
Planning Applications Sub-Committee

MONDAY, 27TH NOVEMBER, 2006 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 17 below.

New items of exempt business will be dealt with at item 17 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 17.

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 - 16)

To confirm and sign the Minutes of the PASC held on 30 October 2006.

6. APPEAL DECISIONS (PAGES 17 - 26)

Appeal decisions determined during October 2006.

7. DELEGATED DECISIONS (PAGES 27 - 42)

Decisions made under delegated powers between 16 October 2006 and 5 November 2006.

8. PERFORMANCE STATISTICS (PAGES 43 - 52)

To advise Members of Performance Statistics on Development Control and Planning Enforcement Action.

9. PLANNING APPLICATIONS (PAGES 53 - 54)

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.

10. REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (30/10/2006): 1-4 CONNAUGHT HOUSE, 38 CONNAUGHT GARDENS N10 (PAGES 55 - 70)

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.

11. 12-14 HIGH ROAD & WHYMARK HOUSE, WHYMARK AVENUE N22 (PAGES 71 - 82)

Reworking of approved application HGY/2006/0358 (Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level) to include partial demolition of rear of 12-14 High Road, N22 and erection of 3 storey new build to match the massing of the existing scheme and proposed design changes to Whymark Avenue elevation. RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

12. 14 VIEW ROAD N6 (PAGES 83 - 102)

Demolition of existing house and erection of replacement 2 storey three bedroom dwelling house with rooms at basement level. RECOMMENDATION: Grant Permission subject to conditions.

13. 14 VIEW ROAD N6 ~ CONSERVATION AREA CONSENT (PAGES 103 - 120)

Conservation Area Consent for the demolition of the existing house.
RECOMMENDATION: Grant Area Conservation Consent subject to conditions.

14. 21-29 TEWKESBURY ROAD N15 (PAGES 121 - 134)

Redevelopment of site including erection of a 4 storey block with set back 4th floor comprising 4 x one bed and 5 x two bed self contained flats on the upper floors, communal roof garden at 3rd floor level and B1 commercial use at ground floor with ancillary parking and cycle storage. Creation of new crossover to Tewkesbury Road, N15. RECOMMENDATION: Grant Permission subject to conditions and subject to Section106 Legal Agreement.

15. COLD STORE, CRANFORD WAY N8 (PAGES 135 - 144)

Partial demolition of former Ecco cold store warehouse, erection of single unit for B1(c), B2 or B8 use and 2 storey office extension to existing cold stores. Installation of new loading bay doors to existing building. RECOMMENDATION: Grant Permission subject to conditions.

16. TREE PRESERVATION ORDERS (PAGES 145 - 162)

To confirm the following Tree Preservation Orders:

1. 62-70 Coolhurst Road N8
2. 39 Grove Avenue N10
3. Middlesex University, White Hart Lane N17
4. 63 Windermere Road N10

17. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

18. SITE VISITS

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

19. DATE OF NEXT MEETING

PASC ~ Monday 11 December 2006
Special PASC ~ Monday 15 January 2007

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17 November 2006

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

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

Also Present: Councillor Oakes

*Members present

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

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

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

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

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

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

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

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

Cllr Oakes entered the meeting at this point in the proceedings

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

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

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

Location: Hale Wharf, Ferry Lane, N17 9NF

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

Recommendation

Decision GTD

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

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Conditions and/or Reasons

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. External artificial lighting as part of the development shall be directed away from the River Lee Navigation and shall be focused with cowlings.
Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.
4. There shall be no permanent storage of materials related to the development within five metres of the River Lea Navigation along the entire length of the site. This area must be suitably marked and protected during development.
Reason: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor.
5. Before development commences, an ecological enhancement plan, including long term design objectives, management responsibilities and maintenance schedules for all enhancement areas, shall be submitted to and improved in writing by the Local Planning Authority
Reason: To protect and enhance the natural features and character of the area
6. All planting carried out as part of the ecological enhancement plan shall be of locally native plant species only, of UK genetic origin.
Reason: Use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that native plants provide - introduced plants usually offer little of our native wildlife.
7. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

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	<p>INFORMATIVE: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed or structures in under, over or within 8 metres of the brink of the River Lee (Navigation) main river. Contact John Thurlow on 01707 632403 for further details.</p> <p>INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>The Council has had regard to the London Plan in particular the Blue Ribbon Network Policies at Section 4C of the London Plan and policies EMP 5, EMP 1, ENV 4, ENV 5 and UD4 of the Unitary Development Plan 2006, and to other material planning considerations. The proposal is substantially in accordance with the London Plan and the Unitary Development Plan for L B Haringey. Section 106</p> <p>No</p>	
<p>PASC102</p>	<p>24 WILLOUGHBY ROAD N8</p> <p>The Committee were informed that this application was a large mid terraced two storey property located directly opposite Ducketts Common. The application was a renewal of planning permission for a change of use from a house to a nursery. The site had four off street parking spaces to be used for carers leaving and collecting children. The applicant had stated that recommendations from the Council's Early Years Service had been incorporated into the internal layout of the building. The hours of operation would be between 8:00am and 6:00pm.</p> <p>Members queried whether there was any difference between the previous application and the one before them and were advised there was none. Members went on to question the impact of noise and traffic during the hours of operation and were advised by officers that initially the application had detailed occupation of the premises by 40 children. There was now a condition attached to reduce the number of children to 30, to minimise any adverse impact on neighbouring properties. Members requested that a condition be applied for a detailed scheme for the provision of refuge.</p> <p>The Chair moved to a vote to grant the application. Members voted 7 in favour and 1 against. The application was granted subject to conditions and the added condition.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1222 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 30/10/2006</p> <p>Location: 24 Willoughby Road N8 0JE</p> <p>Proposal Renewal of planning permission for erection of single storey and two</p>	

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

Recommendation GTD

Decision GTD

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

Conditions and/or Reasons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation LEGAL

Decision LEGAL

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

Conditions and/or Reasons

RECOMMENDATION 1

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

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

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

RECOMMENDATION 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Informative:

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

REASONS FOR APPROVAL

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

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

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	Section 106	
PASC104	<p>1-4 CONNAUGHT HOUSE, 38 CONNAUGHT GARDENS N10</p> <p>Members having read the report prior to attendance at the Committee felt it was prudent to request a site visit.</p> <p>RESOLVED</p> <p>That the decision on this application was delayed for a site visit.</p>	
PASC105	<p>7 TOTTENHAM LANE N8</p> <p>The Committee were informed that this site comprised the northern most section of a builders yard and was formerly used by the Lotus Motorcar Company. The proposal was for a change of use from Builders Merchants to Museum and Education Centre. The site was within a defined employment area and is designated a site of historical heritage interest in the UDP. The application would restore the premises back to its former glory and would provide the Council with a unique tourist attraction as well as bring employment within the defined employment area.</p> <p>Members questioned whether parking spaces were to be provided and how many. The report outlined there would be approximately six parking spaces available for visitors. Members agreed to grant the application subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/0203 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 30/10/2006</p> <p>Location: 7 Tottenham Lane N8 8PR</p> <p>Proposal Change of use from industrial unit to museum and education centre (amended description).</p> <p>Recommendation GTD</p> <p>Decision GTD</p> <p>Drawing No.s 1, 2, 3, 3A, 3B, 4 - 23 incl.</p> <p>Conditions and/or Reasons</p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>	

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

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

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

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

Reason: To protect the architectural character of the site.

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

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

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

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

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

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

7. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

	<p>the visual amenity of the area.</p> <p>8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority. Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.</p> <p>9. No goods or materials shall be stored or placed on the roof of the building. Reason: In order to safeguard the visual amenity of the area.</p> <p>10. No goods or materials shall be placed or stored on the site other than within a building. Reason: In order to safeguard the visual amenity of the area.</p> <p>INFOEMATIVE</p> <p>The new development will require naming. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal at 7 Tottenham Lane for the change of use from industrial unit to museum and education centre complies with Policies CLT1 'Provision of New Facilities'; CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'; CW1 'New Community/Health Facilities'; CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest; UD3 'General Principles'; UD4 'Quality Design'; M10 'Parking for Development'; EMP2 'Defined Employment Areas - Industrial Locations'; and EMP4 'Non Employment Generating Uses'; EMP5 'Promoting Employment Uses' within the Haringey Unitary Development Plan and Haringey Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements'. It is therefore considered appropriate that Planning permission be granted.</p> <p>Section 106</p> <p>No</p>	
<p>PASC106</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business submitted.</p>	
<p>PASC107</p>	<p>SITE VISITS</p> <p>1-4 Connaught House, 38 Connaught Gardens N10</p>	

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

COUNCILLOR SHEILA PEACOCK
Chair

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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 27 November 2006

Report of: Interim Director of Environmental Services

Contact Officer: Ahmet Altinsoy
Designation: Senior Administrative Officer **Tel:** 020 8489 5114

Report Title:
 Appeal decisions determined during October 2006.

1. PURPOSE:

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

2. SUMMARY:

Reports outcome of 16 appeal decisions determined by the Department for Communities and Local Government during October of which 5 (31%) were allowed and 11 (69%) 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 Support Team on 020 849 5114.

Report Authorised by:

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

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APPEAL DECISIONS OCTOBER 2006

Ward:	Bounds Green
Reference Number:	HGY/2005/2109
Decision Level:	Delegated

71 Durnsford Road N11 2EN**Proposal:**

Creation of a vehicular crossover to a classified road

Type of Appeal:

Written Representation

Issue:

Harm to highway safety

Result:

Appeal **Dismissed** 30 October 2006

Ward:	Bruce Grove
Reference Number:	HGY/2005/1223
Decision Level:	Delegated

1-7 Wemborne Road N17 6EU**Proposal:**

Loft conversion with rear dormers to provide an additional self contained flat.

Type of Appeal:

Informal Hearing

Issue:

The effect of the additional flat and rear dormers on the character and appearance of the area

Whether the proposal would amount to an overdevelopment of the site or an intensity of use that would be harmful to the living conditions of neighbouring residential occupiers or future occupiers of the flat

Result:

Appeal **Allowed** 26 October 2006

Ward:	Crouch End
Reference Number:	HGY/2005/1218
Decision Level:	Delegated

Land Rear of 28 Coolhurst Road N8 8EL**Proposal:**

Erection of a two storey 3 bedroom dwelling house

Type of Appeal:

Informal Hearing

Issue:

Whether there would be major planning drawbacks to this scheme in respect of its appearance, siting, height, mass, or its effect on the domestic amenities or privacy of nearby residents.

Result:

Appeal **Dismissed** 6 October 2006

Ward:	Harringey
Reference Number:	N/A
Decision Level:	Enforcement

106 Effingham Road N8 0AD**108 Effingham Road N8 0AD****110 Effingham Road N8 0AD****112 Effingham Road N8 0AD****Proposal:**

Conversion to form four self contained units of living accommodation

Type of Appeal:

Written Representation

Issue:

The effect of the use of each of the properties as four self contained flats on the character of the area, bearing in mind the objectives which underpin the identified UDP Policies

Result:

All 4 Appeals Dismissed 12 October 2006

Ward:	Harringey
Reference Number:	HGY/2006/0304
Decision Level:	Delegated

653 Green Lanes N8 0QY

Proposal:

Use of property as a house in multiple occupations

Type of Appeal:

Written Representation

Issue:

The effect of the use on the residential character of the surrounding area

Result:

Appeal Allowed 10 October 2006

Ward:	Highgate
Reference Number:	HGY/2005/2136
Decision Level:	Delegated

373 Archway Road N6 4ET

Proposal:

Change of use of sandwich shop to café restaurant, alterations to shop front and installation of extraction and flue systems

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the vitality and viability of the Archway Road local shopping area

The effect of the proposed development on the living conditions of the occupiers of adjoining properties

The effect of the development on the character and appearance of the Highgate Conservation Area

Result: Appeal Dismissed 4 October 2006

Ward:	Highgate
Reference Number:	HGY/2005/1899
Decision Level:	Delegated

513 Archway Road N6 4HX**Proposal:**

Demolition of existing sales building and canopy and the erection of a new “on-the-run” building and canopy

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of Highgate conservation Area

Whether or not the works would have adverse consequences for traffic generation

Result:

Appeal **Dismissed** 6 October 2006

Ward:	Highgate
Reference Number:	HGY/2005/1938
Decision Level:	Delegated

Land Rear of 65 Cromwell Avenue N6 5HS**Proposal:**

Demolition of existing front wall and erection of a new one bedroom dwelling on ground and lower ground level

Type of Appeal:

Written Representation

Issue:

The effect of the proposed dwelling on the character and appearance of the area and whether it would preserve or enhance the character or appearance of the Highgate Conservation Area

The effect on the living conditions of the future residents of the proposed dwelling

Result: Appeal **Dismissed** 6 October 2006

Ward:	Highgate
Reference Number:	HGY/2006/0616
Decision Level:	Delegated

Land South of sports Ground, Hampstead Lane N6

Proposal:

Installation of an 8m high flexi cell 2 Type C (Special), equipment cabinet (1400w x 730d x 1800h) and ancillary development

Type of Appeal:

Written Representation

Issue:

Whether this installation would amount to an unsightly visual intrusion in the street scene and if so whether sufficient mitigating factors exist

Result:

Appeal **Allowed** 9 October 2006

Ward:	Highgate
Reference Number:	HGY/2005/2219
Decision Level:	Delegated

59 Hornsey Lane N6 5LE

Proposal:

Erection of a new fire escape from the rear upper ground level to garden over new conservatory, replacing existing and extended upwards and outwards into garden within permitted development limits New piers to match existing of Cromwell Place with new metal arch to carry planting over enlarged existing parking area from Cromwell Place

Type of Appeal:

Written Representation

Issue:

Whether the development preserves or enhances the character or appearance of the Conservation Areas

Result:

Appeal **Allowed** 2 October 2006

Ward:	Hornsey
Reference Number:	HGY/2006/0261
Decision Level:	Delegated

87A Rathcoole Gardens N8 9PH

Proposal:

Erection of a detached dwelling house.

Type of Appeal:

Written Representation

Issue:

The effect of the proposed dwelling on the character and appearance of the area on the living conditions of the adjoining properties

Result:

Appeal **Dismissed** 20 October 2006

Ward:	Northumberland Park
Reference Number:	HGY/2006/0842
Decision Level:	Delegated

802 High Road N17 0DH

Proposal:

Erection of externally illuminated freestanding 48-sheet hoarding

Type of Appeal:

Informal Hearing

Issue:

Whether the sign respects the character and appearance of the North Tottenham Conservation Area

Result:

Appeal **Dismissed** 19 October 2006

Ward:	Stroud Green
Reference Number:	HGY/2005/1905
Decision Level:	Delegated

24 Stroud Green Road N4 3EA

Proposal:

Change of use from A1 to A3 restaurant/café plus rear addition and front entrance alterations

Type of Appeal:

Written Representation

Issue:

The effects of the proposed change of use on the living conditions of residents in the vicinity

Result:

Appeal **Allowed** 25 October 2006

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Committee: Planning Applications Sub Committee
Date: 27 November 2006

Report of: Interim Director of Environmental Services

Contact Officer: Ahmet Altinsoy
Designation: Senior Administrative Officer **Tel:** 020 8489 5114

Report Title:
 Decisions made under delegated powers between 16 October 2006 and 5 November 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 16 October 2006 and 5 November 2006.

3. RECOMMENDATIONS:

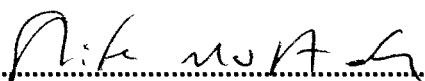
That the report be noted.

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 Support Team on 020 8489 5114.

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
16/10/2006 AND 05/11/2006**

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/2006/1820	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	01/11/2006
Location:	19 Coniston Road N10 2BL		
Proposal:	Excavation to basement and creation of lightwell and new door to front to create 1 x one bed flat at basement level		
Application No:	HGY/2006/1783	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	01/11/2006
Location:	55 Alexandra Park Road N10 2DG		
Proposal:	Erection of single storey rear conservatory extension		
Application No:	HGY/2006/1211	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	31/10/2006
Location:	53 Grove Avenue N10 2AL		
Proposal:	Erection of rear dormer with French doors and balustrade and creation of gable end (Certificate of Lawfulness)		
Application No:	HGY/2006/1771	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	30/10/2006
Location:	Alexandra Palace, Alexandra Palace Way N22		
Proposal:	Listed Building Consent for installation of two colinear antennas on existing mast, equipment cabins in existing internal radio equipment room and development ancillary thereto.		
Application No:	HGY/2006/1826	Officer:	David Paton
Decision:	GTD	Decision Date:	24/10/2006
Location:	31 Windermere Road N10		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/1734	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/10/2006
Location:	263 Albert Road N22		
Proposal:	Creation of a vehicle crossover to a classified road.		
Application No:	HGY/2006/1758	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	18/10/2006
Location:	21 Donovan Avenue N10		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1423	Officer:	David Paton
Decision:	REF	Decision Date:	19/10/2006
Location:	182 Alexandra Park Road N22		
Proposal:	Reduction of existing front dormer window.		

Application No: **HGY/2006/1815** Officer: David Paton
 Decision: REF Decision Date: 24/10/2006
 Location: 59 Grasmere Road N10
 Proposal: Retention of rear dormer window.

Application No: **HGY/2006/1770** Officer: Luke McSoriley
 Decision: GTD Decision Date: 30/10/2006
 Location: Alexandra Palace, Alexandra Palace Way N22
 Proposal: Installation of two colinear antennas on existing mast, equipment cabins in existing internal radio equipment room and development ancillary thereto.

WARD: **Bounds Green**

Application No: **HGY/2006/1766** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 26/10/2006
 Location: 30 Lascotts Road N22
 Proposal: Erection of single storey rear extension and conversion of property into 3 x one bedroom flats.

Application No: **HGY/2006/1733** Officer: Luke McSoriley
 Decision: GTD Decision Date: 24/10/2006
 Location: 119 Whittington Road N22
 Proposal: Retrospective planning application for retention of single storey storage building in rear garden.

Application No: **HGY/2006/1713** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 19/10/2006
 Location: 87A Marlborough Road N22
 Proposal: Erection of 2 storey building comprising 6 x two bed flats with parking for 6 cars, landscaping, refuse storage and bicycle storage.

WARD: **Bruce Grove**

Application No: **HGY/2006/1725** Officer: Luke McSoriley
 Decision: REF Decision Date: 25/10/2006
 Location: 116 Higham Road N17
 Proposal: Erection of rear dormer window with balustrade and insertion of 3 x rooflights to front elevation.

WARD: **Crouch End**

Application No: **HGY/2006/1816** Officer: Oliver Christian
 Decision: REF Decision Date: 02/11/2006
 Location: 83 Priory Gardens N6 5QU
 Proposal: Erection of single storey building in rear garden

Application No: **HGY/2006/1880** Officer: Kristy Plant
 Decision: GTD Decision Date: 18/10/2006
 Location: Flat 2, 116 Crouch Hill N8
 Proposal: Tree works to include crown reduction to 2 x Lime trees to front of property.

Application No: **HGY/2006/1749** Officer: Kristy Plant
Decision: GTD Decision Date: 18/10/2006
Location: Highgate Wood Secondary School, Montenotte Road N8
Proposal: Replacement of existing boundary fencing with mesh fencing and metal poles.

Application No: **HGY/2006/1834** Officer: Kristy Plant
Decision: GTD Decision Date: 18/10/2006
Location: 123 Hornsey Lane N6
Proposal: Tree works to include crown reduction by 25% to 1 x Holm Oak and removal of 1 x Weymouth Pine to front and rear of property.

