bedroom flat separated from the other two first floor flats by a courtyard.

The second floor of the building would contain two one bedroom flats (2.1 & 2.2) and the bedrooms and bathrooms of flats 1.1 and 1.2 with the two main bedrooms positioned on a mezzanine floor.

The third floor of the building would contain two one bedroom flats (3.3 & 3.4) and the living area of the flats 3.1 and 3.2. The fourth floor of the building would contain the bedrooms and bathrooms of flats 3.1 & 3.2 with the two main bedrooms positioned on a mezzanine floor.

Proposed floor areas in square metres:

Flat	Bed1	Bed2	Bed3	Living/Kitchen	Total Flat
1.1	12.6	8.8	-	32.1	79.9
1.2	12.9	8.8	-	30.6	74.3
1.3	15	12.7	10.5	26.6	84.4
2.1	13.61	-	-	16.55	43.53
2.2	13.61	-	-	16.55	43.53
3.1	12.6	8.8	-	32.1	79.9
3.2	12.9	8.8	-	30.6	79
3.3	13.61	-	-	16.55	43.2
3.4	13.61	-	-	16.55	44.83

All the bedroom sizes of the proposed development are consistent with the floorspace minima identified in SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.

Density

The recommended density in Policy HSG 9 'Density Standards' states that residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

The application site is 450 square metres in area (0.045 hectares), half the width of the adjacent road frontage up to a maximum of 6 metres must be included in the site area for the purposes of the density calculation under SPG 3a and this gives a figure of 525 square metres (0.0525ha).

The application site for the purposes of the density calculation therefore has an area of 525 square metres (0.0525ha) and the development would have 24 habitable rooms. The development would have a density of 457 habitable rooms per hectare (hrh). SPG3a sets a maximum density level for non-family housing of 400hrh. The proposed scheme is slightly over the recommended maximum density for non-family housing, however this is very much a Town centre location, very close to an Underground Station; and the scheme derives largely from conversion of the existing property plus extensions.

The proposal accords with general Government objectives of achieving housing redevelopment on brown field sites, and would result in an efficient reuse of the site. It also accords with objectives for achieving house building targets in the London Plan. The density of the proposed development is considered appropriate for a brown field site located in close proximity to good transport links and is consistent with Policy HSG 9 'Density Standards'.

5) Education Contribution / Environmental Contribution

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance 10 'The Negotiation, Management and Monitoring of Planning Obligations' and 10b 'Educational Needs Generated by New Housing', it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide an education contribution as per the formula in SPG 10a 'Educational Needs' which would amount to £33,639.00.

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance 10 'The Negotiation, Management and Monitoring of Planning Obligations' and Policy UD8 'Planning Obligations' an environmental contribution of £20,000.00 is also required.

SUMMARY AND CONCLUSION

The proposed changes to 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. proposed development is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design', Policy HSG 9 'Density Standards', SPG 1A 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.

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 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 are to contain obscure glazing and the obscure glazing is to be retained permanently.
Reason: To avoid loss of privacy and issues of overlooking.

CAR FREE DEVELOPMENT

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'.

Planning Applications Sub-Committee 30 October 2006

Item No 15

REPORT FOR CONSIDERATION OF PLANNING APPLICATIONS SUB-COMMITTEE

Reference No: HGY/2006/1497**Ward:** Muswell Hill**Date received:** 25/07/2006**Last amended date:****Drawing number of plans:** PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A**Address:** 1 - 4 Connaught House, 38 Connaught Gardens N10 3LH**Proposal:** Demolition of existing building and erection of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping.**Existing Use:** Residential**Proposed Use:** Residential**Applicant:** Connaught House Development Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

ROAD - BOROUGH

Officer contact: Luke McSorley**RECOMMENDATION**

GRANT PERMISSION subject to conditions and Subject to LEGAL AGREEMENT

SITE AND SURROUNDINGS

The application site lies within a predominantly residential area comprising a mix of two, three and four storey houses and flats including both terraces and semi-detached properties. A two storey derelict block of flats currently occupies the site. Two large terraces of 1960's flats known as Connaught House surround the application site on two sides. Numbers 10 – 27 Connaught House to the east and numbers 5 – 9 Connaught House are situated to the south. Two semi-detached properties, Nos. 34 and 36 Connaught Gardens are also situated to the south of the application site and front Connaught Gardens. The rear gardens of a number of properties fronting Woodland Gardens are located to the north of the site. The site is situated on a hill that slopes down from south to north.

