
Planning Applications Sub-Committee

MONDAY, 26TH MARCH, 2007 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

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

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

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

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 18 below. New items of exempt business will be dealt with at item 18 below.

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 - 12)

To confirm and sign the Minutes of the PASC held on 26 February 2007.

6. APPEAL DECISIONS (PAGES 13 - 22)

Appeal decisions determined during February 2007.

7. DELEGATED DECISIONS (PAGES 23 - 50)

Decisions made under delegated powers between 29 January 2007 and 4 March 2007.

8. PERFORMANCE STATISTICS (PAGES 51 - 64)

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

9. TREE PRESERVATION ORDERS (PAGES 65 - 74)

To confirm the following Tree Preservation Orders:

1. 72 Tetherdown N10
2. 44 Beech Drive N2

10. PLANNING APPLICATIONS (PAGES 75 - 76)

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.

**11. REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007):
R/O 73 - 79 HORNSEY LANE N6 (PAGES 77 - 92)**

Erection of part single / part 2 storey three bedroom dwelling house with garage, study and associated refuse storage and landscaping.
RECOMMENDATION: Grant permission subject to conditions.

**12. REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007):
GARAGES AT HAROLD ROAD & NEWTON ROAD N15 (PAGES 93 - 108)**

Demolition of existing garages and erection of 3 storey block comprising 1 x three bed and 2 x four bed houses and 4 x two bed and 2 x one bed flats. Development includes associated landscaping and parking.
RECOMMENDATION: Grant permission subject to conditions and Section 106 Legal Agreement.

**13. REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007):
318 - 418 SEVEN SISTERS ROAD N15 (PAGES 109 - 134)**

Demolition of existing garages and erection of 3 x 3 storey building comprising 13 x 1 bed flats, 9 x 2 bed flats and 8 x 3 bed flats and 12 x 4 bed houses and associated landscaping (Revised schemed HGY/2005/1592).
RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

14. THE LODGE, CHURCH LANE N17 (PAGES 135 - 166)

Construction of underground mortuary; alterations including partial demolition and single storey infill extension to existing vacant office buildings; excavation of vehicle access and turning areas; landscaping.
RECOMMENDATION: Grant permission subject to Direction from Government Office for London (GOL).

15. HARVEY MEWS, HARVEY ROAD N8 (PAGES 167 - 186)

Demolition of existing garages and erection of 5 x 3 storey 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconies to front elevation and parking for 5 cars. (Amendments to the basement level previous application HGY/2005/0808).

RECOMMENDATION: Grant permission with conditions and subject to a legal agreement

16. 21 - 27 OVERBURY ROAD N15 (PAGES 187 - 200)

Redevelopment of site to include demolition of existing buildings and erection of 1 x 3 storey block comprising of 363.55sqm of commercial (B1) floor space at ground floor level and 1 x one bed, 1 x 3 bed and 6 x two bed flats at 1st and 2nd floor level. Provision of communal garden at roof level and refuse and cycle storage at ground floor.

RECOMMENDATION: Grant permission subject to conditions and subject to section 106 Legal Agreement

17. FORMER PUBLIC HOUSE, 159 PARK LANE N17 (PAGES 201 - 210)

Change of use of ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats.

RECOMMENDATION: Grant permission subject to conditions and Section 106 Agreement.

18. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

19. SITE VISITS

Members, applicants and objectors are requested to note that site visits normally take place on the preceding Friday before the next PASC meeting the following week. This will be confirmed after the current meeting.

20. DATE OF NEXT MEETING

Tuesday 17 April 2007

Monday 14 May 2007

Yuniea Semambo
Head of Local Democracy & Member Services
5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Anne Thomas
Principal Committee Coordinator
Tel No: 020 8489 2941
Fax No: 0208 489 2660
Email: anne.thomas@haringey.gov.uk

15 March 2007

This page is intentionally left blank

MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007

Agenda Item 5

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

Also Present: Councillors Diakides, Lister, Vanier, Winskill and Whyte

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC159.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Weber for whom Cllr Whyte was substituting and for lateness from Cllr Bevan.</p>	
PASC160.	<p>URGENT BUSINESS</p> <p>None received.</p>	
PASC161.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest received.</p>	
PASC162.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC163.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Applications Sub Committee held on 22 January 2007 be approved and signed as a correct record.</p>	
PASC164.	<p>APPEAL DECISIONS</p> <p>The Committee was advised that there were no particular comments to note. The Committee offered their congratulations to officers on their good performance with respect to appeal decisions.</p> <p>Members enquired when they could expect to have sight of the new policy on crossovers. It was noted that appeals had been upheld for crossovers on Hornsey Park Road and Durnsford Road which were both considered to be busy roads leading to schools. Members requested sight of the inspectors report and decision notice. Officers confirmed that a report would shortly be presented to the Executive and that it was the Authority's policy not to support crossovers due to the destruction of the street scene.</p> <p>RESOLVED</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