Application No: **HGY/2006/1755** Officer: Brett Henderson
Decision: GTD Decision Date: 26/10/2006
Location: 25 The Broadway N8
Proposal: Display of fascia sign with internally LED illumination of lettering only.

Application No: **HGY/2006/1825** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 27/10/2006
Location: The Exchange, 71 Crouch End Hill N8
Proposal: Display of internally and externally illuminated fascia sign, projecting sign and loading bay sign.

Application No: **HGY/2006/1336** Officer: Oliver Christian
Decision: GTD Decision Date: 27/10/2006
Location: 26 The Broadway N8
Proposal: Listed Building Consent for display of enamelled letter signage to shop fascia.

Application No: **HGY/2006/1335** Officer: Oliver Christian
Decision: GTD Decision Date: 27/10/2006
Location: 26 The Broadway N8
Proposal: Display of enamelled letter signage to shop fascia.

WARD: **Fortis Green**

Application No: **HGY/2006/1813** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 31/10/2006
Location: 2 Lynmouth Road N2 9LP
Proposal: Erection of rear dormer window with balustrade and raising of roof line (Certificate of Lawfulness)

Application No: **HGY/2006/1759** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 26/10/2006
Location: 24 Colney Hatch Lane N10
Proposal: Replacement of existing extension with new single storey rear conservatory extension.

Application No: **HGY/2006/1748** Officer: Matthew Gunning
 Decision: REF Decision Date: 18/10/2006
 Location: Fortismere School, Tetherdown N10
 Proposal: Replacement / upgrading of existing boundary fencing with mesh fencing and metal posts.

Application No: **HGY/2006/1840** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 24/10/2006
 Location: 70 Twyford Avenue N2
 Proposal: Erection of rear dormer window and conversion of roof to form gable end.

Application No: **HGY/2006/1790** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 30/10/2006
 Location: 28 Beech Drive N2
 Proposal: Erection of rear dormer window with balustrade and conversion from hip to gable end.

Application No: **HGY/2006/1808** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 31/10/2006
 Location: 19 Creighton Avenue N10 1NX
 Proposal: Excavation to basement to provide habitable living space. Extension of bay at front of property to basement and creation of lightwell to rear/side. Development to include addition of sunken gardens to front and side.

Application No: **HGY/2006/1824** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 30/10/2006
 Location: 33 Greenham Road N10
 Proposal: Erection of rear dormer window and creation of roof terrace to rear. Insertion of 2 x rooflights to front elevation.

Application No: **HGY/2006/1802** Officer: Joyce Wong
 Decision: REF Decision Date: 30/10/2006
 Location: 12 Ringwood Avenue N2
 Proposal: Tree works to include felling of 1 x Silver Birch to rear of property.

WARD: Harringay

Application No: **HGY/2006/1978** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 02/11/2006
 Location: 12 Seymour Road N8 0BE
 Proposal: Certificate Of Lawfulness for the erection of extension at rear second floor level over existing rear addition and erection of rear dormer window.

Application No: **HGY/2006/1714** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/10/2006
 Location: 547 Green Lanes N8 0RL
 Proposal: Variation of condition 1(b) (hours of opening of traditional Cypriot style cafe) to allow opening until 00:00 hours on Sundays to Thursdays and until 02:00 Fridays and Saturdays.

Application No: **HGY/2006/1706** Officer: John Ogenga P'Lakop
Decision: PERM DEV Decision Date: 17/10/2006
Location: 255 Wightman Road N8
Proposal: Erection of rear dormer window including extension over existing 2 storey extension.

Application No: **HGY/2006/1836** Officer: Oliver Christian
Decision: GTD Decision Date: 02/11/2006
Location: 269 - 271 Seven Sisters Road N4 2DE
Proposal: Installation of new shopfront and alterations to elevations including relocation of doors

Application No: **HGY/2006/1861** Officer: Kristy Plant
Decision: REF Decision Date: 27/10/2006
Location: 417 Green Lanes N4
Proposal: Conversion of upper floors to form 1 x two bed and 2 x one bed self contained flats and replacement of windows with uPVC white double glazed windows.

Application No: **HGY/2006/1739** Officer: Kristy Plant
Decision: REF Decision Date: 18/10/2006
Location: 439 Green Lanes N4
Proposal: Change of use of premises from A1 (retail) to A2 (estate agent).

WARD: **Highgate**

Application No: **HGY/2006/1682** Officer: David Paton
Decision: GTD Decision Date: 03/11/2006
Location: Heathways, Courtenay Avenue N6 4LR
Proposal: Demolition of existing building and erection of 1 x 2 storey six bedroom dwellinghouse with habitable rooms, gym and pool at basement level, rooms at 2nd floor / roof level and integral garage at ground (revised scheme).

Application No: **HGY/2006/1796** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 31/10/2006
Location: 2 View Road N6 4DA
Proposal: Erection of single storey rear extension and single storey extension (Certificate of Lawfulness).

Application No: **HGY/2006/1724** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 18/10/2006
Location: 54 Langdon Park Road N6
Proposal: Replacement of existing extension with single storey rear extension.

Application No: **HGY/2006/1797** Officer: Matthew Gunning
Decision: REF Decision Date: 30/10/2006
Location: 177 Archway Road N6
Proposal: Retention of extract flue to side elevation.

Application No: **HGY/2006/1806** Officer: Ruma Nowaz
 Decision: REF Decision Date: 31/10/2006
 Location: 20C Broadlands Road N6 4AN
 Proposal: Tree works to include removal of 1 x Chestnut tree

Application No: **HGY/2006/1681** Officer: David Paton
 Decision: GTD Decision Date: 03/11/2006
 Location: Heathways, Courtenay Avenue N6 4LR
 Proposal: Conservation Area Consent for demolition of existing building and erection of 1 x 2 storey six bedroom dwellinghouse with habitable rooms, gym and pool at basement level, rooms at 2nd floor / roof level and integral garage at ground (revised scheme)

WARD: **Hornsey**

Application No: **HGY/2006/1854** Officer: Kristy Plant
 Decision: REF Decision Date: 02/11/2006
 Location: 13 High Street N8 7PS
 Proposal: Retention of existing public telephone kiosk and change of use to form combined public payphone and ATM

Application No: **HGY/2006/1804** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/10/2006
 Location: 7 & 9 High Street N8
 Proposal: Installation of new shopfront.

Application No: **HGY/2006/1801** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/10/2006
 Location: 34 High Street N8
 Proposal: Installation of new shopfront.

Application No: **HGY/2006/1799** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/10/2006
 Location: 1 Campsbourne Parade N8
 Proposal: Installation of new shopfront.

Application No: **HGY/2006/1736** Officer: Oliver Christian
 Decision: REF Decision Date: 24/10/2006
 Location: Hillfield Court, 95A Hillfield Avenue N8
 Proposal: Demolition of existing garages to rear of Hillfield Court and erection of a 2 storey three bedroom dwellinghouse.

Application No: **HGY/2006/1754** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 18/10/2006
 Location: 44 Lightfoot Road N8
 Proposal: Installation of solar thermal collector. Option A: on roof of property. Option B: on roof of rear extension to rear of property.

Application No: **HGY/2006/1745** Officer: Brett Henderson
Decision: REF Decision Date: 26/10/2006
Location: 49A Topsfield Parade, Tottenham Lane N8
Proposal: Installation of a new shopfront.

Application No: **HGY/2006/1800** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 27/10/2006
Location: 17 High Street N8
Proposal: Installation of new shopfront.

Application No: **HGY/2006/1803** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 27/10/2006
Location: 3 High Street N8
Proposal: Installation of new shopfront.

WARD: **Muswell Hill**

Application No: **HGY/2006/1849** Officer: Joyce Wong
Decision: REF Decision Date: 31/10/2006
Location: 48 Cascade Avenue N10 3PU
Proposal: Tree works to include height and side reduction, cutting of branches and thinning to 1 x Silver Birch.

Application No: **HGY/2006/1791** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 31/10/2006
Location: Tudor Lodge, Grand Avenue N10 3BA
Proposal: Approval of details pursuant to condition 3 (materials) pursuant attached to planning reference HGY/2006/1401.

Application No: **HGY/2006/1853** Officer: David Paton
Decision: GTD Decision Date: 30/10/2006
Location: 12 Grand Avenue N10
Proposal: Conservation Area Consent for creation of vehicle crossover to a borough road involving works to garden and wall.

Application No: **HGY/2006/1814** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 30/10/2006
Location: 151 Priory Road N8
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/1760** Officer: Ruma Nowaz
Decision: REF Decision Date: 30/10/2006
Location: 30 Grand Avenue N10
Proposal: Creation of a vehicle crossover to a borough road and alterations to garden including relocation of wall and creation of hard-standing to facilitate a compact G-Wiz electric vehicle.

Application No: **HGY/2006/1793** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 30/10/2006
 Location: 75 Hillfield Park N10
 Proposal: Replacement of existing rear conservatory extension with single storey rear conservatory extension.

Application No: **HGY/2006/1828** Officer: David Paton
 Decision: GTD Decision Date: 30/10/2006
 Location: Simmons House, St Lukes Woodside Hospital, Woodside Avenue N10
 Proposal: Approval Of Details pursuant to Conditions 3 (materials), 4 (landscaping), 5 (part) - foundations) & 6 (protection of trees) attached to planning permission reference HGY/2005/0636.

Application No: **HGY/2006/1773** Officer: Joyce Wong
 Decision: GTD Decision Date: 31/10/2006
 Location: 126 - 138 Muswell Hill Broadway N10 3RU
 Proposal: Display of externally illuminated fascia signs and externally illuminated projecting box sign, loading bay sign and car park signage.

Application No: **HGY/2006/1809** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 31/10/2006
 Location: 4 Rookfield Avenue N10 3TS
 Proposal: Erection of rear dormer window

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2006/2048** Officer: Stuart Cooke
 Decision: RNO Decision Date: 02/11/2006
 Location: 296 Stamford Hill N16 6TZ
 Proposal: Erection of first and second floor rear extensions including installation of new windows on side (street-facing) and rear elevations, a new door to the side elevation and the blocking up of the existing garage door and installation of new garage door on the side elevation to allow the conversion of the first and second floors into 3 x one bedroom self contained flats (Observations to LB Hackney).

Application No: **HGY/2006/1699** Officer: Frixos Kyriacou
 Decision: RNO Decision Date: 26/10/2006
 Location: Former Rayners Site, Land @ 160 Bridport Road, N18
 Proposal: Redevelopment of site for mixed use development comprising 4,582m2 floor space for B1 and B8 use together with 356 affordable residential units in 5No, part three, part four storey blocks with central amenity areas and underground parking accessed from Bull Lane and vehicular access to surface parking from Bull Lane, Shaftsbury Road and Commercial Road (Outline siting and means of access). (Observations to L.B. Enfield)

WARD: **Northumberland Park**

Application No: **HGY/2006/1829** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 30/10/2006
 Location: 192A Park Lane N17
 Proposal: Erection of 1 x front dormer window and 2 x rear dormer windows.

Application No: **HGY/2006/1772** Officer: Luke McSoriley
Decision: REF Decision Date: 30/10/2006
Location: 84 White Hart Lane N17
Proposal: Conversion of property into 2 x one bed and 1 x one bed with study self contained flats. Insertion of 4 x rooflights to front and rear elevations.

Application No: **HGY/2006/1690** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 25/10/2006
Location: 1A Willoughby Grove N17
Proposal: Approval Of Details pursuant to Conditions 5 and 6 (landscaping and boundary treatment) attached to planning permission reference HGY/2006/0634.

Application No: **HGY/2006/0824** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 25/10/2006
Location: Middlesex University, White Hart Lane N17
Proposal: Approval Of Details pursuant to Conditions R15 (existing trees - no unauthorised works), R16 (existing trees - exclusion fencing) and R17 (landscaping scheme) attached to planning application reference HGY/2005/1439.

Application No: **HGY/2006/1730** Officer: Valerie Okeiyi
Decision: REF Decision Date: 24/10/2006
Location: 823 - 829 High Road N17
Proposal: Erection of 2 storey rear extension. Use of rear of 823 - 829 High Road, N17 as car park at ground floor level and multi-purpose hall at first floor level. Change of use of 823 - 829 High Road, N17 to kitchen, foyer and offices to be used in conjunction with proposed multi-purpose hall.

Application No: **HGY/2006/1701** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/10/2006
Location: 793 - 795 High Road N17
Proposal: Installation and retention of 1 x 90 cm and 1 x 60 cm diameter satellite dish and aerial on roof of ground floor extension.

WARD: **St. Ann's**

Application No: **HGY/2006/0956** Officer: Brett Henderson
Decision: GTD Decision Date: 25/10/2006
Location: 32 - 33 Grand Parade, Green Lanes N4
Proposal: Approval Of Details pursuant to Condition 6 (refuse and waste storage) attached to planning permission reference HGY/2005/2179.

Application No: **HGY/2006/1768** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 18/10/2006
Location: 334B St Anns Road N15
Proposal: Erection of a rear dormer window..

Application No: **HGY/2006/1707** Officer: Brett Henderson
Decision: PERM REQ Decision Date: 17/10/2006
Location: 29 Etherley Road N15
Proposal: Use of property as 6 self contained flats.

WARD: **Seven Sisters**

Application No:	HGY/2006/1890	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	02/11/2006
Location:	109 Leadale Road N15 6BJ		
Proposal:	Erection of single storey rear extension and erection of front and rear dormer windows		
Application No:	HGY/2006/1811	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/11/2006
Location:	17 Clifton Gardens N15 6AP		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1788	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/11/2006
Location:	144 High Road N15 6JN		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1630	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	01/11/2006
Location:	Gladesmore Sports Centre, Crowland Road N15 6UR		
Proposal:	Erection of rear extension on ground floor and first floor to provide a new dance studio. Alterations to car park and removal of trees.		
Application No:	HGY/2006/1765	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/10/2006
Location:	95 Elm Park Avenue N15		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2006/1078	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	26/10/2006
Location:	11 Oakdale Road N4		
Proposal:	Erection of first floor side extension.		
Application No:	HGY/2006/1735	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	25/10/2006
Location:	2 - 6 High Road N15		
Proposal:	Approval Of Details pursuant to Condition 6 (light overspill plan) attached to planning permission reference HGY/2005/1687.		
Application No:	HGY/2006/1716	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	20/10/2006
Location:	4 Crowland Road N15		
Proposal:	Retrospective planning application for conversion of property into 3 flats.		
Application No:	HGY/2006/1711	Officer:	Brett Henderson
Decision:	REF	Decision Date:	17/10/2006
Location:	15 Crowland Road N15		
Proposal:	Conversion of property into 2 x two bedroom flats. Erection of rear dormer window and creation of balcony at rear first floor level. Alterations to elevations.		

WARD: Stroud Green

Application No: **HGY/2006/1846** Officer: Kristy Plant
 Decision: REF Decision Date: 02/11/2006
 Location: Junction Of Osborne Road & Stroud Green Road N4 3SG
 Proposal: Retention of existing public telephone kiosk and change of use to form combined public payphone and ATM

Application No: **HGY/2006/1509** Officer: Kristy Plant
 Decision: REF Decision Date: 02/11/2006
 Location: 125 Stapleton Hall Road N4 4RB
 Proposal: Change of use of property from single dwelling to day nursery for children under 5 years. Installation of new wider door and replacement of existing window with new double doors to rear elevation. Provision of pram and bike storage area to side of building and creation of ramp for disabled access. Alterations to elevations including rendering of building.

Application No: **HGY/2006/1744** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/10/2006
 Location: Second Floor Flat, 55 Victoria Road N4
 Proposal: Erection of rear dormer window and insertion of 2 x rooflights to front elevation.

Application No: **HGY/2006/1822** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 18/10/2006
 Location: 28 Albert Road N4
 Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

WARD: Tottenham Green

Application No: **HGY/2006/2037** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 02/11/2006
 Location: 143 Broad Lane N15 4QX
 Proposal: Approval of details pursuant to conditions 7, 8 and 10 (hard landscaping, surrounds and planting, and vehicle turning and parking) attached to planning reference HGY/2005/0143

Application No: **HGY/2006/1907** Officer: Oliver Christian
 Decision: PERM DEV Decision Date: 02/11/2006
 Location: 1 Seaford Road N15 5DU
 Proposal: Use of property as 6 flats (certificate of lawfulness for an existing use)

Application No: **HGY/2006/1807** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/11/2006
 Location: 36 Herbert Road N15 4PE
 Proposal: Erection of extension at first floor to create additional floor above existing storage/light industrial building

Application No: **HGY/2006/1786** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 01/11/2006
 Location: 643 Seven Sisters Road N15
 Proposal: Display of advertising hoarding to side of property (1.5m x 2m)

Application No: **HGY/2006/1780** Officer: Brett Henderson
Decision: REF Decision Date: 01/11/2006
Location: 77 West Green Road N15 5DA
Proposal: Erection of single storey rear extension and change of use of property from retail (A1) to cafe / restaurant (A3). Provision of extract flue to rear.

Application No: **HGY/2006/1753** Officer: Brett Henderson
Decision: GTD Decision Date: 26/10/2006
Location: 39 - 41 Markfield Road N15
Proposal: Retrospective planning application for retention of 3m high fence bordering the forecourt.

Application No: **HGY/2006/1850** Officer: Kristy Plant
Decision: NOT DEV Decision Date: 18/10/2006
Location: Flat 2, 1 Ventnor Terrace, Broad Lane N15
Proposal: Conversion of loftspace to habitable living space.

Application No: **HGY/2006/1729** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 18/10/2006
Location: Eileen Lenton Court, Tottenham Green East N15
Proposal: Display of 8.1m high totem style sign board on construction site.

WARD: **Tottenham Hale**

Application No: **HGY/2006/1960** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 02/11/2006
Location: 38 Sherringham Avenue N17 9RN
Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Application No: **HGY/2006/1892** Officer: Kristy Plant
Decision: GTD Decision Date: 02/11/2006
Location: 60 Rosebery Avenue N17 9SA
Proposal: Erection of 1 x 2 storey building comprising 1 x 1 bed flat and 1 x 2 bed maisonette.

Application No: **HGY/2006/1976** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 26/10/2006
Location: Nursery, Pembury House Centre, Lansdowne Road N17
Proposal: Approval Of Details pursuant to Conditions 5 and 6 (surrounds, planting and trees) attached to planning permission reference HGY/2005/0739.

Application No: **HGY/2006/1717** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 24/10/2006
Location: 25 Vicarage Road N17
Proposal: Erection of single storey rear extension and conversion of property into 1 x one bed and 1 x two bed self contained flats.

Application No: **HGY/2006/1767** Officer: Kristy Plant
Decision: GTD Decision Date: 18/10/2006
Location: 12 Poynton Road N17
Proposal: Erection of extension at rear first floor level and alterations to front elevation including relocation of door.

WARD: **West Green**

Application No: **HGY/2006/1782** Officer: David Paton
Decision: PERM DEV Decision Date: 24/10/2006
Location: 15 Keston Road N17
Proposal: Erection of rear dormer window and dormer window on rear addition.

WARD: **White Hart Lane**

Application No: **HGY/2006/1810** Officer: Luke McSoriley
Decision: GTD Decision Date: 31/10/2006
Location: All Hallows Church, Church Lane N17 7AA
Proposal: Installation of an antenna system located internally inside the church tower and an associated equipment cabinet internally at ground level at All Hallows Church, Church Lane, N17

Application No: **HGY/2006/1789** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 30/10/2006
Location: 216 Devonshire Hill Lane N17
Proposal: Erection of single storey rear extension.

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 27 November 2006

Report of: Interim Director of Environmental Services

Contact Officer: Ahmet Altinsoy
Designation: Senior Administrative Officer **Tel:** 020 8489 5114

Report Title:
Development Control and Planning Enforcement Work Report.