PLANNING HISTORY

HGY/2004/0964 – Demolition of existing building and erection of 7 x 4 bed, 4 storey house including basement at lower ground floor level, associated car-parking and landscaping. REFUSED 13/07/2004 and subsequent APPEAL DISMISSED 11/03/2005.

HGY/2005/0979 - Demolition of existing building and erection of 7 x part 3, part 4 storey dwellings comprising 1 x 2 bed, 1 x 3 bed and 5 x 4 bed houses including basements, screened terraces at roof level, associated landscaping and parking (Amended Description). – REFUSED and subsequent APPEAL DISMISSED

DETAILS OF PROPOSAL

The application proposes the demolition of an existing building and the erection of a terrace of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping. The terrace would be comprised of 6 dwellings (H1 – H6) with lower ground floor,

ground floor, first floor and second floor levels. The western end of terrace dwelling (H7) would have one less storey with lower ground floor, ground and first floor levels only.

The height of the proposed development has been lowered in comparison to the height of the buildings detailed in the previous refused scheme (HGY/2005/0979), with the eaves level of the current proposal being 1 metre lower than the refused scheme. This difference in the eaves level is shown on drawing number PL3 (00) 18 A, and this change will reduce the overall bulk of the proposed building. This drawing also shows a comparison of the outline of the existing building on the site with the current proposal. The proposed development would be set approximately 2 metres further away from the southern boundary of the property than the existing building and the steep pitch of the proposed roof of the building means that the majority of the terrace would be lower in height than the existing building. The part of the terrace that would project above the height of the existing building would be the flat roof feature that projects above dwelling H1 – H6 and encloses the stairs that give access to the proposed roof terraces of dwellings H2, H3, H4, H5 and H6. The windows in the first floor southern elevation of the building are smaller in the current application and the large opaque screens that were proposed in the previous scheme have been removed. The proposed first floor windows in the southern elevations of house numbers H1, H2, H3, H4 and H5 are shown as angled oriel windows.

CONSULTATION

04/08/2006

Transportation Group
Muswell Hill & Fortis Green Residents Associations
Ward Councillors

Borough Arboriculturalist

UDP Policy Team

Cleansing

Building Control

5 – 9 (c) Connaught House, Connaught Gardens, N10

10 - 27 (c) Connaught House, Connaught Gardens, N10

30a, 30 – 36 (e), 43 – 73 (o), Connaught Gardens, N10

1 – 13 (c) Teresa Walk, Connaught Gardens, N10

1, 2 Woodland Rise, N10

Studio 3 94 Woodland Gardens, N10

14 Regents Wharf, All Saints Street, N1

RESPONSES

Councillor Bloch – I would like to strongly object to the above development. The developers are seeking permission for 7 houses which is overdevelopment for the area. In order to gain community support the number of dwellings needs to be reduced as otherwise there will be a negative impact on the environment. If however you should decide to grant permission you should definitely not allow the roof terraces as they will provide unacceptable visual intrusion to bedrooms at 94 Woodland Gardens. You should also ensure that there is a minimum of 14 parking places as most occupants in Muswell Hill who own houses have two cars. I would strongly argue that this application given community concern be brought to the full planning committee for a decision.

Building Control Department - I confirm that the proposals have been checked under regulation B5 – access for the fire service and they have no observations to make.

Design Team Comments - No objection to the scheme which appears sympathetic to the site; however, it may be worth considering brick on the front elevation rather than rendering, to add more visual interest.

Transportation Department –

This site is located where the public transport accessibility level is low and the applicant has proposed 7 car parking spaces, as detailed in Plan No. PL3(00)06 and in line with the Council's parking standard. We have also considered that there will be no material

change in the subsisting generated traffic, as a result of this development proposal and that the car parking provision is adequate. In addition, this area has not been identified within the Council's UDP as that with car parking pressure. The applicant has also proposed the use of the vehicular access by refuse or similar servicing vehicles, with a turning area at the western periphery of the site.

Consequently, the highway and transportation authority would not object to this application.

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.