	<ol style="list-style-type: none"> 1. That the decision notices on the two appeals upheld be circulated to the Cllr Dodds. 2. That the report be noted. 	
PASC165.	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 18 December 2006 and 28 January 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PASC166.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note that the December figures for major and minor applications was well above the Haringey performance target. On page 73 of the report the yearly performance for appeals determined against Haringey's decision to refuse planning permission was also above target. Page 78 of the report detailed the yearly performance on appeal statistics. Officers thanked the Committee for their earlier comments regarding appeals decisions.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PASC167.	<p>ADOPTION OF CONSERVATION AREA CHARACTER APPRAISALS</p> <p>Officers presented their report which was a follow up to the report considered by the Committee at the end of September 2006.</p> <p>The Committee was asked to note that the report before them was on the recent public consultation exercise in respect of Character Appraisals for Nine Conservation Areas and to seek approval for their adoption. Consultations were carried out between 2 October 2006 and 1 December 2006, with residents associations, libraries, local amenity groups and publicised in local and national press. A training day was arranged for local residents with specific interest in conservation and planning at Bruce Castle Museum in November 2006.</p> <p>Issues raised as part of the consultation were:</p> <ul style="list-style-type: none"> • Controlling permitted development lines • Proposals for increasing Article 4 powers within the conservation area • Extending conservation area boundaries <p>The Authority was not recommending that any of the nine areas be</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

	<p>put forward for Article 4. The Committee also noted that a Tottenham Advisory Conservation Area Group had been set up and their first meeting took place on Thursday 22 February 2007.</p> <p>An objector spoke on behalf of the St Ann's Character Appraisal, advised that the St Ann's Advisory Committee had been established in January 2007 and requested the Committee to defer the adoption for St Ann's Character Appraisal for six months in order to provide a opportunity to comment on the report before it was adopted.</p> <p>Cllr Diakides entered the meeting 7:45pm</p> <p>The Committee questioned officers on when and how the boundaries would be considered and was advised that they had reached a conclusion that there was no justification to change the boundaries. Officers advised that the Conservation Area appraisals were seeking to improve the Council's planning practise by having up to date appraisals and part of a programme to adopt 28 appraisals.</p> <p>RESOLVED</p> <p>That Members agreed to the recommendation in the report.</p>	
<p>PASC168.</p>	<p>ARTICLE 4 (2) DIRECTION ~ PEABODY COTTAGES CONSERVATION AREA</p> <p>The Committee were informed that this report sets out the case for increasing Article 4 powers to cover the Peabody Cottages Estate in Tottenham. Article 4 direction was already in place for the neighbouring Tower Gardens Estate which limits development rights for the dwelling houses within its area.</p> <p>The Peabody Estate was in the process of selling off the houses on the open market. This was to impose restrictions on altering the street elevations of the dwelling houses covering windows, doors, decorative architectural features and the construction of porches.</p> <p>The Committee queried the process of approving the Article 4 direction before consultation had been carried out. Officers confirmed that the Article 4 direction sought to stop work being carried out to destroy properties. In six months the Article 4 direction would be confirmed by the Secretary of State and that it was better to seek the Article 4 first and then to consult as it was a statutory duty to do so.</p> <p>Cllr Bevan entered the meeting 7:50pm.</p> <p>RESOLVED</p> <p>That Members approved the recommendation in the report.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