1. PURPOSE:

To advise Members of performance statistics for Development Control and Planning Enforcement.

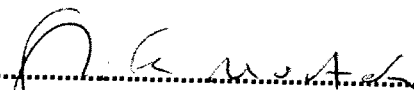
2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 30 October 2006 Committee.

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:


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

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Planning Applications Sub-Committee 27 November 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

October 2006 Performance

In October 2006 there were 148 planning applications determined, with performance in each category as follows -

No major applications were determined in September

84% of minor applications were determined within 8 weeks (42 out of 50 cases)

88% of other applications were determined within 8 weeks (86 out of 98 cases)

For an explanation of the categories see Appendix I

Year Performance – 2006/07

In 2006/07 up to the end of October there were 1201 planning applications determined, with performance in each category as follows -

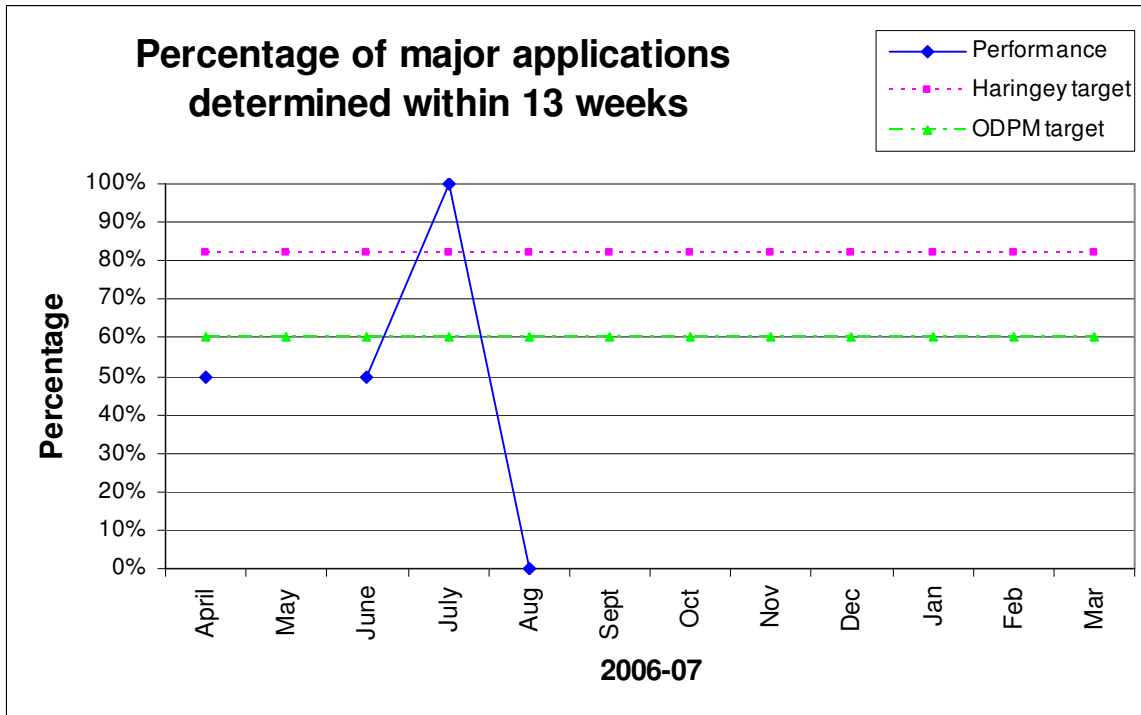
57% of major applications were determined within 13 weeks (4 out of 7 cases)

87% of minor applications were determined within 8 weeks (275 out of 316 cases)

89% of other applications were determined within 8 weeks (785 out of 878 cases)

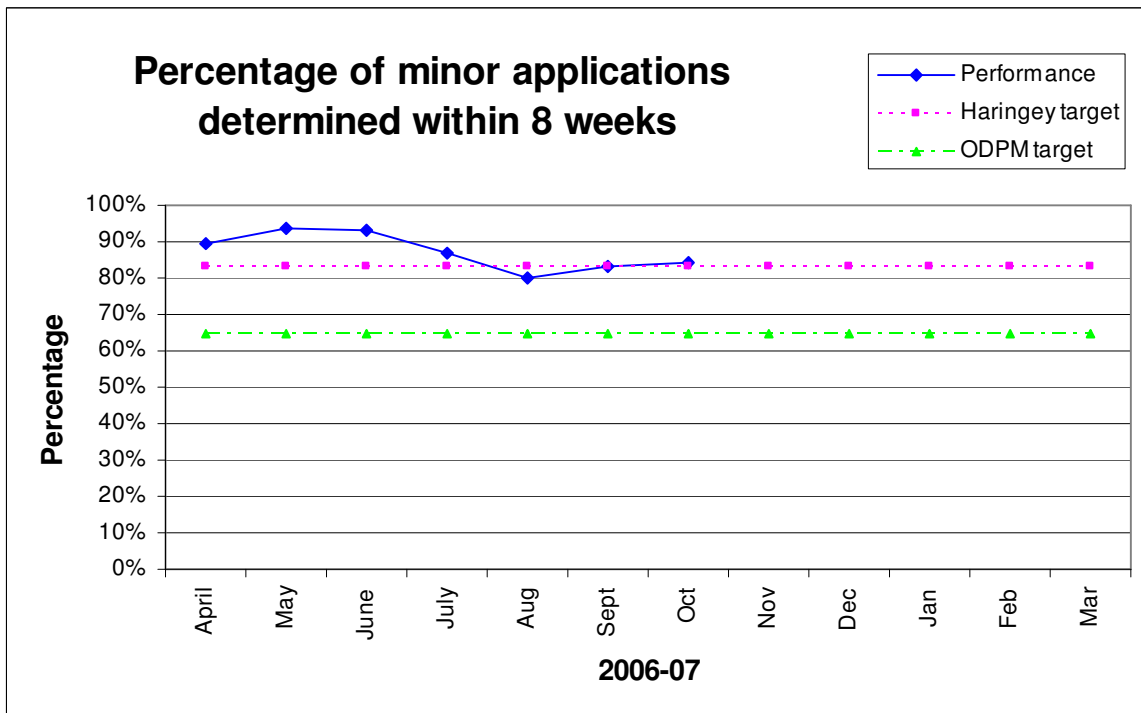
The monthly performance for each of the categories is shown in the following graphs:

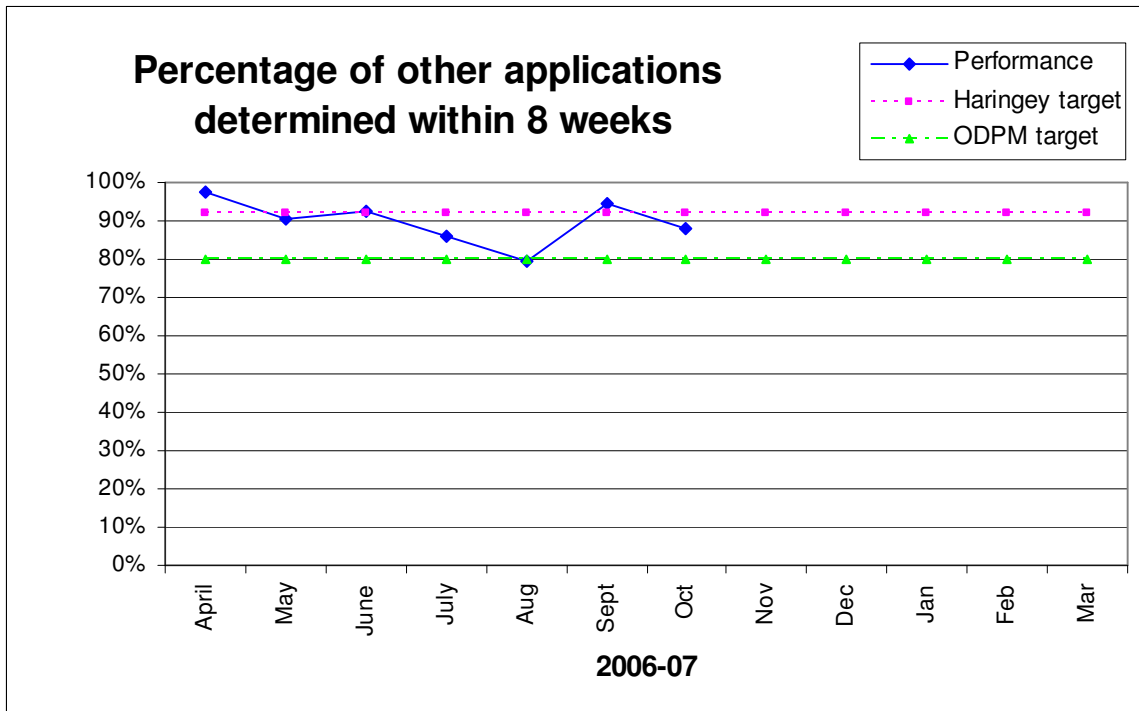
Major Applications 2006/07



N.B. There were no major decisions in May, September or October 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 its 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

October 2006 Performance

In October 2006 there were 12 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

42% of appeals allowed on refusals (5 out of 12 cases)

58% of appeals dismissed on refusals (7 out of 12 cases)

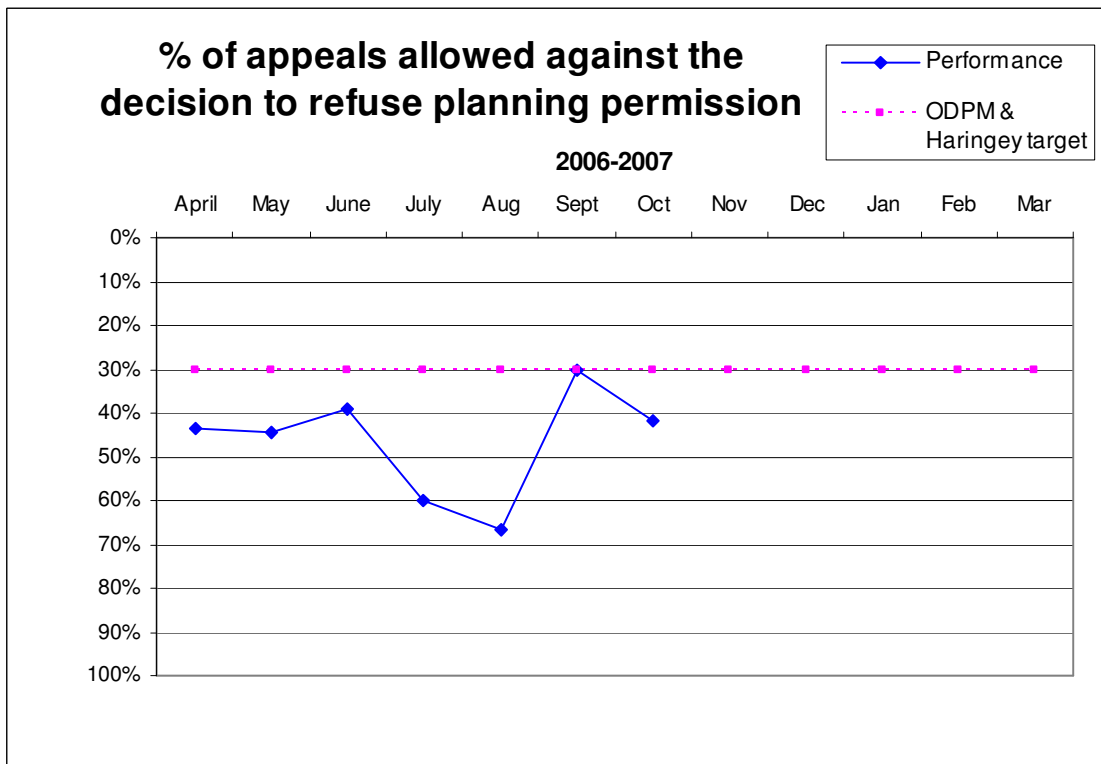
Year Performance – 2006/07

In 2006/07 up to the end of October there were 83 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

45% of appeals allowed on refusals (37 out of 83 cases)

55% of appeals dismissed on refusals (46 out of 83 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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ENFORCEMENT REPORT FOR 1ST TO 31ST OCTOBER 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	101 Blackboy Lane, Tottenham, London, N15 3AS	22/09/06
S.330 - REQUESTS FOR INFORMATION SERVED	101 Blackboy Lane, Tottenham, London, N15 3AS	2/10/06
ENFORCEMENT NOTICES SERVED	213 Langham Road, Tottenham, London N15 3LH (Canopy structure at front) (TG)	3/10/06
	20 Stanhope Gardens, London N4 1HT (Conversion into 4 units) (TG)	4/10/06
	187 Boundary Road, London N22 6AL (Conversion into 4 units) (TG)	4/10/06
	The Christ Ambassadors Pentecostal Church, Millmead Business Centre, Millmead Road, London N17 9QU (TG)	5/10/06
	439 Green Lanes, London N4 1HA (Change of use from A1 to A2) (TG)	12/10/06
	141 Fairview Road, Tottenham, London N15 6TS (Front & rear dormer extensions) (TG)	13/10/06
	27A Muswell Hill, London N10 3PR (Vehicular cross-over and hard-standing in rear garden) (TG)	13/10/06
	Unit 58 Millmead Industrial Centre, Mill Mead Road, London N17 9QU (Change of use to place of Worship) (TG)	16/10/06
	16 Newlyn Road, Tottenham, London N17 6RX (Conversion into 2 flats) (TG)	16/10/06
	83 Arnold Road, Tottenham, London N15 4JQ (Conversion into 6 flats) (TG)	16/10/06
	37 Gloucester Road, London, N17 6DG (Conversion into 4 flats) (AGM)	19/10/06
	95 Frobisher Road, London N8 OQU (Loft conversion & dormer window) (TG)	23/10/06
	101 Blackboy Lane, London N15 3AS (Conversion to 5 flats) (TG)	26/10/06
	Unit 4, 509-511 High Road, London N17 6SB (Unauthorised shop-front) (TG)	30/10/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED		
PROSECUTIONS SENT TO LITIGATION	52 Norfolk Avenue, London N15 6JX (Breach of Condition Notice) 45 Sutherland Rd, N17 0BN – EN breach – single dwelling to HMO	31/10/06
PROCEEDINGS ISSUED	52 Norfolk Avenue, London N15 6JX 315-317 West Green Road, London N15 3PA	
SUCCESSFUL PROSECUTIONS		
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN	6 Earlham Grove, N22 5HJ (TG)	11/10/06

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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 27 November 2006

Report of: Interim Director of Environmental Services

Contact Officer: Ahmet Altinsoy
Designation: Senior Administrative Officer **Tel:** 020 8489 5114

Report Title:

Planning application reports for determination.

1. PURPOSE:

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

2. SUMMARY:

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

3. RECOMMENDATIONS:


See following reports.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Control Support Team on 020 8489 5114.

Report Authorised by:

..........
Shifa Mustafa

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

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Planning Applications Sub Committee 27 November 2006 Item No.

REPORT FOR CONSIDERATION OF PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1497

Ward: Muswell Hill

Date received: 25/07/2006

Last amended date: N/A

Drawing number of plans: PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A

Address: 1 - 4 Connaught House, 38 Connaught Gardens N10

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

THIS APPLICATION WAS DEFERRED AT THE 30 OCTOBER 2006 COMMITTEE MEETING FOR A MEMBERS SITE VISIT.

PLANNING DESIGNATIONS

Road - Borough

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 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
Cleaving
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 - 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 / car parking, 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 oriel 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 Nos: PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A

Subject to the following conditions:

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

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

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

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

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

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

4. 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.

REASONS 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'.



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Site plan

1 - 4 Connaught House, 38 Connaught Gardens N10

HARINGEY COUNCIL

Directorate of Environmental Services

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

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	Scale	1:1250
	Date	14/11/2006

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Planning Applications Sub Committee 27 November 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1781

Ward: Noel Park

Date received: 07/09/2006

Last amended date: N/A

Drawing number of plans: 225P/00/01, 02, 03, 04, 05, 06; 225/P/01/01, 02, 03, 04, 05A, 06 & 07.

Address: 12 -14 High Road & Whymark House, Whymark Avenue N22

Proposal: Reworking of approved application HGY/2006/0358 (Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level) to include partial demolition of rear of 12-14 High Road, N22 and erection of 3 storey new build to match the massing of the existing scheme and proposed design changes to Whymark Avenue elevation.

Existing Use: Vacant (office) / A1 (ground floor)

Proposed Use: Residential (9 units) / A1 (ground floor)

Applicant: Wood Green Investments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Classified
Tube Lines

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site comprises the first and second floors of the property on the southern corner of High Road and Whymark Avenue in Wood Green Town Centre near Turnpike Lane Tube Station. The property's upper floors are currently vacant but were most recently in office use. Planning permission

has recently been granted to amalgamate and extend the existing ground floor retail premises to create a single (large) retail unit.

12 - 14 High Road consists of a pair of former three storey semidetached Victorian houses which have been significantly extended to the front and rear to extent that buildings now entirely occupy the houses' former gardens. To the front is a single storey addition, which forms part of the ground floor retail space and to the rear is a two storey mid twentieth century addition, formerly in commercial use. Whymark House, an earlier two storey commercial building adjoins to the rear.

An alley providing access to nearby flats and a shop abut the application site to the south. Bounding the property to the east is a single storey warehouse where planning permission has recently been granted to erect a part 3/part 4 storey mixed use scheme. On the opposite side of Whymark Avenue is BHS store, a modern three-storey building.

PLANNING HISTORY

Extensive including:

- HGY/2005/2168 - Amalgamation of existing ground floor retail premises and erection of a single storey rear extension to create a single (large) retail unit. Associated works to include the creation of vehicular crossover to Whymark House and alterations to elevations at Whymark House.
CONDITIONAL CONSENT 17/03/2005
- HGY/2004/0911 - Demolition of existing building and erection of part 3 and part 4 storey building comprising 1 x 2 bed and 4 x 1 bed self contained flats on second and third floors and retail (A1) CONDITIONAL CONSENT 28/06/2004
- HGY/2006/0358 - Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level CONDITIONAL CONSENT 01/09/06

DETAILS OF PROPOSAL

The most recent approved application (HGY/2006/0358) sought to reuse an existing building on the site as part of the redevelopment of the property with an additional timber clad floor to be added to it. This building is situated behind the building at 12 / 14 High Road and adjoins and is linked to the building known as Whymark House. The current application now seeks to demolish this building and construct a replacement 3 storey building with

similar dimensions to what has already been approved. The reason for this is structural concerns. A structural report has been supplied. The approved scheme as it sought to reuse the existing building did not propose any changes to the ground floor and only involved changes on the upper floors. As it is now proposed to demolish this building the ground floor of the proposed new building forms part of this revised application.

Other changes detailed in the revised scheme include changes to the layout of flat numbers 5 and 9 on the second floor. Flat 5 has been reduced in size by 8 square metres and flat 9 increased in size by 11 square metres. In the approved scheme the additional floor was to be timber clad while in the current application the second storey would not be timber clad. The front elevation of the proposed building would also be different from the approved scheme with 5 doors of different sizes having been removed at ground floor level. One additional window is proposed at second floor level in the rear elevation of the building.