A petition signed by 17 local residents objecting to the development was received by the Council. The main points raised in this objection were:

- The development proposed no material changes from the previous refused application.
- The development would be dominant and over bearing. It is considerably larger and higher than the existing building on the site. There has been no material reduction in height or bulk.
- The development would have a detrimental impact on local amenity in terms of overlooking, particularly from first floor windows. This will unreasonably affect the privacy residents might properly expect to enjoy in neighbouring gardens.
- The development would be out of character the surrounding area in terms of scale.

A further 5 objections to the proposed development were received from local residents. The main issues raised in these objections were:

- The proposed development would give rise to overlooking and lead to a loss in privacy.
- The height and bulk of the proposed building has not been altered significantly from the previous application.
- Concern regarding the impact of the proposed roof terraces on the amenity of neighbours.
- Should be refused due to a lack of car park facilities. Car parking is already difficult in Connaught Gardens since the proposed development is for 7 houses the associated car parking should cater for at least 14 vehicles to avoid further congestion of the road.
- While the current application has made slight concessions towards privacy and overlooking the application is still very high and extends eastwards far beyond the footprint of the existing building.
- Current revised application is still dominant and overbearing.
- Traffic / carparking, each dwelling would have only one car park but due to the size of the houses many of the occupiers would have more than one vehicle, which in turn would place more pressure on parking spaces in the surrounding area.
- Volume of proposed development much larger than volume of existing building on the site that it would replace. The developers are proposing 7 substantial family units as opposed to the existing 4 self contained flats.
- Loss of privacy and overlooking resulting from proposed roof terraces.
- Concern regarding fire brigade access following a recent call out to the property.
- The proposed development would not be in keeping with the Edwardian red brick nature of the surrounding area.
- Will result in unacceptable visual intrusion which will be worsened by the height of the development above the three properties at Woodlands Gardens all of which have bedrooms looking directly onto the development.
- Roof terraces are so small that virtually the only activity they will support is gazing into the rear gardens and bedrooms of Woodlands Gardens properties.
- The volume of the proposed building is just too overpowering for the site.
- We welcome the developers attempts to reduce the size of the proposed buildings but still feel the changes are inadequate the proposed building is too big for the site.

- The density of the proposed development is excessive– it is proposed to build seven houses where previously there was one building of four flats.

RELEVANT PLANNING POLICY

UD 3 'General Principles'
UD 4 'Quality Design'
HSG 1 'New Housing Developments'
HSG 2 'Change of Use to Residential'
HSG 9 'Density Standards'
M3 'New Development Location and Accessibility'
M10 'Parking for Development'
SPG 1a 'Design Guidance and Design Statements'
SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'
SPG 3b 'Privacy / Overlooking /, Aspect / Outlook and daylight / Sunlight'
SPG 8a 'Waste and Recycling'.
SPG 10b 'Educational Needs Generated by New Housing Development'

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

Planning Policy Guidance Note 3: Housing.

The London Plan

The recently adopted London Plan was issued in June 2002 as a draft plan. The Plan is meant to form the emerging Spatial Development Strategy for Greater London. Issued in the first place by the Greater London Authority, the Plan contains key policies covering housing, transport, design and sustainability in the capital. The Plan replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London. The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

ANALYSIS/ASSESSMENT OF THE APPLICATION

While the current application has to be considered on its own merits the Planning Inspectors Appeal decisions on the previous proposals for the redevelopment of the site provide important guidance in terms of the relevant planning issues that need to be considered. The main issues relevant to this application are:

- 1) Impact on Residential Amenity
- 2) Impact on Trees
- 3) Traffic Generation and Parking
- 4) Density
- 5) Educational Needs
- 6) Refuse Collection / Emergency Services Access / Waste Disposal
- 7) Amenity of Future Residents
- 8) Design

1) Impact on Residential Amenity

A previous application for a similar redevelopment of the site (HGY/2005/0979) was refused in 2005 and a subsequent appeal on this decision was dismissed. One of the key issues considered in both the original Council decision and also in the decision of the Planning Inspector, was the potential impact of the proposed development on the amenity of the surrounding neighbours in particular potential loss of privacy.

Connaught House

Connaught House which is situated opposite the site of the proposed dwellings is elevated above the application site and the proposed development would be situated in excess of 17 metres from the block of Connaught House to the south (No.s 5-9) and in excess of 14 metres from the block of Connaught House

to the west (No.s 22-27). Given the distances the two blocks of Connaught House are situated from the proposed buildings, the size and bulk of these flats and that they are elevated above the site of the proposed dwellings it is considered that the proposed development would not give rise to overlooking or a loss of privacy to these properties.