<p>PASC169.</p>	<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>	
<p>PASC170.</p>	<p>R/O 73 - 79 HORNSEY LANE N6</p> <p>Officers presented their report on this application and advised the Committee that this proposal site was located to the rear of 73-79 Hornsey Lane, which were blocks of flats fronting Hornsey Lane. The site is accessed through a laneway under No 75 Hornsey Lane known as Wren View Flats.</p> <p>The proposed height would be subordinate to existing dwellings and the positioning of the scheme would not have significant adverse impact on adjoining or adjacent properties. The design was considered to be acceptable and in keeping with the neighbourhood. The proposed building and landscaping was sited to ensure all existing trees would be retained.</p> <p>Members noted the concerns of the 16 objectors in the report and requested a site visit.</p> <p>RESOLVED</p> <p>That the decision on this application was deferred for a site visit.</p>	
<p>PASC171.</p>	<p>R/O 62 - 70 COOLHURST ROAD N8</p> <p>The Committee was informed that the site is currently under grass and located to the rear of 62-70 Coolhurst Road and lies fronting Wolseley Road. The site is within the Crouch End Conservation Area and is predominantly residential.</p> <p>A previous application to erect two x two storey bedroom dwelling houses was refused on 5 July 2006 on the ground of harm to the Conversation Area, prejudicial to road safety and inconsistency and existing pattern of development. The current proposal was for one house with vehicle access towards the eastern end of the site on Wolseley Road.</p> <p>The proposed building had been sited to ensure that the existing TPO tree would not be harmed.</p> <p>A local resident spoke on behalf of several residents and opposed this proposal as it was the fifth attempt to build on this site which was located near a road where 18,000 vehicles use each week. There had been six serious road accidents in the last ten years.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

The application ignored parked cars blocking the view by pedestrians who were predominantly pupils using the road as access to the school and that this would lead to more accidents.

Concern was also raised on the proposed excavation of the site which would have an impact on surrounding properties which had already suffered ground movement causing serious subsidence. Building on this land would have a visual impact on the Conversation Area.

The applicant addressed the Committee and advised that there was a significant difference between this scheme and the previous one which relied on shared access. The access is now sited at a distance so it was envisaged that there would be no safety issues. In respect of structural safety works would be carried out with structural piles so not to damage properties to the east/west of the site. It was believed that the design would be a respectful and high quality addition to the neighbourhood.

The Committee discussed the proposal and questioned the applicant on the excavations to be carried out. The Committee agreed to grant the application subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2308
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
26/02/2007

Location: R/O 62-70 Coolhurst Road, N8

Proposal: Erection of 1 x 2 storey three bedroom dwellinghouse with associated refuse storage and parking.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's A/001 rev C, A/101 rev C, A/102 rev C, A/103 rev C, A200 rev C, A/201 rev C, A/300 rev C

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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

	<p>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.</p> <p>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.</p> <p>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.</p> <p>5. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.</p> <p>6. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority. Reason: In order to safeguard the trees in the interest of visual amenity of the area.</p> <p>7. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the</p>	
--	---	--

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

	<p>Local Planning Authority, and implemented in accordance with the approved details. Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.</p> <p>8. Before the commencement of any works on site, a fence or wall, any wall on the frontage of the site with Wolseley Road to be a low wall (to allow a view of the house), materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for the land frontage to Wolseley Road. Reason: In order to ensure a satisfactory means of enclosure for the proposed development.</p> <p>9. 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.</p> <p>10. The applicant must consult with the Environment Agency with regards to the removal of the Japanese knotweed on the site. Details of the works in connection with the removal of the Japanese Knotweed shall be submitted to the Local Planning Authority for approval. The applicant should contact: 'The Environment Agency', Bromholme Lane, Bampton, Huntingdon, PE28 4NE (Tel. 08708 502858). Reason: In order to ensure that the Japanese Knotweed on the site is removed in a satisfactory manner.</p> <p>11. A method statement specifying tree protection measures produced by an Arboriculturist, with reference made to BS5837:2005 Trees in Relation to Construction. Also to include a specification for protective fencing with a site plan indicating where it will be installed. Reason: In order to safe guard the trees in the interest of visual amenity of the area.</p> <p>INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: The necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to</p>	
--	---	--

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

	<p>obtain a cost estimate and to arrange for the works to be carried out.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed density of the scheme, which is 484 hrh is within the Council's density range between 200hrh to 700hrh as set out in policy HSG9 'Density Standards'. The scale, design and position of the proposed buildings on the site means that, the scheme would not undermine the Conservation Area, nor would the surrounding occupiers suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight in line with Policies CSV1 'Development in Conservation Areas' UD3 'General Principles', UD4 'Quality Design', SPG3c 'Backlands Development' and SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.</p> <p>The scheme would provide off- street parking and protect the TPO tree on the site, which would conform to Policies M10 'Parking for Development' and OS 17 'Tree Protection, Tree Masses and Spines'. The new vehicle access to the East of the site on Wolseley Road is considered to be a significant improvement to public safety.</p> <p>Section 106: No</p> <p>Cllr Lister entered the meeting 9:02pm</p>	
<p>PASC172.</p>	<p>GARAGES AT HAROLD ROAD & NEWTON ROAD N15</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 deferred for a site visit.</p> <p>Cllr Winskill entered the proceedings at this point 9:15pm.</p>	
<p>PASC173.</p>	<p>318 - 418 SEVEN SISTERS ROAD N15</p> <p>Officers advised the Committee that they had received concerns from Tiverton School who had not been consulted on the application. However, they had subsequently been consulted and their concerns were tabled.</p> <p>Members moved a motion to defer the application for a site visit.</p> <p>RESOLVED</p> <p>That the decision on this application was delayed for a site visit.</p> <p>Cllr Patel left the meeting 9:28pm.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