CONSULTATION

LBH – Transportation Group
LBH – Cleansing
LBH – Building Control
Ward Councillors
Sandlings Residents Association
Wood Green town Centre manager
4 – 26 (even) High Road N22
1st and 2nd Floor Flats 4 – 26 (even) High Road N22
17-35 (odd) Westbury Avenue, N22
1st and 2nd floor flats 17-35 (odd) Westbury Avenue, N22
1-9 (consecutive) 24 Whymark Avenue

RESPONSES

Design Team - Overall I have no objection to this scheme. It seems to be of good design quality and should provide more activity in the local area. However, I do have a couple of concerns about the Whymark Avenue frontage. The proposed scheme would replace commercial entrances with a long blank brick wall at ground level. Therefore I recommend that permission be granted on the condition that this elevation be redesigned to include windows into the large commercial space at ground level. These openings will provide overlooking to Whymark Road increasing safety and will also allow natural light into the commercial space thus reducing energy requirements.

The Sandlings Residents Association – This was discussed at our last committee meeting and the only concern raised was the matter of parking. The Sandlings Estate has a parking area at the other end of Whymark Avenue and residents would not want this used in any other way by others. We trust

arrangements are being made for a parking area within the proposed new build'.

Transportation –

The proposed development is in an area with high public transport accessibility level and abuts Turnpike Lane tube station. It is also within Wood Green CPZ operating from Monday to Sunday between 0800hrs and 2200hrs. We have subsequently considered that most of the prospective residents of this development would use public transport for their journeys to and from the site. It is also deemed that this development proposal would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location. Therefore, taking into account this site's characteristics, a development of this nature can be dedicated as 'car-free', in line with the Council's 2006 UDP Policy M6. In addition, the applicant has proposed nine bicycle racks with secure shelter as detailed on Plan No. 225/P/01/01.

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

Informatives:

- (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 proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.
- (3) 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 1380) to arrange for the allocation of a suitable address.

Building Control – The proposals as shown comply with Building Regulations Approved Document 'B5'. Means Of Escape provisions will be checked on Building Regulations application.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
HSG1 New Housing Developments
HSG9 Density Standards

- UD7 Waste Storage
- 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 & Lifetime Homes

ANALYSIS/ASSESSMENT OF THE APPLICATION

The most recent approved application proposed to reuse an existing building on the site as part of the redevelopment of the property. The current application now seeks to demolish this building and construct a replacement building with similar dimensions. The reason for this is given as structural concerns and a structural report has been supplied confirming this. The same number of residential units is proposed in the revised scheme and it is considered that the planning issues discussed and considered in the approval of the recent application are still relevant to the current application. As such only the proposed changes to the scheme are assessed in this report. There are several changes to the approved scheme detailed in the current application and the current application needs to be assessed on this basis.

Layout of flats 5 & 9

Changes to the layout of flat numbers 5 and 9 on the second floor are detailed in the revised application. Flat 5 has been reduced in size by 8 square metres and flat 9 increased in size by 11 square metres. This would result in flat 5 being reduced from 52 square metres in area to 44 square metres in area. The living room / kitchen and bedroom sizes would remain the same as in the approved scheme with the bathroom and toilet significantly reduced in size. While flat 5 has been reduced in size the room sizes still meet the recommended standards and this change is not considered a sufficient reason for the refusal of the application.

Demolition of Existing Building & Erection of New Build to Match

The proposed new building is of a design that matches the scale and bulk of the approved building detailed in HGY/2006/0358. The building detailed in the current application would be a three storey building whereas the approved scheme proposed the addition of a timber clad third storey to the existing building. The change in cladding and the construction of a new build three storey building of the same scale and bulk is not considered significantly different from the development detailed in the approved scheme. If anything it will be an improvement in visual terms as it will have more uniform external materials and would not detract from the existing street scene.

There was concern about the blank brick work at ground floor level in Whymark Avenue; but amended plans now show insertion of a door and two windows, and two recessed window panels, in this side elevation.

Changes to Front and Rear Elevations

The proposed windows in the front elevation of the new building would have a different pattern and design from the front elevation windows detailed in the approved scheme. The windows in the current application are of a design that is similar to those in the adjoining building Whymark House and they are considered an appropriate design for the site.

One additional window is proposed in the rear elevation of the building at second floor level and this window would not give rise to any issues of overlooking or loss of privacy.

Section 106 Education Contribution

A contribution towards the provision of educational services within the Borough of £23,009.22 was required under the approved planning application No. HGY/2006/0358.

Under the terms of Circular 1/97 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size 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 the following benefits as part of the proposal. These are principally:

The proposed development is made up of six 1 bedroom units, two 2 bedroom units and 1 three bedroom unit and would result in a total 9 of residential units with a total of 13 bedrooms.

An education contribution of £23,009.22 in accordance with the formula in SPG12.

6 x 1 bedroom flats = 0.612 children

2 x 2 bedroom flats = 0.986 children

1 x 3 bedroom flats = 1.112 children

Total = 2.71 children

Primary contribution: $2.71 / 16 \times 7$ (number of years of primary education) = 1.185625

$1.185625 \times £10,378.00$ (three year average amount of DfEE primary funding 05/06) = £12304.42

Secondary contribution: $2.71 / 16 \times 5$ (number of years of secondary education) = 0.846875

$0.846875 \times \pounds 16,297.00$ (three year average amount of DfEE secondary funding 05/06) = $\pounds 10704.80$

$\pounds 12304.42 + \pounds 10704.80 = \pounds 23,009.22$

Total Contribution = $\pounds 23,009.22$

The applicant will need to enter into an Agreement to contribute $\pounds 23,009.22$ to education facilities in line with the requirements of Supplementary Planning Guidance 12.

SUMMARY AND CONCLUSION

The changes to the elevations detailed in the current scheme are not considered significant and would not detract from the street scene. Flat 5 will still meet the minimum floor space provisions in terms of recommended room sizes. The change in cladding and the construction of a new build three storey building of the same scale and bulk is not considered significantly different from the development detailed in the approved scheme and would not detract from the existing street scene. The application is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design' and SPG's 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes'

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:(1) That planning permission be granted in accordance with planning application no. HGY/2006/1781, 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 $\pounds 23,009.22$ towards educational facilities within the Borough ($\pounds 12,304.42$ for primary and $\pounds 10704.80$ 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 $\pounds 1150.46$ This gives a total amount for the contribution of $\pounds 24,159.68$.

(1.2) The designation of the development as a 'car free' development.

(1.3) That the Agreements referred to in Resolution (1) above is to be completed no later than 31/01/07 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

(1.4) That in the absence of the Agreements referred to in resolution (1)

above being completed within the time period provided for in resolution (2) above, the planning application reference number HGY/2006/1781 be refused for the following reason:

The proposal fails to provide an education contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the emerging Haringey Unitary Development Plan.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2006/1781 & applicant's drawing Nos. No.(s) 225P/00/01, 02, 03, 04, 05, 06; 225/P/01/01, 02, 03, 04, 05A, 06 & 07.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. Notwithstanding the description of the privacy screen in the application, no development shall be commenced until precise details of the privacy screen 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.
5. 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.

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

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

7. The ground floor façade of the proposed new building facing Whymark Avenue is to be redesigned to include windows. A detailed elevation showing the windows is to be submitted to and approved by the Council prior to any works commencing on site.

Reason: The insertion of windows will improve the appearance of the façade of the building.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: 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.

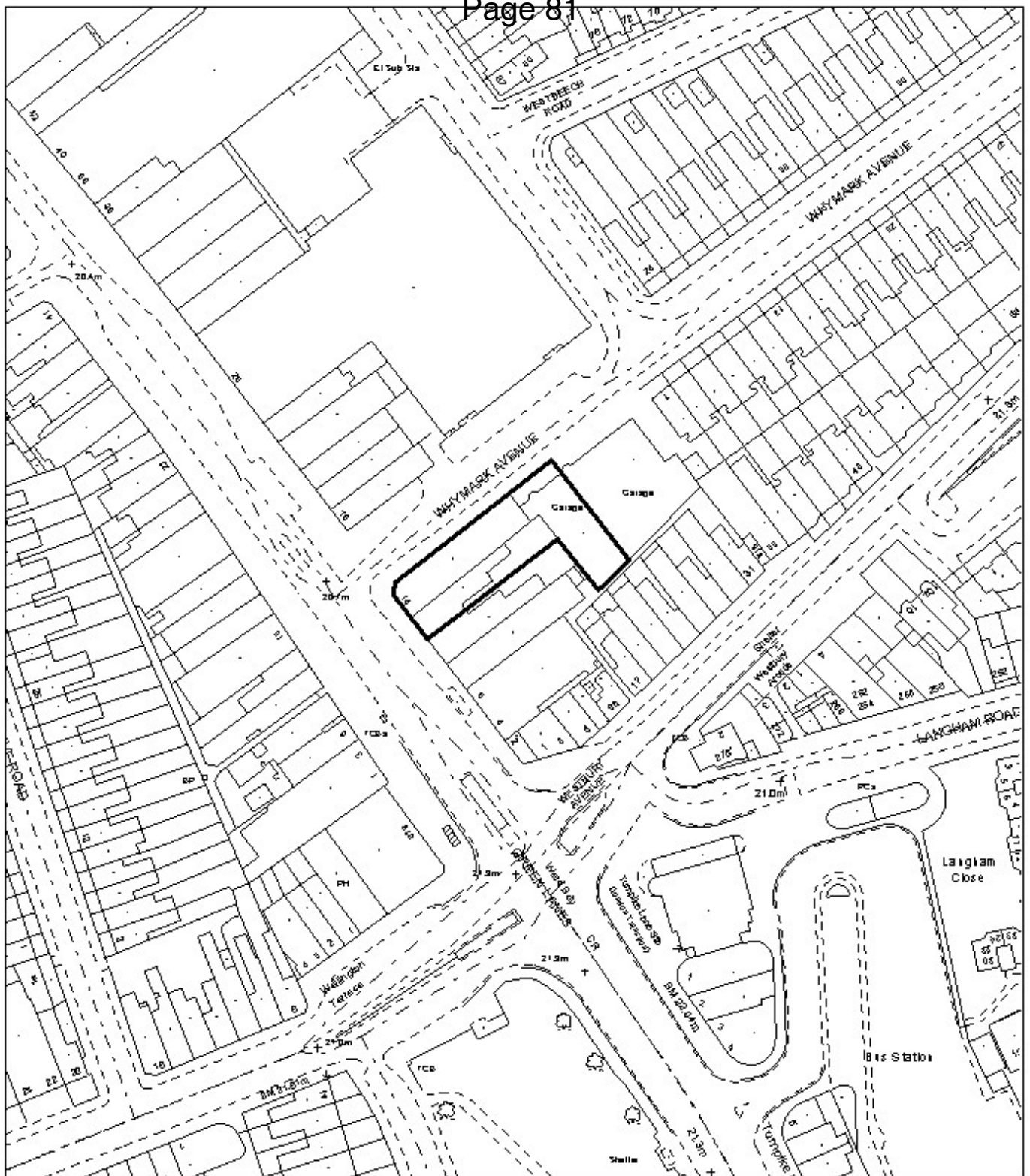
INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

INFORMATIVE: The new residential units would benefit from the enhanced security standards detailed in the 'Secured By Design Scheme' (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and 'Designing Out Crime'. Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 0208 345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

INFORMATIVE: Any proposed advertising signage on the building will require planning permission.

REASONS FOR APPROVAL

The changes to the elevations detailed in the current scheme are not considered significant and would not detract from the streetscene. Flat 5 will still meet the minimum floor space provisions in terms of recommended room sizes. The change in cladding and the construction of a new build three storey building of the same scale and bulk is not considered significantly different from the development detailed in the approved scheme and would not detract from the existing streetscene. The application is considered consistent with policies UD3 'General Principles', UD4 'Quality Design' and SPG's 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.



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Site plan

12 - 14 High Road & Whymark House, Whymark Avenue N22

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

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Planning Applications Sub Committee 27 November 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1357

Ward: Highgate

Date received: 06/07/2006

Last amended date: 25/08/2006

Drawing number of plans: 511 (SK) 022 (B), 001A, 002B, C, 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.

Address: 14 View Road N6

Proposal: Demolition of existing house and erection of replacement 2 storey three bedroom dwelling house with rooms at basement level.

Existing Use: Residential

Proposed Use: Residential

Applicant: Olav & Mally Helebo

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Highgate Conservation Area

Officer contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located within the Highgate Conservation Area. The area is characterised by large houses situated within extensive gardens. There is no prevalent architectural style in the area, being a mix of Georgian, Victorian, 20th Century and contemporary designs as a visit to the area has shown. The property is situated on the corner of View Road and View Close.

PLANNING HISTORY

- 1958 – Consent refused for the demolition of the then existing house & erection of terrace of 9-3 storey houses each garage. Another proposal for the redevelopment of the site by way of the erection of 24 flats & 18 garages was also refused.

- 1959 – Consent granted for the laying out of new street & erection of 10 houses with garages and also for demolition & erection of 10 detached houses.
- 1974 – consent granted for the erection of single storey extension to provide new kitchen under existing covered way.

DETAILS OF PROPOSAL

Full planning application for the demolition of existing house and erection of replacement 2 storey, three bedroom dwelling house with rooms at basement level.

CONSULTATION

Internal

Transportation Group
Cleaving
Building Control
Arboriculturalist
Conservation Officer
Highgate CAAC
Highgate Society

Local Residents

12a, 13, 15, 16, 1-8, 17-19 View Road

RESPONSES

Conservation Officer's Comments

The application is for the demolition of a two storey, detached property and its replacement with a two storey, detached property with rooms at basement level. The property is situated on a corner site of View Road and View Close, and is within the Highgate Conservation Area.

The existing building, which is subject to demolition, is part of a 1960s development of 10 properties within View Close. However, No.14 as the corner property, figures prominently within the streetscape of View Road. It is a modern mono-pitched property, of brick and hung tiles with timber detailing and is of little architectural or historical interest, however, the building is not considered to be detrimental to the character of the conservation area. View Road has a varied architectural character with properties of numerous periods and architectural styles, set within their own gardens with mature planting. As No.14 maintains this green feeling to the conservation area, it is considered as having a neutral impact on the conservation area.

PPG15 4.27 states that "consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any

redevelopment". Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area.

The proposed property is a two storey mono pitched building with basement, which will be rendered and clad with timber with bronze sheet detailing. The proposed building has largely remained within the existing building envelope; the height, bulk and massing of the proposed house is similar to the existing although the roof pitch has been altered so that the ridge is orientated towards the south. The external facing materials of the proposed building are also acceptable: they refer to the materials of the surrounding properties and are of a natural palate; the timber and bronze are of tones that will blend with and compliment the green, wooded character of the area. In this respect the proposed building would preserve the appearance of the conservation area.

In principle there is no objection to the replacement of No.14. Whilst it is one property of ten, uniform properties, due its corner siting it is not essential that it remains part of the group. View Close is situated directly to the rear of Nos.14 and 16, and the properties are situated behind the building line. This coupled with mature tree foliage and soft landscaping means that the views into the Close are diminished and only glimpses of the other properties are afforded and they are not viewed as a unified body such as a terrace of a row of houses. Instead, Nos. 14 and 16 View Road, whilst being architecturally identical to the properties within View Close, are orientated towards the north and have a significant impact on the streetscape of View Road. As there are diverse architectural style properties in View Road, it would not appear anomalous if No.14 no longer matched No.16, and the proposed design could even be considered as enhancing the conservation area as it could prove to be good example of modern design.

At present, the site has a very 'green' feel; there are three mature oak trees to the east of the site, a magnolia tree and the several areas of hedging around the boundary, which preserves the character of the conservation area. The proposed development will have no adverse impact on the existing oak trees to the east of the site; the arboricultural report states in Para 5.2 "The proposed basement has been restricted to beyond the BS root protection area of the oaks, especially T1 [the closest tree to site] at 12m. Excavation for this element of the proposal will therefore have no detrimental effect upon the trees". Concerns have also been raised effect of rebuilding of the eastern part of the house on the roots of the trees; the arboricultural report also states that "following advice, it is proposed to construct the eastern part of the house upon slab foundations with shallow ground beams, such construction will not impinge on the condition or appearance of the trees" (Para 6.2). The application does not include further details for the soft landscaping scheme, however it would be preferable if the magnolia tree was retained (as it is both healthy, and established) and that planting is used to soften the view of the light wells. There are also objections to the increase in the parking to a double space; only a single space should be permitted on site, as per SPG1B "Parking in front gardens" as cars are visually intrusive within the conservation area. The front boundary treatment should be maintained to minimise the visual impact of the car.

PPG15 Para. 4.20 confirms that “the objective of preservation can be achieved by either development which makes a positive contribution to the areas character and appearance or by development which leaves the character and appearance unharmed”. Therefore, the proposed replacement building would preserve the character of the conservation area by its positive contribution to the diversity architectural styles. The mature trees surrounding the site will be preserved, however it should be conditioned that a soft landscaping scheme and scheme for the boundary treatment is submitted for approval by the design and conservation team to ensure that the green nature of the site is maintained. With this provision, the application should be granted as there will be no demonstrable harm to the character and appearance of the conservation area.

Arboriculturalist's Comments

The following comments and observations relate to the proposed development on the trees on site and in neighbouring properties. Drawing numbers 513/SK/002 and 004 were used for identification purposes. An Arboricultural report prepared by ACS Consulting was also used for reference.

Tree coverage

Located at the front of 14 View Road is a Magnolia tree. It is a young specimen, appearing healthy for its age and species. Located at the side of the property is a row of Cypress trees maintained as a hedgerow. It is proposed to retain these trees.

Located in 12 View Road, adjacent to the boundary with no 14, are three significant Oak trees. All appear healthy for their age and species and have deadwood within their crowns. This is a common occurrence in mature Oak trees.

Tree Protection

B.S. 5837:2005 Trees in relation to construction recommends a minimum Root Protection Area (RPA) for trees on development sites. The RPA is an area around each tree to be left undisturbed.

For T1, this distance is 12m square, For T2 and T3, the distance is 7.2m square. However, the assessment of the RPA must take into consideration many factors, including the soil type and structure and the distribution of roots when influenced by past or existing site conditions.

There is a 1m difference between the existing ground levels of the two properties. 12 View Road is approximately 1m higher. A 1m high retaining wall exists within 14 View Road between the garage and the boundary. This will limit the distribution of the Oak trees roots.

Due to the influence of existing site conditions, it can be assumed that the majority of the trees roots will be located within the boundary of 12 View Road where conditions are more favourable.

Protective fencing must be erected around the Magnolia and Cypress trees. It must be designed using 2.4m Hoarding and installed as recommended in the Arboricultural report (Appendix 4) and at the distance indicated on the Tree Protection Plan (Appendix 2)

Proposed Site Layout

The footprint of the existing structure extends to the retaining wall between no 12 and 14 View Road. The eastern elevation of the proposed new structure is to be constructed within the same footprint along the retaining wall.

Careful consideration must be given to the design and construction of the foundations for the eastern elevation. To mitigate any possible detrimental effects, these foundations must be designed using piles and ground beams. A planning condition must be used to ensure this.

A new basement is to be excavated at a distance of 12m; this is outside of the recommended minimum RPA for T1. Grading of the soil will require excavations at 8m, even at this distance it is highly unlikely that roots from T1 will be encountered due to the site conditions.

Planning conditions to ensure tree protection.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees. The following are minimum requirements:

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

A Consultant Arboriculturist must be retained to supervise the excavation of foundations within the Root Protection Area of T1.

Robust protective fencing must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the Arboricultural report. The fencing must be inspected by the Local Authority Arboriculturist, prior to any works commencing on site.

A method statement must be produced detailing the design and construction of the foundations for the new structure.

Conclusions

In my opinion, the proposed new development can be constructed without any detrimental effects on the existing trees within 14 View Road and those in the adjacent property, 12 View Road.