Woodlands Gardens

To the north of the application site lie the rear gardens of a number of properties in Woodlands Gardens. The rear gardens of these properties are significantly lower than the application site. The proposed terrace of dwellings would be set in excess of 11 metres from the rear garden boundaries of these properties and a significant distance from the dwellings positioned on these properties. As a result of the distances between the proposed development and the Woodland Gardens properties it can be concluded that there would not be an overbearing impact to the north. The Inspectors decision on the recently refused scheme also concluded that the proposed development would not detract from the amenity of the neighbouring properties in Woodlands Gardens.

36 Connaught Gardens

The impact of the previous refused scheme (HGY/2005/0979) on the property at 36 Connaught Gardens was one of the reasons for the dismissal of the recent appeal. The side elevation of the dwelling at this address and the rear garden of this property face towards the application site and it is the closest property to the proposed development.

The windows in the first floor southern elevation of the building are smaller in the current application and the large opaque screens that were proposed in the previous scheme have been removed. The proposed first floor windows in the southern elevations of house numbers H1, H2, H3, H4 and H5 are shown as angled oriel windows. These windows would project out from the façade and the eastern most window panel would be a blank panel which is designed to prevent overlooking. Occupiers of the dwellings would only be able to look in a south westerly direction from these first floor windows and this would prevent overlooking particularly overlooking of the property at 36 Connaught Gardens. Only a small section of the rear corner of the garden of 36 Connaught Gardens would be visible from the first floor window of dwelling H1. The proposed first floor oriel windows in the southern elevation are of a design that should prevent overlooking of the property at 36 Connaught Gardens while still allowing for suitable living conditions for future occupiers of these dwellings. In addition the southern first floor windows of house numbers H1 and H2 have been reduced in size from the previous scheme and would contain only two window panels. The proposed skylights proposed for the roofs of houses H1 and H2 would also be smaller than those of the other houses. It is also considered that the current window design and size would avoid the impression of overlooking that was identified as an issue in previous schemes for redevelopment of the site.

Terraces

A number of roof terraces are proposed as part of the development with roof terrace proposed for dwelling numbers H2, H3, H4, H5 and H6. These terraces would be set down below the highest part of the roof and the level that the proposed terraces are set at would mean that they would not result in overlooking or loss of privacy to any adjoining properties. A terrace area is also proposed at first floor level on the roof of the entrance / cloak room of dwelling H1. Due to the steep slope of the land from south to north in the area the proposed roof terrace for dwelling H1 would not be located significantly higher than the level of the nearest residential property at 36 Connaught Gardens. In addition this terrace would be located in excess of 22 metres from the boundary of this property and would also be shielded by the presence of a number of existing trees. As such it is considered that this terrace would not give rise to any issues of overlooking.

The proposed development is considered consistent with policies UD 3 'General Principles', UD 4 'Quality Design' and Supplementary Planning Guidance 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'

2) Impact on Trees

8 trees growing on the site are subject to a Tree Preservation Order and these are marked as numbers T1 – T8 on the proposed site plan. All 8 of these existing trees are to be retained. Tree T6 is a Horse Chestnut tree and it has been noted in previous applications for development on the site that this tree has been in a poor state of health. The application does propose the retention of this tree however if its health deteriorates it may have to be removed. The trunks of all these trees would be situated in excess of 5 metres from the proposed building. Appropriate conditions could be attached to the planning permission if approved to ensure these trees are protected during the construction phase. In addition a condition requesting details of proposed new planting and landscaping prior to commencement of works on site would also be appropriate.

3) Traffic Generation and Parking

A number of residents objecting the proposed scheme have expressed concerns regarding traffic generation and vehicle parking. 7 car parking spaces are proposed on the application site with access to these parking spaces to be obtained from the existing access road to Connaught Gardens. The Council's Transportation Department has commented on the application and consider that there will be no significant change in the subsisting generated traffic as a result of this development and that the car parking provision is adequate. They also state that the area has not been identified within the Council's UDP as one with car parking pressure, while provision has been made for the use of the vehicular access by refuse or similar servicing vehicles, with a turning area at the western periphery of the site. It should be noted that the Parking Standards in the Revised Unitary Development Plan set a maximum of 1.5 spaces per dwelling, so to ask for 2 per dwelling would not comply with current policy. The proposed development is considered consistent with Policies M10 'Parking for Development' and the parking standards detailed in Appendix 1 of Haringey Unitary Development Plan 2006.