<p>PASC174.</p>	<p>TOTTENHAM HALE RETAIL PARK. BROAD LANE N15</p> <p>The Committee was advised that Tottenham Hale Retail Park is located at the junction of Ferry Lane and Broad Lane, close to the major transport interchange at Tottenham Hale. The site is within the Tottenham International Strategic Regeneration Area.</p> <p>The proposal was not considered to adversely affect trade in the surrounding centres and the new floor space was required to make the existing retail park more attractive and therefore more viable. The scheme proposed a reduction of 48 visitor car spaces in the Retail Park along with increased staff parking of 29 spaces located in the service area and an additional 44 cycle parking spaces.</p> <p>Members questioned officers on whether there would be an increase in traffic. Officers responded that they did not expect an increase in the traffic as the development was already there and it was proposed to have a one way system for traffic through the Retail Park. The Committee requested that additional trees be planted to camouflage the wall on the side of Currys store. Officers advised that condition 4 could be modified to include this request.</p> <p>The Committee agreed to grant the application subject to conditions and the modification of condition 4.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/2336 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 26/02/2007</p> <p>Location: Tottenham Hale Retail Park, Broad Lane, N15</p> <p>Proposal: Erection of Management Suite, four small retail (A1) units, 2 small units for retail (A1) or restaurant/cafe (A3) purposes, one unit for restaurant/cafe (A3) purposes (relocation of existing Burger King unit), enlarged garden centre, electricity substation, revised car parking, circulation and hard and soft landscaping layout.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 68811/PL300, 68811/PL301, 68811/PL302, 68811/PL303, 68811/PL304, 68811/PL305, 68811/PL306, 68811/PL307, 68811/PL308, 68811/PL309, 68811/PL310, 68811/PL311, 68811/PL312, 68811/PL313, 68811/PL314,</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

68811/PL315, 68811/PL316, 68811/PL317, 68811/PL318,
68811/PL319, 738_03D, 738_04, 738_11

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. 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. And that a scheme for the planting of additional trees and/or shrubs along the northern boundary of unit 1 with Ferry Lane, taking into account any plans for the introduction of windows in this elevation, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works, such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.
Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

remain after building works are completed and to improve the visual amenity of the northern boundary of the site when viewed from Ferry Lane by using additional planting to help to relieve the existing blank flank wall of unit 1.

5. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
7. 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.

INFORMATIVE

Regarding proposed foundation layouts and loading calculations for the new buildings. The applicant is advised to contact London Underground Ltd, Engineering Directorate, 105 Victoria Street, London, SW1E 6AD. Tel: 020 7027 9549.

REASONS FOR APPROVAL

The proposal has been assessed against the relevant national and local policies and guidance and is considered to comply with Policies AC2: Tottenham International, TCR2: Out of Centre Development, UD3: General Principles, UD4: Quality Design, Ud2: Sustainable Construction and M10: Parking for Development of the Unitary Development Plan 2006.

Section 106: No

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 26 FEBRUARY 2007**

PASC175.	NEW ITEMS OF URGENT BUSINESS There were no new items of urgent business submitted.	
PASC176.	SITE VISITS The site visits for the above deferred applications will take place on Friday 23 March 2007 from 9:30am. <ol style="list-style-type: none">1. R/O 73-79 Hornsey Lane N62. Garages at Harold Road & Newton Road N153. 318-418 Seven Sisters Road N15	
PASC177.	DATE OF NEXT MEETING Monday 26 March 2007 ~ Scheduled meeting. Tuesday 17 April 2007 ~ Scheduled meeting. Monday 14 May 2007 ~ Scheduled meeting.	

COUNCILLOR SHEILA PEACOCK

Chair

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 26 March 2007

Report of: Niall Bolger Director of Urban Environment

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

Report Title:
 Appeal decisions determined during February 2007.

1. PURPOSE:

To advise the Sub-Committee of appeal decisions determined by the Department for Communities and Local Government during February 2007.