Transportation Officer's Comments

The Proposal was amended in line with the requirements of the transportation and highways authority. The applicant has reduced the width of the crossover to 4.1m in order to minimise the impact of the new driveway on the highways.

Consequently the transportation and highways 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.

Highgate Conservation Area Advisory Committee's Comments

HCAAC has received your letter of 1.9.06 enclosing what are described as amended drawings. As far as we can see, there are no material changes from those originally submitted and about which we lodged an objection on 20 July, saying that the present house and matching number 16 form the entrance to a cohesively designed group at the entrance to View Close. The increased bulk and stridently different form and materials as proposed would be damaging to the group of houses and to the Conservation Area. Removal of hedging on the south boundary and the proposed upper terrace would cause overlooking. The perimeter lightwell serving a separate basement dwelling would be out of character with the surroundings and contrary to UDP policy. There has been no assessment of impact on trees, particularly the large oak on the east boundary (TPO?), which would be severely damaged by such development. If there is anything materially different in the amended drawings, could you kindly identify these for us? As we believe that any changes have not dealt with the objections raised by HCAAC, we wish to record our continued objection to this application.

A number of objections have been raised by nearby residents. The main issues raised are:

- Loss of amenity
- Development out of keeping
- Traffic congestions and
- Effect on trees.

RELEVANT PLANNING POLICY

NATIONAL POLICIES

Planning Policy Guidance (PPG) and the new style Planning Policy Statements (PPS) provides Government guidance on the main planning issues. PPG 15 is particularly relevant to this application.

PPG 15: PLANNING AND THE HISTORIC ENVIRONMENT

PPG 15 lays out government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

The frequent close link between controls over 'listed' buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together.

Conservation Areas

A designated conservation area introduces a general control over the demolition of unlisted buildings and provides a basis for policies designed to preserve or enhance all the aspects of character or appearance that define and area's special interest.

Conservation area control over demolition

LPAs are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question.....however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area...where a building makes little or no such contribution – the local planning authority will need to have full information of what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

REGIONAL POLICIES

THE LONDON PLAN

Regional policies have been developed in line with national policies to promote sustainable development. The policies which affect the proposed development are as follows:

Sustainable Development

Policy 2A.1 sets out the criteria for sustainability including: optimise use of previously developed land and vacant or under-used buildings; the use of design led approach to optimise the potential of sites and; ensuring that

development occurs in locations that are accessible to town centres, employment, housing, shops and services.

Regeneration

Policy 2A.4: The development or redevelopment of available sites and the exploitation of potential for regeneration have been identified as a significant potential for increases in residential, employment and other uses in the Regional Development Strategy

Housing

Future residential development needs to be located so as to maximise the use of scarce land, to conserve energy and to be within easy access of jobs, schools, shops and public transport.

Policy 3A.1 seeks to increase London's supply of housing from all sources.

Policy 3A.2 aimed at Borough housing targets requires boroughs to intensify housing provision through development at higher densities.

Policy 3A.3 requires boroughs to promote the efficient use of existing stock by reducing the number of *inter alia*, unsatisfactory dwellings. Strategies should include targets for bringing properties back into use.

LOCAL POLICIES

Haringey's adopted Unitary Development Plan, 2007 (HUDP) and Supplementary Planning Guides (SPGs) have been developed in line with national and regional policies, but are specific to the Borough. The following policies are from the adopted HUDP 2007 and are considered relevant to the application:

HARINGEY UNITARY DEVELOPMENT PLAN

Design

Policy G2: Development and Urban Design

Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness and amenity of the built environment.

Policy UD3: General Principles

Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity.
- b) the proposals complements the character of the local area and is of an appropriate scale.

- c) the proposal would not significantly affect public and private transport networks.
- d) there is access to and around the site.
- e) opportunities for soft landscaping, tree retention and tree planting have been taken into account.

Policy UD4: Quality Design

Any proposed developments are expected to be of high design quality, taking into account the spatial and visual character of the site and surrounding area, and with respect to a variety of elements which should be addressed in a positive way. Elements include, *inter alia*, height and scale; building lines, form, rhythm and mass; architectural style, detailing and materials; living frontages and public realm.

Housing

HSG 3 states that the demolition of housing will be permitted if replacement housing of an appropriate type is provided.

Conservation areas

Policy CSV1 concerns development in conservation areas. The Council requires proposals affecting Conservation Areas to:

- a) preserve or enhance the historic character and qualities of buildings and/or the Conservation Area;
- b) recognise and respect the character and appearance of Conservation areas; and
- c) protect the special interest of buildings or architectural or historic interest.

Policy CSV5: Alterations and Extensions in Conservation Areas

The Council will require that alterations or extensions or buildings in conservation areas preserve or enhance the character of the conservation area and retain or reinstate characteristic features such as doors, windows or material of buildings.

Policy CSV7: Demolition in Conservation Areas.

The Council will seek to protect buildings within Conservation Areas from demolition if it would have an adverse impact on the character and appearance of the Conservation Area.

In some cases, if substantial community benefit would result from development, demolition or alteration of buildings in Conservation Areas may be acceptable. Each case will be judged individually.

ANALYSIS AND ASSESSMENT OF THE APPLICATION

The main planning issues are considered to be:

1. the principles of the use
2. design
3. height and scale
4. elevation
5. materials
6. access
7. parking
8. amenity
9. landscaping
10. sustainability
11. response to the objection raised

PRINCIPLES OF USE

The proposal is for the demolition of the current dwelling and the erection of a new family dwelling. As such, there will be no material change to the property in terms of its use.

Justification for demolition of current dwelling: architectural merit

The current dwelling is not a listed building; however, the fact that it is situated within a conservation area means permission for its demolition is partially dependent on the suitability of its replacement building.

The current dwelling is considered to be of little architectural merit or historic interest, whereas the proposed dwelling has been designed in such a way that it is high standard with unusual materials. The building is contemporary and is of high architectural merit. It is considered that it will enhance and add character to the area, as well as adding to the already considerable variety of styles and types of houses in the neighbourhood.

The demolition would be in accordance with PPG 15 and SPG 2, both of which allow for the demolition of a building in a conservation area that does not contribute to the area and which will be replaced with a building of equal or enhanced architectural merit, subject to approval of the design. It also adheres to Policy CSV7 of the HUDP which lists various criteria to be used in assessing proposals for demolitions in conservation areas. Although policy HSG3 of the HUDP states that existing dwellings in the borough should be retained, it allows for the demolition of a building that fails to make a valuable contribution to the character of the local area or townscape. In this case, it is clear that the contribution of the current building to the local character is at best, neutral.

In addition, I consider that the proposal also adheres to Policy CSV7 of the HUDP, which states that demolition will be acceptable in cases where substantial community benefit would result from development. This is

because the current building is considered to be of little architectural merit, whereas the proposed development will provide a building with contemporary design that will be welcomed by the community.

I therefore considered that permission to for the demolition of the existing building should be given in light of the minimal contribution it currently makes to the area and because the proposed development will add a unique, contemporary and exciting element to the character of the conservation area, enhancing the visual amenity and providing a fine example of 21st century design as a legacy for future generations to admire.

DESIGN

The proposed development is situated within the Highgate Conservation Area and therefore careful consideration should be given to its design to ensure that it adds to the character of the streetscape/area and that it will complement adjoining properties.

The present dwelling is a building built in the mid 20th Century. It is a predominantly brick building that has little to recommend other than the fact that it does not impact negatively or positively on the surrounding character of the area.

Conversely, the proposed dwelling is a modern building that is an example of contemporary architecture. The use of natural and relatively unusual materials and the extensive use of timber and bronze create a building that is unusual and exciting and one that adds to the variety and mix of architectural styles in the street. In this respect, the choice of materials adheres to policy CSV5 of the HUDP.

The design of the building conforms and adheres in all aspects to policies G2, UD3, CSV1, CSV5, CSV7 of the HUDP and SPG2, "ensuring a high aesthetic design standard for new buildings", by ensuring the building is in keeping with and sensitive to the character of the area, particularly neighbouring properties.

Height and Scale of the Development

The proposed development is comparable in height to the existing building. It will be a two storey mono pitched building with basement. The building would largely remain within the existing building envelope with the only variation being the mono pitched roof tilting south.

The footprint will actually be decreased, enabling more hard and soft landscaping of the property and therefore adding to the visual and environmental amenity of the street. A comparison of the footprint of the proposed dwelling with surrounding dwellings shows that it is relatively smaller, or of similar size to them and therefore will not be bulky , or create any new impact on neighbouring properties.

Elevations

Each elevation presents a different facade, adding to the uniqueness of the design and creating an interesting and visually exciting building.

Materials

One of the special features of design is the use of unusual and high quality natural materials. Bronze, wood, brick and glass are used for instance to create a dazzling effect. The use of these materials ensures conformity with policy CSV5 of the HUDP.

HOUSING PROVISION

The proposal is for a three bedroom house. The development will also include rooms in the basement, living/dining, study and playroom on the ground floor with the three bedrooms on the first floor.

There will be no loss of housing as the demolition of the existing house will be replaced by a house of an appropriate type, as required by policy HSG3 of the HUDP which requires the protection of existing housing stock.

TRAFFIC/PARKING

Vehicular Access

The current access will be retained.

Parking

There will be parking spaces for 2 vehicles. This complies with SPG7a: Parking Standards, which requires 3 spaces per 2 units. The Council's transportation Officer commented that the Proposal was amended inline with the requirements of the transportation and highways authority. The applicant has reduced the width of the crossover to 4.1m in order to minimise the impact of the new driveway on the highways. Consequently the transportation and highways authority would not object to this application.

AMENITY

Privacy and overlooking

There will be no negative impact on the amenities of neighbouring properties or other residents in the surrounding area, as required by policy UD3: General Principles of HUDP 2007. Due to the decrease in the footprint of the proposed dwelling, the distance between this and the adjoining property, property number 12 will in fact increase.

To protect the privacy of the nearby property, it is considered that there would not be any additional overlooking than is already there from the side, rear front façade. More over the proposed building would still remain two storey.

There will be no effect on sunlight or daylight and no increase in noise for adjacent properties.

LANDSCAPING

A landscaping proposal will have to be submitted. No trees on the site will be removed. Soft and hard landscaping will add visual amenity to the site and area as a whole as required by policy SPG8d. The Council's arboriculturalist have commented that the footprint of the existing structure extends to the retaining wall between no 12 and 14 View Road. The eastern elevation of the proposed new structure is to be constructed within the same footprint along the retaining wall.

Careful consideration must be given to the design and construction of the foundations for the eastern elevation. To mitigate any possible detrimental effects, these foundations must be designed using piles and ground beams. A planning condition must be used to ensure this.

A new basement is to be excavated at a distance of 12m, this is outside of the recommended minimum RPA for T1. Grading of the soil will require excavations at 8m, even at this distance it is highly unlikely that roots from T1 will be encountered due to the site conditions.

SUSTAINABILITY

All sustainability issues listed in the Haringey Sustainability Issues have been considered in the design of the proposed dwelling. Provisions would be made for appropriate waste storage and recycling facilities, water-conserving devices. It is considered that care has been taken to select materials that are of excellent quality and are not detrimental to the environment.

The site lies in a conservation area; consequently, the design of the proposed dwelling reflects the established architectural character of surrounding properties in height, density, bulk and massing. As a contemporary interpretation, the building will visually contribute to the area. The scheme is considered appropriate as such this report recommends that planning permission should be granted.

RESPONSE TO THE OBJECTIONS RAISED

As mentioned above, there have been a number of objections from nearby residents. While this has been addressed already in the preceding paragraphs, it is worth pointing here in summary that the proposed development would not have a significant adverse impact on the amenity of the local area. It would be comparable in height to the existing building and fits in the same footprint. Further, with most of these buildings having different architectural styles, it is considered that each elevation of the proposed building presents a different façade that would not promote overlooking.

Another issue raised also is that the proposed building would be out of keeping. To the contrary, it is considered that the two storey building would complement the character and appearance of Highgate conservation area. Similar proposals have been granted consent recently. For instance a proposal to for the demolition of existing building and erection of part 2/part3 storey five bedroom dwelling house with habitable rooms and swimming pool at basement level and balconies at first floor and roof level at 8 View Road was granted consent. Other examples include;

Reference No: HGY/2004/0528: Palladio, Compton Avenue

Demolition of existing dwelling and erection of a 3 storey 8 bedroom house with balcony at rear, pool in basement and garage to side of property. Permission granted 6 April 2004.

Reference No: HGY/2005/1771: Courtenay House, Courtenay Avenue

Demolition of existing house and erection of new 2 storey seven bedroom dwellinghouse with rooms in roof, garage at basement level and linked part single storey and part two storey addition. Permission granted 24 November 2005.

Reference No: HGY/2005/0853: Ridgemount, Courtenay Avenue

Conservation Area Consent for the demolition of existing house, swimming pool enclosure and greenhouse and erection of new replacement detached two storey dwelling house with accommodation in roofspace and garage and swimming pool in basement. Permission granted 31 January 2006.

Reference No: HGY/2005/0198: Three Oaks, Courtenay Avenue

Demolition of existing building and erection of a three storey building with garage and ancillary accommodation within the lower ground floor. Landscaping and patios at rear. Permission granted 16th June 2005.

Reference No: HGY/2006/0270: Heathways, Courtenay Avenue

Demolition of existing building and erection of 1 x 3 storey eight bedroom dwelling house with habitable rooms and gym at basement levels, guest suite at 2nd floor and double garage at ground. Permission granted 21 April 2006

Reference No: HGY/2004/0594: 38 Hampstead Lane

Demolition of existing property and erection of a three storey house including rooms in the roof and the provision of basement. Erection of new entry gates to front boundary. Permission granted 8 December 2004.

Reference No: HGY/2005/0866: 57 Sheldon Avenue

Conservation Area Consent for demolition of existing house and erection of a two storey 6 bedroom house with rooms in roof and at basement level. Permission granted 6 July 2005.

The issue of traffic congestion as a result of the creation of a new driveway is also highlighted in the objection raised. The Council's transportation officer here however observed that a crossover with a width of 4.1m would minimise any potential impact on the highways.

The final objection which I considered was raised was the effect on trees within the development site. The Council's arboriculturalist commented that the proposed new development can be constructed without any detrimental effects on the existing trees within 14 View Road and those in the adjacent property, 12 View Road.

SUMMARY AND CONCLUSION

In dealing with this proposal, regard have been had to the provision of the above relevant policy. It is considered that the proposed new development would be detrimental to the amenity or character and appearance of Highgate conservation area. The new house would be two storey just like the existing and surrounding properties. The design would not detract from the character of the area since the area is characterised by different form of architectural styles and types. I recommend that planning permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1357

Applicant's drawing No.(s) 511(SK) 022 (B),001A, 002B,C 003C, 004E, 005D, 006C, 007C 008C & 009B

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Samples of all materials to be used 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.

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

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

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

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

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. 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.

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

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

9. That before any work is started, a pre - commencement site meeting is specified and arranged and attended by all parties (Architect,

Consultant Arboriculturalist, Planner Officer, Local Authority Arboriculturalist and Contractors to confirm the protective measures to be installed for trees.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed.

10. 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.

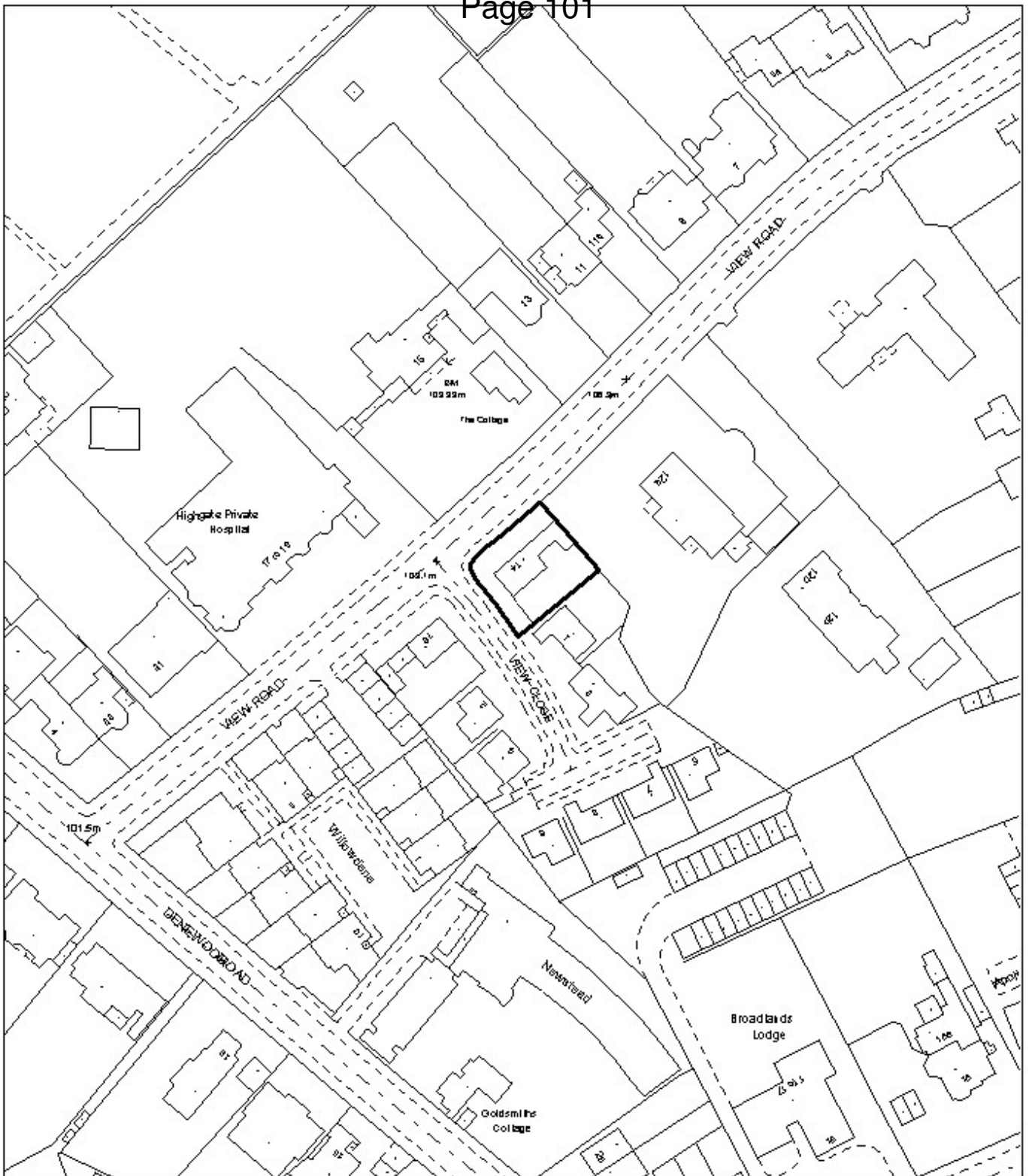
Reason: To avoid overdevelopment of the site.

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

REASONS FOR APPROVAL

The proposed demolition of existing house and erection of replacement 2 storey three bed dwelling house with rooms at basement level would not harm the character and appearance of Highgate conservation area or the amenity of the adjoining properties since it is a replacement building. The proposal is therefore considered to be in compliance with the provision of Policies G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG3 'Protecting Existing Housing', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.

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Site plan
14 View Road N6

HARINGEY COUNCIL

**Directorate of
 Environmental
 Services**

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 Assistant Director
 Planning, Environmental Policy & Performance
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Planning Applications Sub Committee 27 November 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1358

Ward: Highgate

Date received: 06/07/2006

Last amended date: 25/08/2006

Drawing number of plans: 511 (SK) 022 (B), 001A, 002B, C, 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.