4) Density

The recommended density in Policy HSG 9 'Density Standards' states that residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

The application site is 0.13 hectares in area, half the width of the adjacent road frontage up to a maximum of 6 metres must be included in the site area for the purposes of the density calculation under SPG 3a. The proposed development would have a total of 47 habitable rooms and the density of the proposed development would therefore be approximately 325 hrh. SPG3a sets a maximum density level for family housing of 300hrh. The proposed scheme is slightly over the recommended maximum density for family housing.

Density guidance in PPG3 on Housing states that densities should fall within the range of 30 to 50 dwellings per hectare (d.p.h). The proposed scheme would have a density of 53 d.p.h. The proposal accords with general Government objectives of achieving housing redevelopment on brownfield sites, and would result in an efficient reuse of the site. It also accords with objectives for achieving house building targets in the London Plan.

The density of the proposed development is considered appropriate for a brownfield site and is consistent with Policy HSG 9 'Density Standards'. The development would have a density of 53 dwellings per hectare and although this is just outside the recommended range of 30 to 50 dwellings per hectare contained in PPG3 it is considered appropriate given the design and layout of the development.

5) Educational Needs

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide an education contribution as per the formula in SPG 12 'Educational Needs'.

The proposed development is made up of five four bedroom dwellings, one three bedroom dwelling and one two bedroom dwelling. The educational contribution would total £107,458.21

The applicant will need to enter into an agreement to contribute £107,458.21 to education facilities in line with the requirements of Policy UD10 and Supplementary Planning Guidance 10b 'Educational Needs Generated by New Housing Development'

6) Refuse Collection / Emergency Services Access / Waste Disposal

The Council's Transportation department have commented on the application and have noted that provision has been made for the use of the vehicular access by refuse or similar servicing vehicles, with a turning area at the western periphery of the site.

The Council's Building Control Department have also commented on the application and have stated that the proposals have been checked under regulation B5 – access for the fire service and they have no observations to make.

Each of the 7 dwellings has a landscaped area in the front garden with provision for the storage of refuse bins, that could be easily accessed from the driveway. The bin areas shown on the site plan are positioned in behind a front garden walls and the bin storage is considered consistent with SPG 8a 'Waste and Recycling'.

7) Amenity of Future Residents.

Proposed house numbers H1, H2, H3 and H7 would all have rear gardens in excess of 50 square metres in area and as such are consistent with the standards identified in SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'. House numbers H4, H5 and H6 would have slightly smaller rear garden areas between 46 and 47 square metres in area and are below the recommended outdoor amenity space minima of 50 square metres. Although 3 of the rear garden areas are slightly below the recommended 50 square metres the development would be situated on a large area of land and the garden area of house H1 which adjoins Connaught Gardens is very large. The proposed development would also result in the retention of a number of large trees on the site and these trees would contribute to the amenity of future occupiers. As such the smaller size of the three smaller gardens is not considered to amount to a reason for the refusal of the permission.

One of the reasons for the dismissal of the recent appeal decision was the proposed use of large opaque screens which the Inspector considered would have detracted from the living conditions of future occupiers of the dwellings. These large screens have now been removed and have been replaced by orial style windows. The proposed first floor windows in the southern elevations of house numbers H1, H2, H3, H4 and H5 are all shown as angled oriel windows. These windows would project out from the façade and the eastern most window panel would be a blank panel which is designed to prevent overlooking. It is considered that this window design overcomes the problem identified in the Inspectors decision of poor living conditions for future occupiers as light will still enter the living room through the western panels of these windows.

8) Design

The proposed development is a modern design with steep pitched roofs with the dwellings forming the terrace stepped to reflect the slope of the application site. The dwellings would be finished externally with rendered walls on the front elevation, timber 'shingle' tiles on the rear elevation, grey metal window frames, all under pitched slate roofs. Dwelling number H7 which would be positioned at the western end of the terrace and would be situated near an existing block of flats is a storey lower in height than the main part of the terrace. Dwelling H1 also has a different design to the main part of the terrace and incorporates a flat roof 2 storey extension at the opposite end of the terrace. The design of the terrace incorporates features to avoid issues of overlooking. The eaves levels of the current scheme have been lowered in comparison to the previous scheme and this reduces the bulk and scale of the terrace. The design of the proposed development is considered consistent with policies UD 3 'General Principles' UD 4 'Quality Design' and SPG 1a 'Design Guidance and Design Statements'.