2. SUMMARY:

Reports outcome of 14 appeal decisions determined by the Department for Communities and Local Government during February of which 8 (57%) were allowed and 6 (43%) were dismissed.

3. RECOMMENDATIONS:

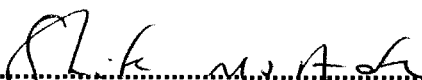
That the report be noted.

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.**

This page is intentionally left blank

APPEAL DECISIONS FEBRUARY 2007

Ward:	Bounds Green
Reference Number:	HGY/2006/1422
Decision Level:	Delegated

6 & 7 Tudor Court, Clarence Road N22 8QD

Proposal:

Infill extension at ground floor level at the front of the property

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of this part of the Bowes Park Conservation Area and hence, the Conservation Area as a whole.

Result:

Appeal **Dismissed** 23 February 2007

Ward:	Bruce Grove
Reference Number:	HGY/2005/2249
Decision Level:	Delegated

99 Mount Pleasant Road N17 6TW

Proposal:

Retention of a single storey building to use as storage facility

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Dismissed** 14 February 2007

Ward:	Crouch End
Reference Number:	HGY/2006/0156
Decision Level:	Delegated

15A Weston Park N8 9SY

Proposal:

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect on the free flow of traffic

Result:

Appeal **Dismissed** 23 February 2007

Ward:	Crouch End
Reference Number:	HGY/2006/0603
Decision Level:	Delegated

Top Floor 40 Womersley Road N8 9AN

Proposal:

Conversion of loft including a rear dormer and two front windows

Type of Appeal:

Written Representation

Issue:

The visual harm to the character and appearance of the subject property or the surrounding area

Result:

Appeal **Allowed** 12 February 2007

Ward:	Harringay
Reference Number:	HGY/2006/0042
Decision Level:	Delegated

39 Willoughby Road N8 0JG**Proposal:**

Change of use to educational establishment (non-residential) D1 on ground floor and part first floor and self contained flat on part first floor and second floor

Type of Appeal:

Written Representation

Issue:

The effect the proposed development would have on residential provision at the site

The effect the proposed development would have on the flow of traffic and road safety

Whether it would be appropriate to grant planning permission in the absence of plans showing the proposed development

Result:

Appeal **Allowed** 1 February 2007

Ward:	Highgate
Reference Number:	HGY/2006/0462
Decision Level:	Delegated

101 Hornsey Lane N6 5LW**Proposal:**

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the Conservation Area

Result:

Appeal **Allowed** 23 February 2007

Ward:	Hornsey
Reference Number:	HGY/2006/0929
Decision Level:	Delegated

26 Rathcoole Gardens N8 9NB

Proposal:

Construction of rear staircase to connect upper flat to garden

Type of Appeal:

Written Representation

Issue:

The effect on the residential amenities of the adjoining occupiers

Result:

Appeal **Allowed** 7 February 2007
(Subject to a condition regarding screening)

Ward:	Muswell Hill
Reference Number:	HGY/2006/1534 & 1533
Decision Level:	Delegated

188A Muswell Hill Road N10 3NG

Proposal:

HGY/2006/1534 – Replacement of partially demolished store room with a smaller store room

HGY/2006/1533 – Excavation of basement to provide a one bedroom flat.

Type of Appeal:

Written Representation

Issue:

The impact of the building on the character and appearance of the surrounding area with particular regard to its Conservation Area status

The effect on the living conditions of nearby residents

Result:

Both Appeals **Dismissed** 20 February 2007

Ward:	Northumberland Park
Reference Number:	N/A
Decision Level:	Enforcement

700 High Road N17 0AE**Proposal:**

Change of use of the premises to a social club

Type of Appeal:

Written Representation

Issue:

The effect of the use on living conditions of neighbouring and nearby residents in terms of noise and general disturbance

The effect of the use on highway safety in High Road and the surrounding road network

Result:

Appeal **Allowed** 12 February 2007
(subject to conditions, permission limited to 1 year, and restricted hours of operation)

Ward:	St. Ann's
Reference Number:	HGY/2006/0791
Decision Level:	Delegated

10-13 Olive Grove N15 3BJ**Proposal:**

Conversion of loft of centre building into 1 no. one bedroom flat

Type of Appeal:

Written Representation

Issue:

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

The effect on the living conditions of existing residents

Whether the additional residential unit would constitute overdevelopment of the site

Result:

Appeal **Dismissed** 26 February 2007

Ward:	Tottenham Green
Reference Number:	N/A & HGY/2005/1690
Decision Level:	Enforcement & Delegated

103 Broad Lane N15 4DW**Proposal:**

Enforcement - Erection of a rear extension and residential conversion to form 2 x 2 bedroom flats and 1 x 1 bedroom flat and terrace with balcony

HGY/2005/1690 – Erection of a rear first floor extension with conversion to 2 bed flat and ground floor alterations, change of use of the garage to 1 bed flat (already constructed)

Type of Appeal:

Written Representation

Issue:

The effect of the development on the host residential environment

Result:

Both Appeals **Allowed** 15 February 2007

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

11-13 Lawrence Road N15 4EN**Proposal:**

Change of use of the property into a social club

Type of Appeal:

Written Representation

Issue:

The effect of the use on the living conditions of neighbouring occupiers in Lawrence Road

Whether the use preserves or enhances the character or appearance of the Clyde Circus Conservation Area

Result:

Appeals **Dismissed** 12 February 2007

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

252 Lyndhurst Road N22 5AU

Proposal:

Appeal A - Conversion of the property to form two self contained flats

248 Lyndhurst Road N22 5AU

Proposal:

Appeal B – Conversion of the property to form two self contained flats

Type of Appeal:

Written Representation

Issue:

The living conditions for occupiers or been detrimental to the amenities of adjoining neighbours or the area in general

Result:

Both Appeals **Allowed** 6 February 2007
(2 separate enforcement notices, but appeals heard together and dealt with in one decision letter)

This page is intentionally left blank

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 26 March 2007

Report of: Niall Bolger Director of Urban Environment

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

Report Title:
 Decisions made under delegated powers between 29 January 2007 and 4 March 2007.

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 29 January 2007 and 4 March 2007.

3. RECOMMENDATIONS:

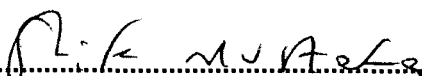
That the report be noted.

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 Policy & Development

This page is intentionally left blank



PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
29/01/2007 AND 04/03/2007**

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/2007/0079	Officer:	David Paton
Decision:	REF	Decision Date:	02/03/2007
Location:	19 & 19a Barnard Hill N10 2HB		
Proposal:	Erection of extensions at basement and ground floor levels with roof terrace over basement extension, conversion of hipped roof at front to gable and introduction of French windows with "Juliet" balcony railing, erection of side dormer with balcony, and conversion of property into 4 x two bed and 1 x one bed self contained flats.		
Application No:	HGY/2007/0046	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/02/2007
Location:	62 Coniston Road N10 2BN		
Proposal:	Use of property as 4 x self contained flats.		
Application No:	HGY/2007/0044	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	21/02/2007
Location:	32 Windermere Road N10 2RE		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0030	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/02/2007
Location:	15 Cranbourne Road N10 2BT		
Proposal:	Erection of single storey structure in rear garden.		
Application No:	HGY/2006/2502	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	09/02/2007
Location:	15 Vallance Road N22		
Proposal:	Alterations and extensions to the front rear and side of the roof.		
Application No:	HGY/2006/2458	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	31/01/2007
Location:	69 Muswell Avenue N10 2EH		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/2450	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	29/01/2007
Location:	12 Harcourt Road N22 7XW		
Proposal:	Outline planning application for erection of 3 storey building comprising 9 x one bed and 3 x two bed self contained flats.		
Application No:	HGY/2006/2415	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	31/01/2007
Location:	158 Albert Road N22 7AH		
Proposal:	Installation of 3 x rooflights to front elevation and 2 to rear.		

Application No: **HGY/2006/2427** Officer: David Paton
Decision: GTD Decision Date: 06/02/2007
Location: 1st & 2nd Floor Flats, 10 Palace Gates Road N22
Proposal: Use of 1st and 2nd floors as 4 x self contained flats.

Application No: **HGY/2006/2492** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 13/02/2007
Location: 12 Barnard Hill N10 2HB
Proposal: Erection of single storey rear extension.

WARD: **Bounds Green**

Application No: **HGY/2007/0112** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 01/03/2007
Location: 389A High Road N22 8JA
Proposal: Renewal of planning permission HGY/2000/1671 for the use of the premises as a radio controlled minicab office.

Application No: **HGY/2007/0063** Officer: Ruma Nowaz
Decision: GTD Decision Date: 01/03/2007
Location: 5 Maidstone Road N11 2TR
Proposal: Variation of Condition 5 (premises to be used as a children's home only) attached to planning permission reference HGY/45815 to allow premises to be used as a home for six adults with learning disabilities.