Address: 14 View Road N6

Proposal: Conservation Area Consent for the demolition of the existing house.

Existing Use: Residential

Proposed Use: Residential

Applicant: Olav & Mally Helebo

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Highgate Conservation Area

Officer contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

SITE AND SURROUNDINGS

The site is located within the Highgate Conservation Area. The area is characterised by large houses situated within extensive gardens. There is no prevalent architectural style in the area, being a mix of Georgian, Victorian, 20th Century and contemporary designs as a visit to the area has shown. The property is situated on the corner of View Road and View Close.

PLANNING HISTORY

- 1958 – Consent refused for the demolition of the then existing house & erection of terrace of 9-3 storey houses each garage. Another proposal for the redevelopment of the site by way of the erection of 24 flats & 18 garages was also refused.

- 1959 – Consent granted for the laying out of new street & erection of 10 houses with garages and also for demolition & erection of 10 detached houses.
- 1974 – consent granted for the erection of single storey extension to provide new kitchen under existing covered way.

DETAILS OF PROPOSAL

Conservation Area Consent for the demolition of the existing house and the erection of a replacement 2 storey, three bedroom dwelling house with rooms at basement level.

CONSULTATION

Internal

Transportation Group
Cleaving
Building Control
Arboriculturalist
Conservation Officer
Highgate CAAC
Highgate Society
Local Residents

12a, 13, 15, 16, 1-8, 17-19 View Road

RESPONSES

Conservation Officer's Comments

The application is for the demolition of a two storey, detached property and its replacement with a two storey, detached property with rooms at basement level. The property is situated on a corner site of View Road and View Close, and is within the Highgate Conservation Area.

The existing building, which is subject to demolition, is part of a 1960s development of 10 properties within View Close. However, No.14 as the corner property, figures prominently within the streetscape of View Road. It is a modern mono-pitched property, of brick and hung tiles with timber detailing and is of little architectural or historical interest, however, the building is not considered to be detrimental to the character of the conservation area. View Road has a varied architectural character with properties of numerous periods and architectural styles, set within their own gardens with mature planting. As No.14 maintains this green feeling to the conservation area, it is considered as having a neutral impact on the conservation area.

PPG15 4.27 states that "consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment". Therefore the merits of the proposal will be weighed against

the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area.

The proposed property is a two storey mono pitched building with basement, which will be rendered and clad with timber with bronze sheet detailing. The proposed building has largely remained within the existing building envelope; the height, bulk and massing of the proposed house is similar to the existing although the roof pitch has been altered so that the ridge is orientated towards the south. The external facing materials of the proposed building are also acceptable: they refer to the materials of the surrounding properties and are of a natural palate; the timber and bronze are of tones that will blend with and compliment the green, wooded character of the area. In this respect the proposed building would preserve the appearance of the conservation area.

In principle there is no objection to the replacement of No.14. Whilst it is one property of ten, uniform properties, due its corner siting it is not essential that it remains part of the group. View Close is situated directly to the rear of Nos.14 and 16, and the properties are situated behind the building line. This coupled with mature tree foliage and soft landscaping means that the views into the Close are diminished and only glimpses of the other properties are afforded and they are not viewed as a unified body such as a terrace of a row of houses. Instead, Nos. 14 and 16 View Road, whilst being architecturally identical to the properties within View Close, are orientated towards the north and have a significant impact on the streetscape of View Road. As there are diverse architectural style properties in View Road, it would not appear anomalous if No.14 no longer matched No.16, and the proposed design could even be considered as enhancing the conservation area as it could prove to be good example of modern design.

At present, the site has a very 'green' feel; there are three mature oak trees to the east of the site, a magnolia tree and the several areas of hedging around the boundary, which preserves the character of the conservation area. The proposed development will have no adverse impact on the existing oak trees to the east of the site; the arboricultural report states in Para 5.2 "The proposed basement has been restricted to beyond the BS root protection area of the oaks, especially T1 [the closest tree to site] at 12m. Excavation for this element of the proposal will therefore have no detrimental effect upon the trees". Concerns have also been raised effect of rebuilding of the eastern part of the house on the roots of the trees; the arboricultural report also states that "following advice, it is proposed to construct the eastern part of the house upon slab foundations with shallow ground beams, such construction will not impinge on the condition or appearance of the trees" (Para 6.2). The application does not include further details for the soft landscaping scheme, however it would be preferable if the magnolia tree was retained (as it is both healthy, and established) and that planting is used to soften the view of the light wells. There are also objections to the increase in the parking to a double space; only a single space should be permitted on site, as per SPG1B "Parking in front gardens" as cars are visually intrusive within the conservation area. The front boundary treatment should be maintained to minimise the visual impact of the car.

PPG15 Para. 4.20 confirms that “the objective of preservation can be achieved by either development which makes a positive contribution to the areas character and appearance or by development which leaves the character and appearance unharmed”. Therefore, the proposed replacement building would preserve the character of the conservation area by its positive contribution to the diversity architectural styles. The mature trees surrounding the site will be preserved, however it should be conditioned that a soft landscaping scheme and scheme for the boundary treatment is submitted for approval by the design and conservation team to ensure that the green nature of the site is maintained. With this provision, the application should be granted as there will be no demonstrable harm to the character and appearance of the conservation area.

Arboriculturalist's Comments

The following comments and observations relate to the proposed development on the trees on site and in neighbouring properties. Drawing numbers 513/SK/002 and 004 were used for identification purposes. An Arboricultural report prepared by ACS Consulting was also used for reference.

Tree coverage

Located at the front of 14 View Road is a Magnolia tree. It is a young specimen, appearing healthy for its age and species. Located at the side of the property is a row of Cypress trees maintained as a hedgerow. It is proposed to retain these trees.

Located in 12 View Road, adjacent to the boundary with no 14, are three significant Oak trees. All appear healthy for their age and species and have deadwood within their crowns. This is a common occurrence in mature Oak trees.

Tree Protection

B.S. 5837:2005 Trees in relation to construction recommends a minimum Root Protection Area (RPA) for trees on development sites. The RPA is an area around each tree to be left undisturbed.

For T1, this distance is 12m square, For T2 and T3, the distance is 7.2m square. However, the assessment of the RPA must take into consideration many factors, including the soil type and structure and the distribution of roots when influenced by past or existing site conditions.

There is a 1m difference between the existing ground levels of the two properties. 12 View Road is approximately 1m higher. A 1m high retaining wall exists within 14 View Road between the garage and the boundary. This will limit the distribution of the Oak trees roots.

Due to the influence of existing site conditions, it can be assumed that the majority of the trees roots will be located within the boundary of 12 View Road where conditions are more favourable.

Protective fencing must be erected around the Magnolia and Cypress trees. It must be designed using 2.4m Hoarding and installed as recommended in the Arboricultural report (Appendix 4) and at the distance indicated on the Tree Protection Plan (Appendix 2)

Proposed Site Layout

The footprint of the existing structure extends to the retaining wall between no 12 and 14 View Road. The eastern elevation of the proposed new structure is to be constructed within the same footprint along the retaining wall.

Careful consideration must be given to the design and construction of the foundations for the eastern elevation. To mitigate any possible detrimental effects, these foundations must be designed using piles and ground beams. A planning condition must be used to ensure this.

A new basement is to be excavated at a distance of 12m; this is outside of the recommended minimum RPA for T1. Grading of the soil will require excavations at 8m, even at this distance it is highly unlikely that roots from T1 will be encountered due to the site conditions.

Planning conditions to ensure tree protection.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees. The following are minimum requirements:

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

A Consultant Arboriculturist must be retained to supervise the excavation of foundations within the Root Protection Area of T1.

Robust protective fencing must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the Arboricultural report. The fencing must be inspected by the Local Authority Arboriculturist, prior to any works commencing on site.

A method statement must be produced detailing the design and construction of the foundations for the new structure.

Conclusions

In my opinion, the proposed new development can be constructed without any detrimental effects on the existing trees within 14 View Road and those in the adjacent property, 12 View Road.

Transportation Officer's Comments

The Proposal was amended inline with the requirements of the transportation and highways authority. The applicant has reduced the width of the crossover to 4.1m in order to minimise the impact of the new driveway on the highways.

Consequently the transportation and highways 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

Highgate Conservation Area Advisory Committee's Comments

HCAAC has received your letter of 1.9.06 enclosing what are described as amended drawings. As far as we can see, there are no material changes from those originally submitted and about which we lodged an objection on 20 July, saying that the present house and matching number 16 form the entrance to a cohesively designed group at the entrance to View Close. The increased bulk and stridently different form and materials as proposed would be damaging to the group of houses and to the Conservation Area. Removal of hedging on the south boundary and the proposed upper terrace would cause overlooking. The perimeter lightwell serving a separate basement dwelling would be out of character with the surroundings and contrary to UDP policy. There has been no assessment of impact on trees, particularly the large oak on the east boundary (TPO?), which would be severely damaged by such development. If there is anything materially different in the amended drawings, could you kindly identify these for us? As we believe that any changes have not dealt with the objections raised by HCAAC, we wish to record our continued objection to this application.

A number of objections have been raised by nearby residents. The main issues raised are:

- Loss of amenity
- Development out of keeping
- Traffic congestions and
- Effect on trees.

RELEVANT PLANNING POLICY

NATIONAL POLICIES

Planning Policy Guidance (PPG) and the new style Planning Policy Statements (PPS) provides Government guidance on the main planning issues. PPG 15 is particularly relevant to this application.

PPG 15: PLANNING AND THE HISTORIC ENVIRONMENT

PPG 15 lays out government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

The frequent close link between controls over 'listed' buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together.

Conservation Areas

A designated conservation area introduces a general control over the demolition of unlisted buildings and provides a basis for policies designed to preserve or enhance all the aspects of character or appearance that define and area's special interest.

Conservation area control over demolition

LPAs are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question.....however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area...where a building makes little or no such contribution – the local planning authority will need to have full information of what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

REGIONAL POLICIES

THE LONDON PLAN

Regional policies have been developed in line with national policies to promote sustainable development. The policies which affect the proposed development are as follows:

Sustainable Development

Policy 2A.1 sets out the criteria for sustainability including: optimise use of previously developed land and vacant or under-used buildings; the use of design led approach to optimise the potential of sites and; ensuring that

development occurs in locations that are accessible to town centres, employment, housing, shops and services.

Regeneration

Policy 2A.4: The development or redevelopment of available sites and the exploitation of potential for regeneration have been identified as a significant potential for increases in residential, employment and other uses in the Regional Development Strategy

Housing

Future residential development needs to be located so as to maximise the use of scarce land, to conserve energy and to be within easy access of jobs, schools, shops and public transport.

Policy 3A.1 seeks to increase London's supply of housing from all sources.

Policy 3A.2 aimed at Borough housing targets requires boroughs to intensify housing provision through development at higher densities.

Policy 3A.3 requires boroughs to promote the efficient use of existing stock by reducing the number of *inter alia*, unsatisfactory dwellings. Strategies should include targets for bringing properties back into use.

LOCAL POLICIES

Haringey's adopted Unitary Development Plan, 2007 (HUDP) and Supplementary Planning Guides (SPGs) have been developed in line with national and regional policies, but are specific to the Borough. The following policies are from the adopted HUDP 2007 and are considered relevant to the application:

HARINGEY UNITARY DEVELOPMENT PLAN

Design

Policy G2: Development and Urban Design

Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness and amenity of the built environment.

Policy UD3: General Principles

Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity
- b) the proposals complements the character of the local area and is of an appropriate scale

- c) the proposal would not significantly affect public and private transport networks
- d) there is access to and around the site
- e) opportunities for soft landscaping, tree retention and tree planting have been taken into account.

Policy UD4: Quality Design

Any proposed developments are expected to be of high design quality, taking into account the spatial and visual character of the site and surrounding area, and with respect to a variety of elements which should be addressed in a positive way. Elements include, *inter alia*, height and scale; building lines, form, rhythm and mass; architectural style, detailing and materials; living frontages and public realm.

Housing

HSG 3 states that the demolition of housing will be permitted if replacement housing of an appropriate type is provided.

Conservation areas

Policy CSV1 concerns development in conservation areas. The Council requires proposals affecting Conservation Areas to:

- a) preserve or enhance the historic character and qualities of buildings and/or the Conservation Area;
- b) recognise and respect the character and appearance of Conservation areas; and
- c) protect the special interest of buildings or architectural or historic interest.

Policy CSV5: Alterations and Extensions in Conservation Areas

The Council will require that alterations or extensions or buildings in conservation areas preserve or enhance the character of the conservation area and retain or reinstate characteristic features such as doors, windows or material of buildings.

Policy CSV7: Demolition in Conservation Areas.

The Council will seek to protect buildings within Conservation Areas from demolition if it would have an adverse impact on the character and appearance of the Conservation Area.

In some cases, if substantial community benefit would result from development, demolition or alteration of buildings in Conservation Areas may be acceptable. Each case will be judged individually.

ANALYSIS AND ASSESSMENT OF THE APPLICATION

The main planning issues are considered to be:

1. justification for demolition
2. design
3. height and scale
4. elevation
5. materials
6. access
7. parking
8. amenity
9. landscaping
10. sustainability
11. response to the objections raised

PRINCIPLES OF USE

The proposal is for the demolition of the current dwelling and the erection of a new family dwelling. As such, there will be no material change to the property in terms of its use.

Justification for demolition of current dwelling: architectural merit

The current dwelling is not a listed building; however, the fact that it is situated within a conservation area means permission for its demolition is partially dependent on the suitability of its replacement building.

The current dwelling is considered to be of little architectural merit or historic interest, whereas the proposed dwelling has been designed in such a way that it is high standard with unusual materials. The building is contemporary and is of high architectural merit. It is considered that it will enhance and add character to the area, as well as adding to the already considerable variety of styles and types of houses in the neighbourhood.

The demolition would be in accordance with PPG 15 and SPG 2, both of which allow for the demolition of a building in a conservation area that does not contribute to the area and which will be replaced with a building of equal or enhanced architectural merit, subject to approval of the design. It also adheres to Policy CSV7 of the HUDP which lists various criteria to be used in assessing proposals for demolitions in conservation areas. Although policy HSG3 of the HUDP states that existing dwellings in the borough should be retained, it allows for the demolition of a building that fails to make a valuable contribution to the character of the local area or townscape. In this case, it is clear that the contribution of the current building to the local character is at best, neutral.

In addition, I consider that the proposal also adheres to Policy CSV7 of the HUDP, which states that demolition will be acceptable in cases where substantial community benefit would result from development. This is because the current building is considered to be of little architectural merit,

whereas the proposed development will provide a building with contemporary design that will be welcomed by the community.

I therefore considered that permission to for the demolition of the existing building should be given in light of the minimal contribution it currently makes to the area and because the proposed development will add a unique, contemporary and exciting element to the character of the conservation area, enhancing the visual amenity and providing a fine example of 21st century design as a legacy for future generations to admire.

DESIGN

The proposed development is situated within the Highgate Conservation Area and therefore careful consideration should be given to its design to ensure that it adds to the character of the streetscape/area and that it will complement adjoining properties.

The present dwelling is a building built in the mid 20th Century. It is a predominantly brick building that has little to recommend other than the fact that it does not impact negatively or positively on the surrounding character of the area.

Conversely, the proposed dwelling is a modern building that is an example of contemporary architecture. The use of natural and relatively unusual materials and the extensive use of timber and bronze create a building that is unusual and exciting and one that adds to the variety and mix of architectural styles in the street. In this respect, the choice of materials adheres to policy CSV5 of the HUDP.

The design of the building conforms and adheres in all aspects to policies G2, UD3, CSV1, CSV5, CSV7 of the HUDP and SPG2, "ensuring a high aesthetic design standard for new buildings", by ensuring the building is in keeping with and sensitive to the character of the area, particularly neighbouring properties.

Height and Scale of the Development

The proposed development is comparable in height to the existing building. It will be a two storey mono pitched building with basement. The building would largely remain within the existing building envelope with the only variation being the mono pitched roof tilting south.

The footprint will actually be decreased, enabling more hard and soft landscaping of the property and therefore adding to the visual and environmental amenity of the street. A comparison of the footprint of the proposed dwelling with surrounding dwellings shows that it is relatively smaller, or of similar size to them and therefore will not be bulky , or create any new impact on neighbouring properties.

Elevations

Each elevation presents a different facade, adding to the uniqueness of the design and creating an interesting and visually exciting building.

Materials

One of the special features of design is the use of unusual and high quality natural materials. Bronze, wood, brick and glass are used for instance to create a dazzling effect. The use of these materials ensures conformity with policy CSV5 of the HUDP.

HOUSING PROVISION

The proposal is for a three bedroom house. The development will also include rooms in the basement, living/dining, study and playroom on the ground floor with the three bedrooms on the first floor.

There will be no loss of housing as the demolition of the existing house will be replaced by a house of an appropriate type, as required by policy HSG3 of the HUDP which requires the protection of existing housing stock.

TRAFFIC/PARKING

Vehicular Access

The current access will be retained.

Parking

There will be parking spaces for 2 vehicles. This complies with SPG7a: Parking Standards, which requires 3 spaces per 2 units. The Council's transportation Officer commented that the Proposal was amended inline with the requirements of the transportation and highways authority. The applicant has reduced the width of the crossover to 4.1m in order to minimise the impact of the new driveway on the highways. Consequently the transportation and highways authority would not object to this application.

AMENITY

Privacy and overlooking

There will be no negative impact on the amenities of neighbouring properties or other residents in the surrounding area, as required by policy UD3: General Principles of HUDP 2007. Due to the decrease in the footprint of the proposed dwelling, the distance between this and the adjoining property, property number 12 will in fact increase.

To protect the privacy of the nearby property, it is considered that there would not be any additional overlooking than is already there from the side, rear front façade. More over the proposed building would still remain two storey.

There will be no effect on sunlight or daylight and no increase in noise for adjacent properties.

LANDSCAPING

A landscaping proposal will have to be submitted. No trees on the site will be removed. Soft and hard landscaping will add visual amenity to the site and area as a whole as required by policy SPG8d. The Council's arboriculturalist have commented that the footprint of the existing structure extends to the retaining wall between no 12 and 14 View Road. The eastern elevation of the proposed new structure is to be constructed within the same footprint along the retaining wall.

Careful consideration must be given to the design and construction of the foundations for the eastern elevation. To mitigate any possible detrimental effects, these foundations must be designed using piles and ground beams. A planning condition must be used to ensure this.

A new basement is to be excavated at a distance of 12m, this is outside of the recommended minimum RPA for T1. Grading of the soil will require excavations at 8m, even at this distance it is highly unlikely that roots from T1 will be encountered due to the site conditions.

SUSTAINABILITY

All sustainability issues listed in the Haringey Sustainability Issues have been considered in the design of the proposed dwelling. Provisions would be made for appropriate waste storage and recycling facilities, water-conserving devices. It is considered that care has been taken to select materials that are of excellent quality and are not detrimental to the environment.

The site lies in a conservation area; consequently, the design of the proposed dwelling reflects the established architectural character of surrounding properties in height, density, bulk and massing. As a contemporary interpretation, the building will visually contribute to the area. The scheme is considered appropriate as such this report recommends that planning permission should be granted.

RESPONSE TO THE OBJECTIONS RAISED

As mentioned above, there have been a number of objections from nearby residents. While this has been addressed already in the preceding paragraphs, it is worth pointing here in summary that the proposed development would not have a significant adverse impact on the amenity of the local area. It would be comparable in height to the existing building and fits in the same footprint. Further, with most of these buildings having different architectural styles, it is considered that each elevation of the proposed building presents a different façade that would not promote overlooking.