SUMMARY AND CONCLUSION

The current application follows the refusal of two previous schemes for the site and the dismissal of two related appeals. It is considered that the design of the current scheme has incorporated appropriate

changes in response to the planning issues identified in the previous refusals and appeal decisions and as such is considered an appropriate design for the site. The scale, bulk and height of the proposed terrace is considered appropriate and buildings would not have an overbearing impact on any neighbouring properties. The proposed development through the use of oriel style windows and other design changes to the southern elevations of the dwellings would prevent any issues of overlooking or loss of privacy to neighbouring properties from arising, while still providing for adequate living conditions for future occupiers of the dwellings. The proposed development is considered consistent with policies UD 3 'General Principles', UD 4 'Quality Design', HSG 1 'New Housing Developments', M10 'Parking for Development' and Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements', and 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/2006/1497, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended). The Agreement or Agreements is necessary in order to secure a contribution for the provision of educational services within the Borough.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/1497

Applicant's drawing No.(s) PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A

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. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
 - a. those existing trees to be retained.
 - b. those existing trees 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 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. 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.

7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to E shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

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

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

9. Details of boundary treatment to all boundaries of the site shall be submitted to and approved by the Local Planning Authority prior to commencement of development, and shall thereafter be carried out in accordance with such approved details.

Reason; In order to provide a satisfactory setting and means of enclosure for the development.

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.

REASON FOR APPROVAL

The current application follows the refusal of two previous schemes for the site and the dismissal of two related appeals. It is considered that the design of the current scheme has incorporated appropriate changes in response to the planning issues identified in the previous refusals and appeal decisions and as such is considered an appropriate design for the site. The scale, bulk and height of the proposed terrace is considered appropriate and buildings would not have an overbearing impact on any neighbouring properties. The proposed development through the use of oriel style windows and other

design changes to the southern elevations of the dwellings would prevent any issues of overlooking or loss of privacy to neighbouring properties from arising, while still providing for adequate living conditions for future occupiers of the dwellings. The proposed development is considered consistent with policies UD 3 'General Principles', UD 4 'Quality Design', HSG 1 'New Housing Developments', M10 'Parking for Development' and Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements', and 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'.

Planning Applications Sub-Committee 30 October 2006

Item No 16

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE**Reference No:** HGY/2006/0203**Ward:** Hornsey**Date received:** 25/01/2006**Last amended date:****Drawing number of plans:** 1, 2, 3, 3A, 3B, 4 - 23 incl.**Address:** 7 Tottenham Lane, N8**Proposal:** Change of use from industrial unit to museum and education centre.**Existing Use:** Builders Yard**Proposed Use:** Museum and Education Centre**Applicant:** Mr John Scott-Davies**PLANNING DESIGNATIONS**

DESIGNATED SITE OF INDUSTRIAL HERITAGE INTEREST
DEFINED EMPLOYMENT AREA – Industrial Location
METROPOLITAN ROAD

Officer contact: Brett Henderson**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The application site is located on 7 Tottenham Lane and is currently the northern most section of a builders yard containing several industrial buildings that were formerly used by the Lotus Motorcar Company when it first started operating in the 1950s.

The site is a Designated Site of Industrial Heritage Interest and is also within a Defined Employment Area – Industrial Location.

The site has an area of 0.0686 hectares.

PLANNING HISTORY

12/11/62 – Conditional Consent – 1962/0928 – Erection of a showroom and offices.

DETAILS OF PROPOSAL

The application is for the change of use from industrial unit to Lotus Motorcar museum (D1 use) and education centre (B1 use). The business will be run as a community based non profit charity employing 3 people.

The proposal will restore the Designated Site of Industrial Heritage Interest to its former glory when the Lotus Motorcar Company started operating.

The builders yard business that currently operates from the rear of the site will continue to operate from this site and retain those currently employed.