Application No: **HGY/2007/0006** Officer: Valerie Okeiyi
Decision: REF Decision Date: 13/02/2007
Location: 28 Bounds Green Road N11 2QH
Proposal: Use of property as 2 separate flats.

Application No: **HGY/2006/2480** Officer: Tara Jane Fisher
Decision: REF Decision Date: 08/02/2007
Location: First Floor Flat, 79 Myddleton Road N22
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to front elevation to allow conversion of 1st floor and roof level into 1 x one bed flat and 2 x studio flats.

Application No: **HGY/2006/2432** Officer: Joyce Wong
Decision: GTD Decision Date: 01/02/2007
Location: Flat A, 34 Bounds Green Road N11 2QH
Proposal: Change of use of basement from storage to 1 x one bedroom flat.

Application No: **HGY/2006/2394** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 30/01/2007
Location: 10 Whittington Road N22
Proposal: Change of use of ground floor from office to residential and erection of extension at rear first floor level to create 1 x one bed and 1 x two bed self contained flats. Alterations to elevations including fenestration.

Application No: **HGY/2006/2389** Officer: David Paton
Decision: REF Decision Date: 30/01/2007
Location: 47 Palace Road N11
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/2422** Officer: Luke McSoriley
Decision: GTD Decision Date: 31/01/2007
Location: 1 Gordon Road N11
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/2267** Officer: Stuart Cooke
Decision: GTD Decision Date: 01/02/2007
Location: Former Middlesex University Campus, Bounds Green Road N11 2NQ
Proposal: Approval Of Details pursuant to Conditions 4, 5 and 7 (landscaping and trees) attached to Planning Permission reference HGY/2004/1465.

Application No: **HGY/2007/0043** Officer: Luke McSoriley
Decision: GTD Decision Date: 09/02/2007
Location: 31 Bridge Road N22 7SN
Proposal: Demolition of existing free standing storage shed, extension of existing timber store comprising structural steel frame with plastisol coated roof and full height vertical cladding.

Application No: **HGY/2006/0422** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 27/02/2007
Location: Former Middlesex University Campus, Bounds Green Road N11 2NQ
Proposal: Approval Of Details pursuant to Conditions 4 (soft landscaping), 5 (hard landscaping) and 20 (play areas) attached to Planning Permission reference HGY/2004/1465.

WARD: **Bruce Grove**

Application No: **HGY/2006/2485** Officer: Joyce Wong
Decision: GTD Decision Date: 09/02/2007
Location: 48 Lordsmead Road N17 6EY
Proposal: Replacement of existing single storey rear extension with new single storey rear extension.

Application No: **HGY/2006/2435** Officer: Joyce Wong
Decision: GTD Decision Date: 31/01/2007
Location: 88 Bruce Grove N17 6UZ
Proposal: Installation of ATM

Application No: **HGY/2006/2428** Officer: Luke McSoriley
Decision: GTD Decision Date: 01/02/2007
Location: 6 Philip Lane N15 4JB
Proposal: Change of use of property from residential to A1 (retail).

Application No: **HGY/2006/2438** Officer: Joyce Wong
 Decision: GTD Decision Date: 31/01/2007
 Location: 88 Bruce Grove N17 6UZ
 Proposal: Display of internally illuminated ATM fascia signage

WARD: Crouch End

Application No: **HGY/2006/2402** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 01/03/2007
 Location: Flat 4, 58 Coolhurst Road N8 8EU
 Proposal: Conversion of loft space to create bedroom plus ensuite bathroom with inclusion of 4 x 2 velux windows to front and rear roof slope.

Application No: **HGY/2007/0144** Officer: Joyce Wong
 Decision: GTD Decision Date: 28/02/2007
 Location: 22A Coleridge Road N8
 Proposal: Erection of single storey rear extension to replace existing.

Application No: **HGY/2007/0060** Officer: Joyce Wong
 Decision: GTD Decision Date: 20/02/2007
 Location: 1 Drylands Road N8 9HN
 Proposal: Erection of rear dormer window.

Application No: **HGY/2007/0015** Officer: Oliver Christian
 Decision: REF Decision Date: 14/02/2007
 Location: 2 - 4 The Broadway N8
 Proposal: Change of use of ground floor from retail (A1) to estate agent (A2).