Another issue raised also is that the proposed building would be out of keeping. To the contrary, it is considered that the two storey building would complement the character and appearance of Highgate conservation area. Similar proposals have been granted consent recently. For instance a proposal to for the demolition of existing building and erection of part 2/part3 storey five bedroom dwelling house with habitable rooms and swimming pool at basement level and balconies at first floor and roof level at 8 View Road was granted consent. Other examples include;

Reference No: HGY/2004/0528: Palladio, Compton Avenue

Demolition of existing dwelling and erection of a 3 storey 8 bedroom house with balcony at rear, pool in basement and garage to side of property. Permission granted 6 April 2004.

Reference No: HGY/2005/1771: Courtenay House, Courtenay Avenue

Demolition of existing house and erection of new 2 storey seven bedroom dwellinghouse with rooms in roof, garage at basement level and linked part single storey and part two storey addition. Permission granted 24 November 2005.

Reference No: HGY/2005/0853: Ridgemount, Courtenay Avenue

Conservation Area Consent for the demolition of existing house, swimming pool enclosure and greenhouse and erection of new replacement detached two storey dwelling house with accommodation in roofspace and garage and swimming pool in basement. Permission granted 31 January 2006.

Reference No: HGY/2005/0198: Three Oaks, Courtenay Avenue

Demolition of existing building and erection of a three storey building with garage and ancillary accommodation within the lower ground floor. Landscaping and patios at rear. Permission granted 16th June 2005.

Reference No: HGY/2006/0270: Heathways, Courtenay Avenue

Demolition of existing building and erection of 1 x 3 storey eight bedroom dwelling house with habitable rooms and gym at basement levels, guest suite at 2nd floor and double garage at ground. Permission granted 21 April 2006

Reference No: HGY/2004/0594: 38 Hampstead Lane

Demolition of existing property and erection of a three storey house including rooms in the roof and the provision of basement. Erection of new entry gates to front boundary. Permission granted 8 December 2004.

Reference No: HGY/2005/0866: 57 Sheldon Avenue

Conservation Area Consent for demolition of existing house and erection of a two storey 6 bedroom house with rooms in roof and at basement level. Permission granted 6 July 2005.

The issue of traffic congestion as a result of the creation of a new driveway is also highlighted in the objection raised. The Council's transportation officer

here however observed that a crossover with a width of 4.1m would minimise any potential impact on the highways.

The final objection which I considered was raised was the effect on trees within the development site. The Council's arboriculturalist commented that the proposed new development can be constructed without any detrimental effects on the existing trees within 14 View Road and those in the adjacent property, 12 View Road.

SUMMARY AND CONCLUSION

In dealing with this proposal, regard have been had to the provision of the above relevant policy. It is considered that the proposed new development would be detrimental to the amenity or character and appearance of Highgate conservation area. The new house would be two storey just like the existing and surrounding properties. The design would not detract from the character of the area since the area is characterised by different form of architectural styles and types. I recommend that planning permission be granted.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/1358

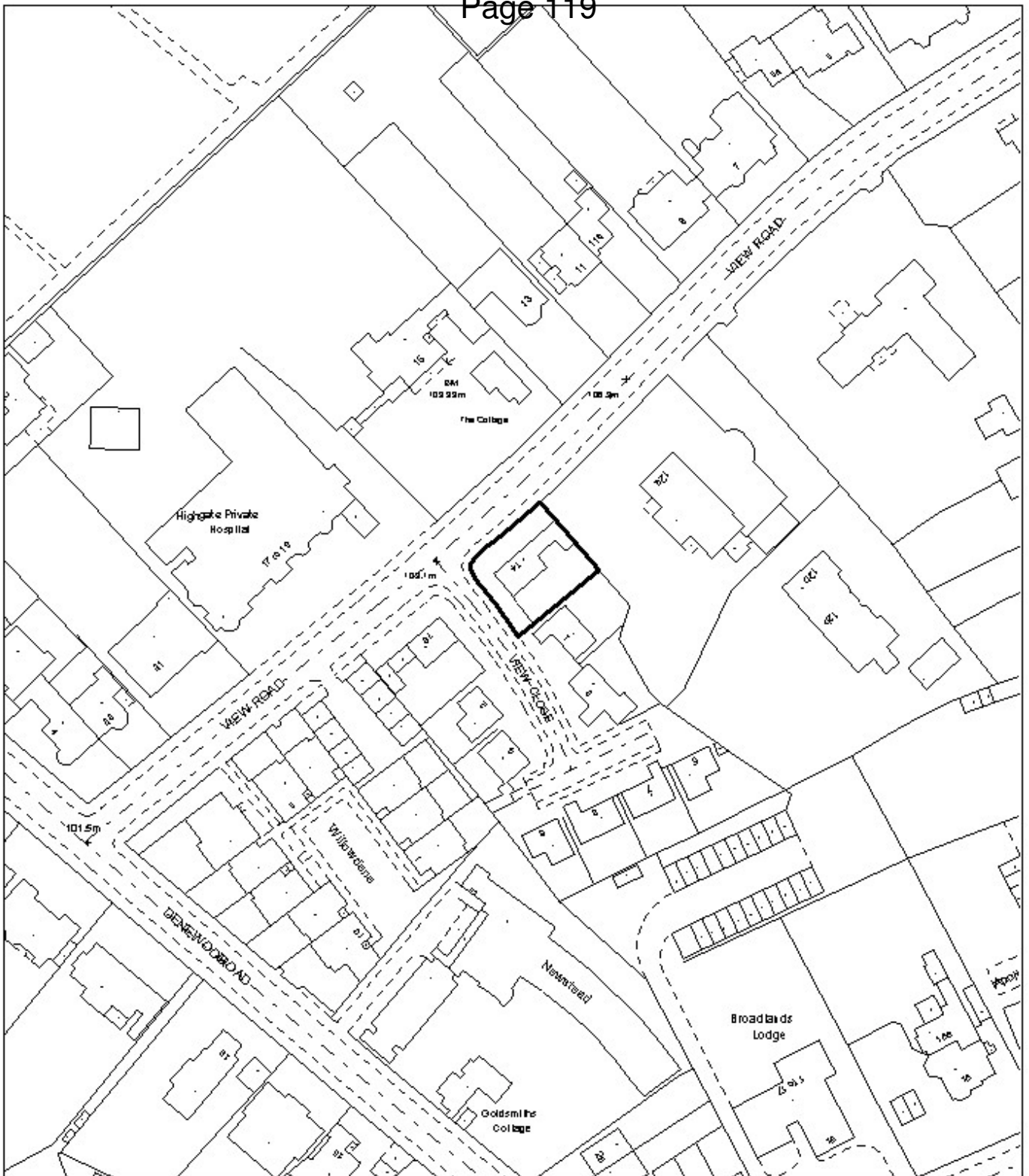
Applicant's drawing Nos. 511 (SK) 022 (B), 001A, 002B, C, 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.

Subject to the following condition:

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

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

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Site plan
14 View Road N6

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Planning Applications Sub Committee 27 November 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/1265

Ward: Seven Sisters

Date received: 13/06/2006

Last amended date: 28/08/2006 & 03/11/2006

Drawing number of plans: Ex-01, 02, 03; PR-01A – 06A & PR-01A – PR03B - 13A

Address: 21 - 29 Tewkesbury Road N15

Proposal: Redevelopment of site including erection of a 4 storey block with set back 4th floor comprising 4 x one bed and 5 x two bed self contained flats on the upper floors, communal roof garden at 3rd floor level and B1 commercial use at ground floor with ancillary parking and cycle storage. Creation of new crossover to Tewkesbury Road, N15

Existing Use: Vacant

Proposed Use: Mixed use/residential

Applicant: Haringey Properties Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Area of Community Regeneration
Road – Borough

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section106 Legal Agreement.

SITE AND SURROUNDINGS

The site comprises a vacant corner plot formerly used as a builder's storage yard on the junction of Overbury Road and Tewkesbury Road.

Immediately opposite the site are a number of workshops in various state of repair, some of which are in use as motor car repairs.

The site is no longer within a defined employment area.

The site is close to Seven Sisters Road and within easy access to public transport.

PLANNING HISTORY

No recorded planning history

DETAILS OF PROPOSAL

The current proposal seeks redevelopment of site including demolition of existing building and erection of 1 x 4 storey block comprising 4 x one bed and 5 x two bed self contained flats on the upper floors with accessible roof garden at 3rd floor level and B1 commercial use at ground floor with ancillary parking and cycle storage. Creation of new crossover to Tewkesbury Road N15 .

CONSULTATION

Local residents
Design Team
Crime Prevention Officer
Transportation group
Waste Management
Major/minor advert 30/06/2006
Ward Councillors

RESPONSES

Design Team – comments as follows - This is a sensitively designed mixed use scheme which sits well on the site, and harmonizes with the local area. The proposed building is 4 storeys in height with a set back upper floor and incorporates a roof garden and terraces to all flats. The elevations are largely finished in brick with glazed balcony details and an attractive double height glazed section on the elevation facing onto Tewksbury Road.

The development will enhance the local area in this part of Seven Sisters and enliven the street frontages to both Tewksbury and Overbuy roads by the providing new entrances and overlooking windows. There are also windows in the elevation overlooking the entrance to the park which appears to be very unsafe and unwelcoming at present. The scheme is acceptable in design policy terms and approval is recommended.

Transportation Group - Although this site is located in an area where the public transport accessibility level is low, it is within a short walking distance of the bus route, Seven Sisters Road which offers some 35 buses (two-way) per hour. Seven Sisters Road also provide frequent bus connection to Seven Sisters tube/over ground and Manor House tube station. Hence, it is deemed that a considerable number of prospective residents at this development would use public transport. Also, our interrogation with TRAVL database showed that the residential element of this development, some 633sqm GFA would not generate any significant traffic in the peak traffic periods (some 3 car trips in/out during the am or pm peak period, using comparative sites:

Coopers Close - E1, Clarence Close - EN4 and Albion Wharf - SW11 as the basis for assessment).

Likewise, the commercial aspect of this development, some 157sqm GFA, would not generate any significant traffic and as stated in the Council's SPG would only require 2 car parking space plus 2 cycle racks.

In addition the five car parking spaces proposed and detailed in Plan No. PR_02 represent 50% of the maximum car parking spaces specified in the SPG for the whole of this development, we have considered that this level of car parking provision is adequate, taking into account the site's characteristics. Some cycle racks with secure shelter have also been proposed. Furthermore, there is southbound bus lane along the adjoining Seven Sisters Road which cyclists can use to connect with other bus lanes/cycle routes within the borough and ultimately to the nearby tube or over-ground stations. Consequently, The Highway and Transportation authority would not object to this application.

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Guidance 3 Housing

The principal national policy guidance relating to residential development is contained in Planning Policy Guidance Note 3: Housing. This PPG provides guidance on a range of issues relating to the provision of housing. Circular 6/98 *Planning and Affordable Housing* will continue to apply, within the framework of policy set out in this guidance.

PPG3 states that Local Planning authorities should:

- provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;
- promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and
- Introduce greater flexibility in the application of parking standards, which the government expects to be significantly lower than at present.

Planning Policy Guidance 13 Transport

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

- promote more sustainable transport choices for people and for moving freight.
- promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.
- reduce the need to travel especially by car.

The London Plan

The London Plan was adopted in February 2004 by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan also sets out density targets for residential development in London. Various ranges are specified. Of particular relevance to this site - urban sites close to transport corridors with a low accessibility index proposed for flatted development may have a range of 300-450 hrh.

Local Policy Background

Current Unitary Development Plan 2006

EMP4: Non Employment Generating Uses

Require that there is no demand for the site to be used in its existing form – evidence of unsuccessful marketing of the site – outside of a DEA – retain or increase the number of job on the site.

UD3: General Principles

Require that new development has no adverse impact on residential amenity in terms of overlooking, loss of privacy – complement the character of the local area.

UD4: Quality Design

Encourages and supports good and appropriate design, which is sustainable, improves the quality of the existing environment also reinforces a sense of place and creates civic pride.

UD6: Mixed Use Developments

Where appropriate developments should include a mix o f uses in order to ensure sustainable development – aiming to make the optimal use of land whilst still maintaining a decent environment.

UD7 Waste Storage

Requires that all developments to include appropriate provision for the storage and collection of waste and recyclable material.

HSG 4: Affordable Housing

Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall Borough target of 50%.

HSG8 Density Standards

Reflects the advice in the London Plan also increased densities.

HSG9 Dwelling Mix

Require that the dwelling mix meets Council's housing requirements.

M10 Parking for Developments

Set the standard for car parking provision.

Supplementary Guidance

SPG1a - Design Guidance

SPG3a - Density/Dwelling mix

SPG 4 - Access for all

SPG5 - Safety by Design

SPG8a - Waste and recycling

SPG9 - Sustainability Statement (checklist)

SPG12 - Education needs generated by new housing development

SPG7a – Parking Standards

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are:

- i) The principal of the residential use of the land,
- ii) Density,
- iii) Size, bulk and design,
- iv) Privacy and overlooking
- v) Waste management access and parking,
- vi) Sustainability,
- vii) Contributions.

Each of these issues is discussed below.

Principle of Residential Use

The subject site has been removed from the Defined Employment Area (DEA) as such policy EMP4 is applicable.

The subject site has been vacant and evidence has been submitted that it has been marketed for more than 3 years without success.

The proposal provides commercial floor space on part of the ground floor that has the potential to create employment opportunity.

It is considered that the proposal will result in a sustainable mix of uses that will benefit the community complying with Policy UD 6 'Mixed Use Development'.

PPG 3 and the London Plan encourage the residential development of brownfield sites. The pressure of land for new housing in the Borough means that brownfield sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available sites decrease.

Policy UD3 General Principles - In respect of 'Privacy and Amenity of Neighbours' recognises this pressure and seeks to ensure an appropriate level of development for these sites which ensures that existing amenity is not harmed. In this case, the proposed development has been designed to fit in without compromising the Council's standards of distances between houses or having an unduly overbearing affect on the neighbouring properties.

Policy HSG 9 'Dwelling Mix' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 4 x one bed and 5 x two bedroom flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 3a 'Standards for New Build Residential Development'. The proposed development is below the threshold that requires an affordable housing contribution and as such the proposal complies with Policy HSG 4 'Affordable Housing'.

There will be off-street car parking, waste management facility and cycle bays and a secure rear boundary providing a barrier between the site and the adjoining play area. It is also considered that the neighbouring industrial estate will not have a significant negative impact on the future occupants of the site.

Density

Policy HSG 8: 'Density Standards' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising

use of previously developed land. It recommends that Local Authorities “*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*” The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 300 - 450 hrh for flatted developments in urban areas with a low accessibility index rating such as this one.

The Unitary Development Plan sets a density range of 200 – 400 hrh. The densities allowed in the Unitary Development Plan reflect more closely with the densities set out in the London Plan.

The site displays the characteristics of an urban site with a low accessibility index as defined in the London Plan. As such, the Plan allows for a density of development up to 450 hrh. Applying the method of calculation set out in Supplementary Planning Guidance Note 23a Density, this mixed use scheme has a density of 400 hrh based on a gross site area of 0.0689 hectares, which is in line with this requirement.

The ground floor has been laid out as commercial floor space. In line with guidance contained in Supplementary Planning Guidance Note.3a ‘Standards for New Build Residential Development’, a communal roof garden has been proposed and inset balconies are provided for most flats on the upper floors.

Size, Bulk and Design

Policies UD4. ‘Quality Design’, SPG1a Design Guidance - Layout, Form, Rhythm and Massing’ require that new buildings are of an acceptable standard of design and fit in with the surrounding area.

The building is four storeys in height incorporating commercial use on the ground floor, which generally reflects the height of the nearby building and a number of industrial buildings within the vicinity. The fourth floor of the building has been setback from the front of the building and is barely visible from street level: The proposed balconies are inset and further break up the building line. The result is a contemporary building, which respect the constraints of the site and contrasts with the predominantly industrial buildings and workshops in the area.

The Council’s Design Team considers that this is a sensitively designed mixed use scheme which sits well on the site, and harmonizes with the local area. The development will enhance the local area in this part of Seven Sisters and enliven the street frontages to both Tewksbury and Overbury roads by the providing new entrances and overlooking windows. There are also windows in the elevation overlooking the entrance to the park which appears to be very unsafe and unwelcoming at present. The scheme is acceptable in design policy terms and approval is recommended

It is considered that the development will not have an adverse affect on any adjoining property. In fact it will have a positive regenerative impact on the streetscape and the amenity of the area.

Privacy and Overlooking

Policy UD2 and SPG 3b 'Privacy and Overlooking' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed buildings meet the requirements of Policy and will not therefore result in loss of privacy from overlooking. The buildings are located over 20 metres from the workshops on the opposite side of the street.

It is considered that there will be no significant loss of sunlight and daylight to any adjoining property as a result of the development. The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

Waste management, Access and Parking

The scheme proposes 5 car parking spaces, secure bicycle parking spaces to the rear of the site, which meets the standards and requirements for this type of development in this location and has been approved by Council's Transportation department.

The access and car parking area is suitable for refuse vehicles to enter and exit the site in a forward motion additionally the waste storage accommodates both residential and commercial waste in an easily accessible location.

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

Sustainability and Energy renewal

The applicant has completed the Council's sustainability checklist.

The individual units have been designed to meet a "very good" ecohomes rating which is in line with the requirement of ENV6a.

Space is provided in the refuse store for both commercial and residents recycling.

To encourage the use of bicycles secure cycle storage is proposed.

Contributions

Education - Supplementary Planning Guidance Note 12 Education Needs Generated by New Housing Development requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units with children bed

spaces are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should Planning permission be granted. The applicant is required to contribute a sum of £19,602.78.

Environment improvements within the vicinity – The applicant is required to contribute £13,000 toward general environmental improvements within the immediate locality.

Administrative recovery charges – £1,397.22.

SUMMARY AND CONCLUSION

The proposed development accords with Council policy EMP4 Non Employment Generating Uses in that the site has been vacant for a number of years, adequately marketed without any interest for use in its current form. The proposed development incorporates commercial use on the ground floor with the potential to create new employment on the site.

The positioning of the proposed building on the site means neighbouring occupiers will not suffer loss of amenity regarding additional overlooking, loss of sunlight or daylight as the distances between the proposed building and the existing properties surrounding the site meet the Council's guidelines. The design approach is modern, adequate amenity space is provided and the scheme includes sufficient on-site parking.

The proposed development is of a type and scale which is appropriate to this location. Mixed use is proposed that raises the density proposed but not such that the scheme fails to meet the relevant policy requirements – additionally the proposal is in line with general national policy and guidance which encourages Local Planning Authorities to approve higher density schemes in locations such as this.

RECOMMENDATION 1

That planning permission is granted in accordance with planning application no. HGY/2006/1265, 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).

This report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £19,602.78 toward local education facilities, £13000 toward environmental improvement within the vicinity, also administrative recovery costs of £1,397.22.

RECOMMENDATION 2

1. That planning permission be granted in accordance with planning application reference number HGY/2006/1265 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: Education contribution of £19,602.78, also £13000 toward environmental improvements within the vicinity and recovery/administrative costs of £1397.22.

2. That, following completion of the Agreement referred to in resolution (1) planning permission be granted in accordance with planning application reference number HGY/2006/1265 & applicant's drawing No's: Ex-01, 02, 03; PR-01A – 06A, PR- 01A – PR03B – 13A subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
5. 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.

6. That not more than 9 separate residential units shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

7. 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'.

8. 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.