CONSULTATION

Transportation Group

Ward Councillors

Planning Policy

Hornsey CAAC

Adverts

GOL

Network Rail

Manager, Haringey After School Club, Tottenham Lane, N8

Post Office Sorting Office, Tottenham Lane, N8

1, 3, 3a, 5, 9, 11-57 (o), 40-46 (e), 46a, 46b, 46c, 54-92 (e) Tottenham Lane, N8

1-52 (c) Church Lane, N8

2-24 (e), 9-21 (o) Ribblesdale Road, N8

1-29 (o), 2-16 (e) Gisburn Road, N8

2-36 (e) Gisburn Mansions, Tottenham Lane, N8

1-37 (c) Mildura Court, Church Lane, N8

RESPONSES

Planning Policy – Objection – The proposal does not comply with the provisions of Council's employment policy which states that employment uses falling within the B class should be protected within the Defined Employment Area.

Transportation Group – No objection

Ward Councillors – No response

Hornsey CAAC – No response

GOL – No response

Network Rail – No objection

60 Tottenham Lane – Letter of support

RELEVANT PLANNING POLICY

National Policy Background

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.

Policy 3D.4 'Development and Promotion of Arts and Culture' seeks to promote cultural developments, such as this proposal.

Local Policy Background

Current Unitary Development Plan 2006

CLT1 Provision of New Facilities

Proposals should not have an adverse impact on the amenities of adjoining occupiers and should be accessible by a choice of means of transport.

CLT5 Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities

The Council will seek to improve and retain all the existing tourist facilities in the borough and where appropriate, will encourage the provision of new facilities.

CW1 New Community/Health Facilities

The Council needs new community facilities, including places of worship, because the population is increasing and the demand for community facilities is growing.

CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest

The Council will utilise its Planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced.

The first Lotus Works, Colin Chapman (1928-82) founded Lotus Engineering on this site in January 1953. This site is now a Designated Site of Industrial Heritage Interest.

UD3 General Principles

New development in the Borough should complement the existing pattern of development.

UD4 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.

M10 Parking for Development

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

EMP2 Defined Employment Areas – Industrial Locations

The Council will seek to protect and enhance these locations for the purpose of employment uses falling within use classes B1, B2, B8 or similar uses.

EMP4 Non Employment Generating Uses

Planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided the redevelopment of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits.

EMP5 Promoting Employment Uses

Proposals for employment generating uses will generally be supported if they are deemed to be in an appropriate location.

APPENDIX 1 – PARKING STANDARDS

The Council will adopt Maximum parking standards (i.e. levels of parking which must not be exceeded) rather than minimum standards.

Supplementary Planning Guidance 2003

SPG 1a 'Design Guidance and Design Statements'

New development should aim to respect the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and create a new and interesting public face.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues to be addressed in this report are: i) Principle of use on site; ii) Impact on the neighbouring occupiers; iii) Access and parking; iv) Objectors comments.

Principle of use on site

According to Council records, Lotus Engineering Ltd was founded on this site in January 1953, this company rapidly evolved into the world famous Lotus Motorcar Company producing world beating race cars and prestigious cars for retail consumers. The site is a Designated Site of Industrial Heritage Interest and forms an important part of the Council's historic identity, this application represents an opportunity to restore the premises back to its former glory and will provide the Council with a unique and popular tourist attraction complying with policy CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'.

The Lotus museum and education centre will be run as a community based non profit charity employing 3 people. The builders yard business that currently operates from the site also operates from a much larger site directly adjoining the subject site to the south. This business will continue to operate from this site and will retain all of those currently employed.

The site is located in a Defined Employment Area – Industrial Location, policy EMP2 applies and seeks to protect and enhance these locations for the purpose of employment uses falling within use classes B1, B2, B8 or similar uses. The education centre aspect of this proposal meets this requirement by providing a B1 use. Meanwhile, the proposal complies with policy EMP4 'Non Employment Generating Uses', which overrides the Defined Employment Area policies and allows Planning permission for the change of use of land and buildings in a Defined Employment Area if the development will retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits. The proposal will not cause a loss of jobs to the existing builders yard, will increase the number of jobs permanently provided on site by employing 3 people and will also result in wider regeneration benefits to the locality.

Impact on the neighbouring occupiers

It is considered that the site is sufficiently far from the nearest residential properties so as not to cause disturbance to local residents. Furthermore, the use will be operating during business hours, a condition will ensure that the business does not operate between 7pm and 7am.

The use is compatible with the adjoining commercial and industrial uses and will not have a negative impact on these occupiers.

It is considered that the proposal will have a positive impact on the locality leading to additional jobs and a boost to the vitality of the area.