9. 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: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

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

REASONS FOR APPROVAL

The proposal complies with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 'Good Design', UD5 Mixed Use

Development, HSG9 Density Standards, EMP4 Non Employment Generating Uses, EMP5 Promoting Employment Uses, M10 Parking for Development of Haringey Unitary Development and appropriate Supplementary Guidance.



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Site plan
21 - 29 Tewkesbury Road N15

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Planning Applications Sub Committee 27 November 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE

Reference No: HGY/2006/2067

Ward: Hornsey

Date received: 20/10/2006

Last amended date: N/A

Drawing number of plans CGL 782-01, 02D, 03C

Address: Cold Store, Cranford Way N8

Proposal: Partial demolition of former Ecco cold store warehouse, erection of single unit for B1(c), B2 or B8 use and 2 storey office extension to existing cold stores. Installation of new loading bay doors to existing building.

Existing Use: Commercial

Proposed Use: Commercial

Applicant: Wyforthe Ltd & Marroo Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Contaminated Land (GeoEnviron)

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises the cold store premises and buildings located within the Cranford way Defined Employment Area. The application site itself is located to the rear of the main buildings which front Tottenham Lane, (formerly known as the Botswana Meat Company), close to the main entrance to the DEA.

The application site is located to the east side of the Defined Employment Area adjacent to the main Kings Cross-Edinburgh railway line. It is separated from the residential properties in Rathcoole Gardens by the Access self-store building, which is slightly higher than the application building.

All vehicle and pedestrian access to the site is from Tottenham Lane via the internal access road within the DEA.

PLANNING HISTORY

There is no significant history to the application site.

DETAILS OF PROPOSAL

This application proposes the partial demolition of the former Ecco cold store warehouse, and the erection of single unit for B1(c), B2 or B8 use and 2 storey office extension to existing cold stores, and the installation of new loading bay doors to existing building.

The scheme retains 2660 square metres of newer storage buildings within the site. The proposed buildings will be positioned within the footprint of the existing older brick structures to be demolished. The new buildings will be up to a maximum height of approximately 6.5 metres, similar to the existing buildings.

The scheme will result in a total floorspace of approximately 3860 square metres, approximately 1300 square metres less than the existing arrangement. Of this 2210 square metres will be storage and 280 square metres office space. The existing service yard will be enlarged as a result of the development as the overall footprint of the replacement buildings is less than the existing.

The new buildings will match in size and appearance the existing buildings to be retained on the site.

CONSULTATION

Ward Councillors
Transportation
Design
Network Rail
Haringey Boys Club, Tottenham Lane
Units 1-17 Cranford Way
5, 54-64, 46b Tottenham Lane

RESPONSES

Ward Councillors – no responses received to date.
Transportation – no objections to the proposal.
Design - no adverse comments on the proposal.
Network Rail - no objections. Informative to be added to contact NR prior to commencement of the development.
Haringey Boys Club, Tottenham Lane – no responses received to date.
Units 1-17 Cranford Way – no responses received to date.
5, 54-64, 46b Tottenham Lane – no responses received to date.

RELEVANT PLANNING POLICY

Policy EMP2: Defined Employment Areas – Industrial Locations

The Council will seek to protect and enhance the Borough's Industrial Locations for the purposes of employment uses falling within use classes B1 (b) (c), B2 and B8 or similar uses. The Industrial Locations DEAs are amongst the most well established industrial areas in the Borough, and it is the Council's aim to retain and in some cases secure improvements to the land and buildings within these areas.

The preferred uses within these DEAs are research and development light and general industrial and warehousing B1 (b) and (c), B2 and B8.

Policy UD2: Sustainable Design and Construction

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. The Council would prefer, all things being equal, that all development in the borough is designed in a way that maximises the potential of the site without causing any unnecessary local nor global environmental consequences.

Policy UD3: General Principles

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

Policy M10: Parking for Development

The Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and people with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration.

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues in relation to this application are:

- Appropriateness of the use
- Impact on surrounding area
- Sustainability
- Movement

1. Appropriateness of the use

Policy EMP2: defined employment areas – industrial locations states that uses falling within use classes B1 (b) (c), B2 and B8 or similar uses are appropriate in industrial Defined Employment Areas. The uses proposed by this scheme,

which are replacement cold storage facilities and ancillary office accommodation, fall within these use classes and are therefore appropriate to the site.

Policy EMP2 of the UDP states that the Industrial Locations DEAs are amongst the most well established industrial areas in the Borough, and that the preferred uses within these DEAs are research and development, light and general industrial and warehousing B1(b) and (c), B2 and B8. Large scale B1(a) is not considered appropriate in these DEAs unless they are of an ancillary nature. The applicant has stated that the B1 unit would be used for purposes within B1 other than B1(a), and a condition is attached restricting the approved uses to B1(c), B2 and B8 uses.

2. Impact on surrounding area

Policy UD3: General Principles aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey. In particular, the policy seeks to protect residential amenity, ensure that the scale and nature of the development is appropriate to the area and that public and private transport networks are not adversely affected.

The scheme will result in a building that is used for the same purpose as the existing building but operates to modern standards. It will be no higher than the existing buildings and have a reduced footprint. It is positioned within the Defined Employment Area as far as possible from the closest residential properties replacing the existing structures. The enlarged service yard and new loading doors will improve vehicle manoeuvrability within the site. In this light, the proposal should result in an improvement of the present situation and not result in any adverse impact to the residential properties closest to the site or the surrounding area.

3. Sustainability

Policy UD2 Sustainable Design and Construction seeks to ensure that development in the borough maximises the potential of the site without causing any unnecessary local or global environmental consequences.

The applicant has submitted a separate sustainability report which sets out the significant sustainable features of the development. The principal features include:

- 1) Minimal site levelling to avoid excessive spoil removal from the site.
- 2) Retention of existing buildings where possible.
- 3) Green Guide used for new building materials.
- 4) Isolated location from residential areas, surrounded by other industrial uses.
- 5) Low glare, high efficiency lighting
- 6) Cycle storage
- 7) Design makes use of natural light, ventilation where possible
- 8) Modern materials to minimise heat loss from new buildings.

- 9) Makes use of presently unused area.
- 10) Will create new local jobs.

4. Movement

The new cold store will operate as a separate unit and will have its own access created in the site perimeter wall from the main site access road. This is internal to the site and will not affect vehicle movement in Tottenham Lane. The enlarged service yard improves site capacity and vehicle manoeuvrability.

Delivery lorries will be able to load and unload entirely within the site. Six car spaces are provided to the new unit with an additional two spaces for the office accommodation. Transportation is satisfied with this level of provision.

SUMMARY AND CONCLUSION

The application site comprises the cold store premises and buildings located within the Cranford Way Defined Employment Area.

This application proposes the partial demolition of the former Ecco cold store warehouse, and the erection of single unit for B1(c), B2 or B8 use and 2 storey office extension to existing cold stores, and the installation of new loading bay doors to existing building.

The scheme will result in a total floorspace of approximately 3860 square metres, approximately 1300 square metres less than the existing arrangement.

The main issues in relation to this application are:

- i) Appropriateness of the use
- ii) Impact on surrounding area
- iii) Sustainability and
- iv) Movement.

The uses proposed by this scheme, which are replacement cold storage facilities and ancillary office accommodation, fall within these use classes and are therefore appropriate to the site. The proposal should result in an improvement of the present situation and not result in any adverse impact to the residential properties closest to the site or the surrounding area. The scheme seeks to minimise any adverse effects in terms of its impact on the environment, both locally and nationally.

The scheme will not adversely affect existing public or private transport systems.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/2067

Applicant's drawing Nos. CGL 782-01, 02D, 03C

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
5. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.
Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used for purposes within Use Classes B1(c), B2 and/or B8 only and shall not be used for any other purpose including any purpose within Class B unless approval is obtained to a variation of this condition through the submission of a

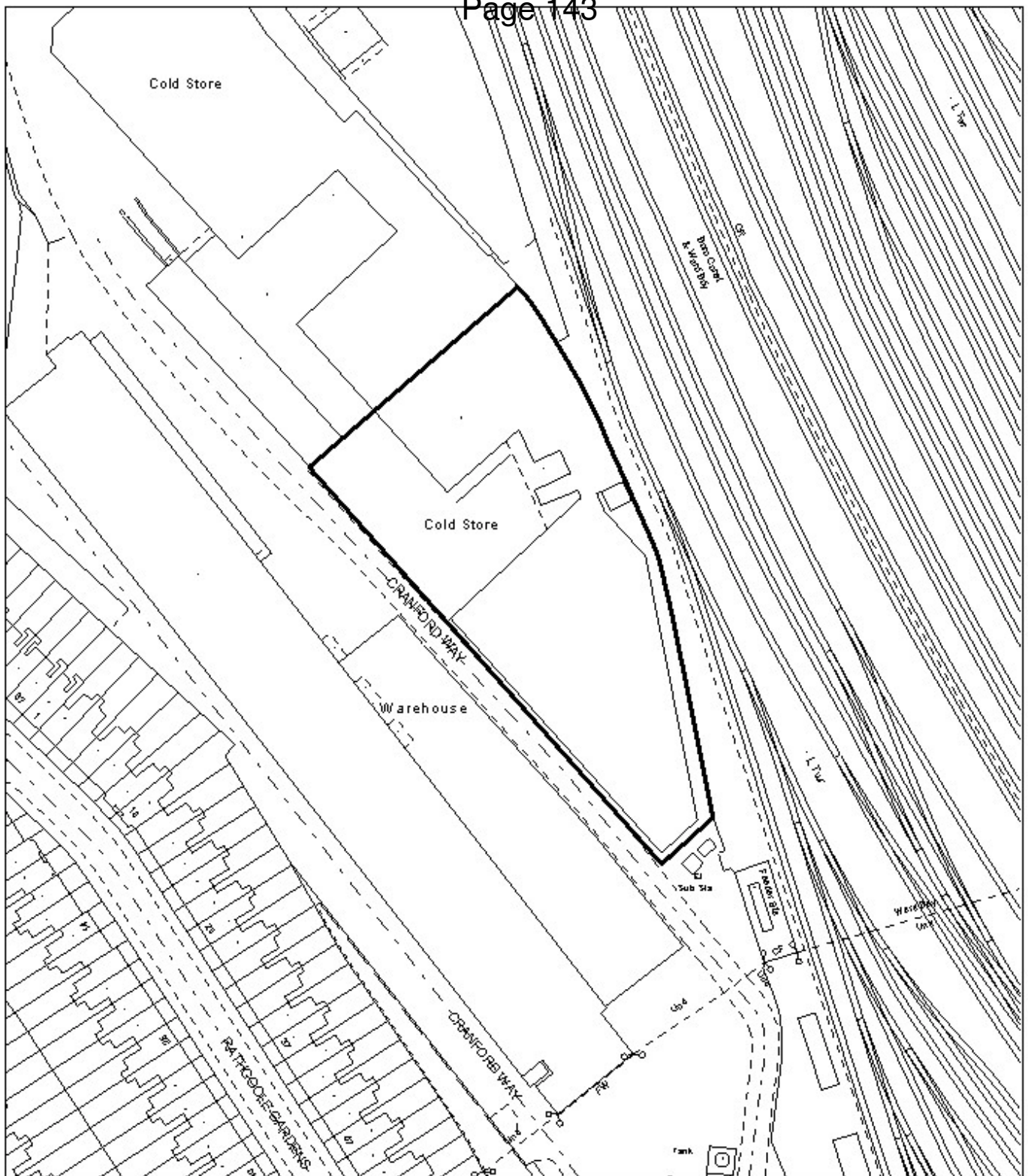
planning application.

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.

REASONS FOR APPROVAL

The scheme complies with the relevant policies in the adopted Unitary Development Plan July 2006, for commercial development in Defined Employment Areas and is considered to be appropriate in terms of the nature and scale of development, and will not result in any significant adverse impact on the surrounding area.

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Site plan Cold Store, Cranford Wat N8

HARINGEY COUNCIL

**Directorate of
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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 27 November 2006

Report of: Interim Director of Environmental Services

Contact Officer: Ahmet Altinsoy
Designation: Senior Administrative Officer **Tel:** 020 8489 5114

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

1. PURPOSE: The following reports recommend Tree Preservation Orders be confirmed.

2. SUMMARY:

Details of confirmation of Tree Preservation Orders against trees located at:

- 1) 62 – 70 Coolhurst Road N8
- 2) 39 Grove Avenue N10
- 3) Middlesex University, White Hart Lane N17
- 4) 63 Windermere Road 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 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 Support Team on 020 8489 5114.

Report Authorised by:


 Shifa Mustafa

Assistant Director Planning, Environmental Policy
 & Performance

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PLANNING APPLICATIONS SUB COMMITTEE 27 NOVEMBER 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 tree is located at: 62 - 70 Coolhurst Road N8

Species: T1: Sycamore

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of significant amenity value, clearly visible to all local residents from a public place.
2. The tree will form a natural screen to the proposed new development.
3. The tree appears healthy for its age and species and should have a safe useful life expectancy of more than 40 years.
4. The tree is suitable to its location on the boundary of the site.

No objections have been received.

RECOMMENDATION

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

Paul Smith
Head Of Development Control South

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Site plan

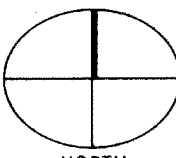
Rear of 62 - 70 Coolhurst Road N8 8EU.

T1: Sycamore.



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PLANNING APPLICATIONS SUB COMMITTEE 27 NOVEMBER 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 tree is located at: 39 Grove Avenue N10

Species: T1: Walnut (*Juglans regia*)

Location: Front garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of significant amenity value clearly visible to all local residents from the public place.
2. The tree appears healthy for its species and age and is of good form.
3. The tree is suitable to its location being 10m from the adjacent property.
4. The tree provides a habitat for local wildlife.

An objection has been received from the owner; the grounds are:-

1. That the TPO would prevent the owner from pruning the tree in accordance with good arboreal practice, which could present a theoretical risk in future should a branch become diseased or become an obstruction.
2. That the tree roots have damaged the front boundary wall of the house, and the owner considers that the Council should accept responsibility for such damage in the future.

The Council's Arboriculturalist has written to the owner, pointing out that, provided an application is submitted for works to a preserved tree, works of pruning and general maintenance can be permitted for good arboreal practice. The Local Authority will not accept liability for maintaining the boundary wall; damage to this has occurred prior to the TPO being considered. A new wall could be constructed,

using a raised lintel, to minimise further damage to the wall after rebuilding.

The tree is in a position where it is very visible in the street scene.

The Arboriculturalist considers that the Walnut Tree is a useful amenity feature in the Conservation Area, of good form and appears healthy, with a life expectancy of at least 40 years.

RECOMMENDATION

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

Paul Tomkins
Head Of Development Control North

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PLANNING APPLICATIONS SUB COMMITTEE 27 NOVEMBER 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 trees specified in this report.

REPORT

The trees are located at: Middlesex University, White Hart Lane N17

Species: G1: Lime x 7

Location: Land adjacent to Pretoria Road N17

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 significant value, clearly visible to many local residents and from Pretoria Road (a public place).
2. The trees appear healthy for their species and age.
3. The trees are mature species, providing a habitat for local wildlife.
4. The trees form a screen to the site.

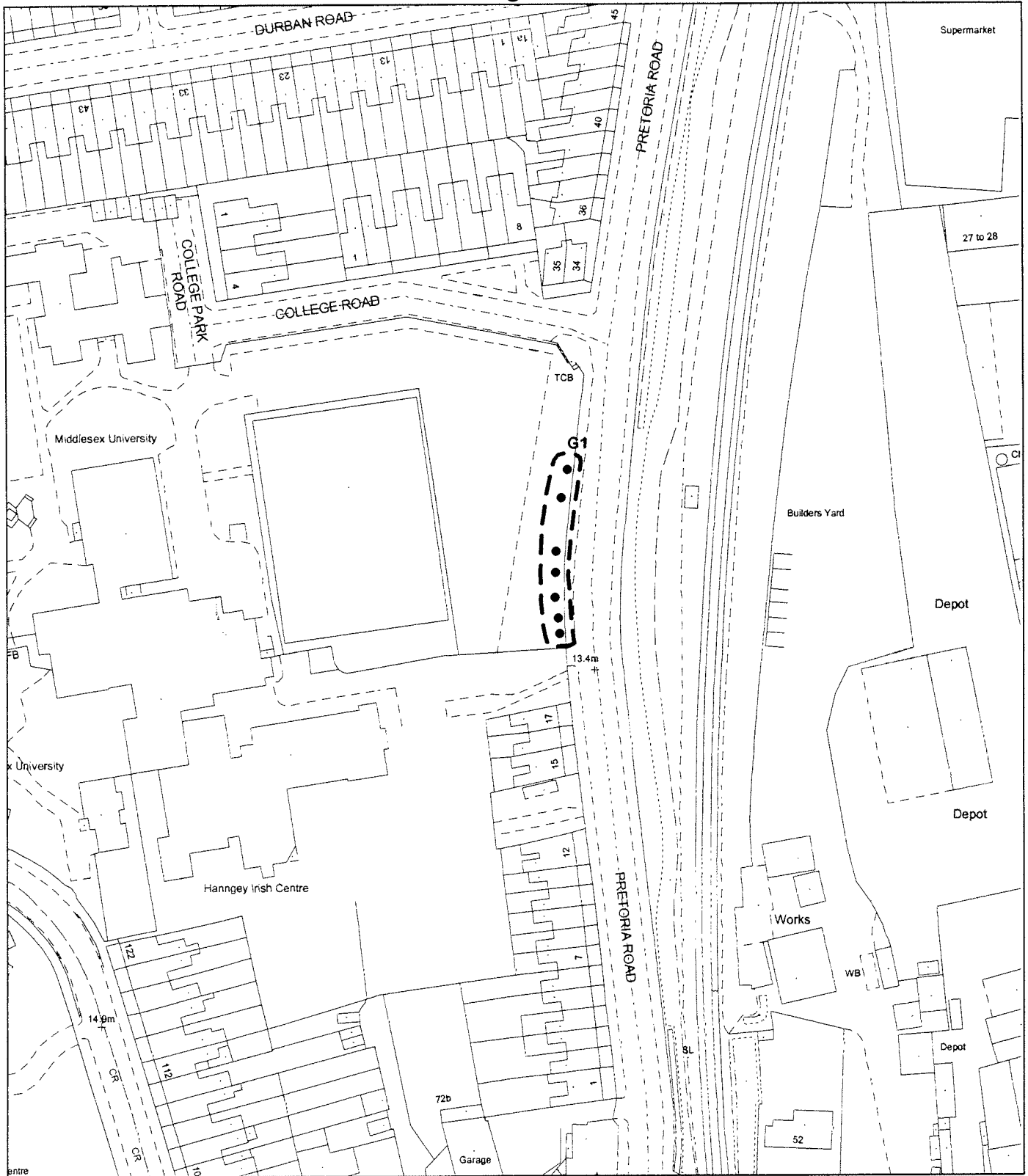
No objections have been received.

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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Site plan

Middlesex University, White Hart Lane N17.

G1: Lime tree x 7.



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PLANNING APPLICATIONS SUB COMMITTEE 27 NOVEMBER 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 tree is located at: 63 Windermere Road N10

Species: T1: Lime

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of significant amenity value, being visible to all local residents from a public place.
2. The tree is a mature specimen appearing healthy for its species and age and is of good form.
3. The tree is suitable to its location, being at least 10m from the adjacent property.
4. The tree is part of a group of mature trees providing a habitat for local wildlife.

No objections have been received.

RECOMMENDATION

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

Paul Tomkins
Head Of Development Control North

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Site plan

63 Windermere Road, N10 2RD.

T1: Lime.



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