Access and parking

The proposal meets the Council's standards for this type of development in a location which has a medium level of public transport accessibility. The application was referred to Council's Transportation Group who had no objection to make.

Planning Policy comments

1. The proposal does not comply with the provisions of Council's employment policy which states that employment uses falling within the B class should be protected within the Defined Employment Area.

The site is located in a Defined Employment Area – Industrial Location, policy EMP2 applies and seeks to protect and enhance these locations for the purpose of employment uses falling within use classes B1, B2, B8 or similar uses. The education centre aspect of this proposal meets this requirement by providing a B1 use. Meanwhile, the proposal complies with policy EMP4 'Non Employment Generating Uses', which overrides the Defined Employment Area policies and allows Planning permission for the change of use of land and buildings in a Defined Employment Area if the development will retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits. The proposal will not cause a loss of jobs to the existing builders yard, will increase the number of jobs permanently provided on site by employing 3 people and will also result in wider regeneration benefits to the locality.

The site is a Designated Site of Industrial Heritage Interest and forms an important part of the Council's historic identity, this application represents an opportunity to restore the premises back to its former glory and will provide the Council with a unique and popular tourist attraction complying with policy CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'.

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location furthermore, the scheme meets the relevant policy and supplementary planning guidance requirements. The proposal will increase the number of jobs provided at the site, will also result in wider regeneration benefits and is not detrimental to the character of the area. The site is a Designated Site of Industrial Heritage Interest and forms an important part of the Council's historic identity, this application represents an opportunity to restore the premises back to its former glory and will provide the Council with a unique and popular tourist attraction complying with policy CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'.

Planning permission is therefore recommended subject to conditions.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/0203

Applicant's drawing Nos. 1, 2, 3, 3A, 3B, 4 - 23 incl.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2. Excluding all the proposed windows, 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 the visual amenity of the area.
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.
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
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.

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 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.

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HARINGEY COUNCIL

Agenda Item No. 18

Committee: Planning Applications Sub-Committee
Date: 30 October 2006

Report of: Director of Environmental Services

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

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

1. PURPOSE:

The following report recommends Tree Preservation Orders be confirmed.

2. SUMMARY:

Details of confirmation of Tree Preservation Order against trees located at:
 Seymour Court Colney Hatch Lane Muswell Hill N10

3. RECOMMENDATIONS:

To confirm the attached Tree Preservation Orders.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

With reference to the above Act the background papers in respect of the following report
 Comprise the tree preservation 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.

PLANNING APPLICATIONS SUB-COMMITTEE 30 October 2006

TOWN AND COUNTRY PLANNING ACT

1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY:

This report seeks to confirm the Tree Preservation Order placed on the tree specified in this report

REPORT:

The trees are located at;
Seymour Court, Colney Hatch Lane, Muswell Hill London N10

SPECIES: G1 (at rear) Group comprising Pear, 2 x Sycamore, 1 xAsh.
T1 Holm Oak (on frontage to Colney Hatch Lane)

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of amenity value, clearly visible to local residents in Seymour Court and Pages Hill (public place).
2. The trees appear healthy for their species and age.
3. The trees are mature specimens providing a habitat for local wildlife.
4. The trees provide a screen between Seymour Court and Chiltern Court and the disused garage site (a potential development Site).

In March 2004 it had been proposed to serve a TPO on a number of trees at Seymour and Chiltern Courts; including 5 trees(2 horsechestnuts and 3 sycamores) on the Chiltern Court eastern boundary. Following objections made by Arboricultural Consultants acting on behalf of the owners of the site, those trees are not now included in the proposed TPO.

The revised TPO, made in provisional form on 10 May 2006, has been notified to residents in Seymour Court, to the owners of the site, and to the owners of Thirlestane Court to the north.

One letter from a resident has been received, not objecting to the proposed TPO but expressing concern that the other trees previously included have been dropped from the TPO.

One letter of **objection** has been received from Solicitors acting for the freeholders; this is on the basis that a TPO may limit the freeholders' development potential at the site.

Whilst this concern is noted, it is not sufficient reason to refrain from confirming the TPO. The amenity value of the trees within their setting, both as a foil to the otherwise quite intensively urban appearance of Seymour Court and Thirlestane Court, and as a visual screen looked on by the residents of the nearest blocks in Seymour Court, is sufficient to warrant confirmation of the Preservation Order.

RECOMMENDATION

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

Paul Tomkins

Head of Development Control North

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