Application No: **HGY/2007/0105** Officer: Stuart Cooke
 Decision: GTD Decision Date: 09/02/2007
 Location: 31 Topsfield Parade, Tottenham Lane N8 8PT
 Proposal: Display of non-illuminated fascia sign.

Application No: **HGY/2006/2474** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 08/02/2007
 Location: Stanhope Court 42 Stanhope Road N6 5NF
 Proposal: Tree works to include felling of 1 x Oak tree (PLEASE NOTE AMENDED ADDRESS OF TREE).

Application No: **HGY/2006/2439** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/02/2007
 Location: 32 Tregaron Avenue N8
 Proposal: Enlargement of existing basement and creation of lightwells to front and rear of property. Erection of single storey rear extension at ground floor level and creation of staircase also at rear.

Application No:	HGY/2006/2408	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	31/01/2007
Location:	St Aloysius College Sports Field, Hurst Avenue N6		
Proposal:	Replacement of existing 2.4m high chain link fence and gates on 3 sides (East, West & South) of the perimeter of the playing field with 2.4m high Heras Chaperon Pallas Fencing Panels and 2 single gates (south side).		
Application No:	HGY/2006/2403	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	31/01/2007
Location:	11 Bourne Road N8		
Proposal:	Erection of single storey rear extension and rear dormer window. Insertion of 2 x rooflights to front elevation.		
Application No:	HGY/2006/2482	Officer:	Oliver Christian
Decision:	REF	Decision Date:	01/02/2007
Location:	3-5 Crouch End Hill N8 8DH		
Proposal:	Change of use of first floor from office to 2 x one bedroom self contained flats.		
Application No:	HGY/2006/2456	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	08/02/2007
Location:	71-75 Crouch Hall Road N8 8HD		
Proposal:	Installation of blue LED strip to underside of lintel over main entrance.		
Application No:	HGY/2006/2478	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	08/02/2007
Location:	4 Colwick Close N6		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/2440	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/02/2007
Location:	59 Priory Gardens N6 5QU		
Proposal:	Tree works to include felling to ground and grinding of stump to 4 x Sycamore trees to rear of property		
Application No:	HGY/2007/0027	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	20/02/2007
Location:	Ground Floor Flat, 20 Stanhope Gardens N6 5TS		
Proposal:	Erection of single storey rear extension.		

WARD: **Fortis Green**

Application No:	HGY/2007/0139	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	28/02/2007
Location:	Woodland Terrace, Twyford Avenue N2 9NL		
Proposal:	Variation of Conditions 12 (Permitted Development rights) and 13 (Use of garages and parking spaces) of Planning Permission reference HGY/2006/0829 to allow for the conversion of garage to habitable living space at plot number 2.		

Application No:	HGY/2006/2501	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	13/02/2007
Location:	37 Fordington Road N6 4TD		
Proposal:	Alterations to elevations and front elevation involving conversion of garage to habitable room:- Erection of single storey rear extension, with new terrace and steps. Erection of new rear and side dormer and rooflight to front.		
Application No:	HGY/2006/2382	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	30/01/2007
Location:	130 Osier Crescent N10		
Proposal:	Retrospective planning application for conversion of garage to habitable living space.		
Application No:	HGY/2006/2159	Officer:	David Paton
Decision:	GTD	Decision Date:	31/01/2007
Location:	4 Lanchester Road N6		
Proposal:	Erection of side extension at first floor level.		
Application No:	HGY/2006/2452	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	31/01/2007
Location:	154 Osier Crescent N10 1RF		
Proposal:	Conversion of garage into habitable living space.		
Application No:	HGY/2006/2445	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/02/2007
Location:	8 Southern Road N2		
Proposal:	Enlargement of existing basement with the creation of a new lightwell to the front elevation.		
Application No:	HGY/2006/2477	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/02/2007
Location:	214 Fortis Green Road N10 3DY		
Proposal:	Installation of new shop front.		
Application No:	HGY/2007/0028	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	09/02/2007
Location:	79 Creighton Avenue N10 1NR		
Proposal:	Approval of details pursuant to condition 6 (trees) attached to planning reference HGY/2005/1932.		
Application No:	HGY/2006/2487	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	12/02/2007
Location:	Flats 1 & 6, 28 Tetherdown N10		
Proposal:	Erection of side infill extension and rear dormer window to allow refurbishment of 2 studio flats (Flats 1 and 6).		
Application No:	HGY/2007/0116	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	15/02/2007
Location:	6 Pages Hill N10 1QA		
Proposal:	Erection of rear dormer window and conversion of roof to form gable end.		

Application No: **HGY/2006/2094** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 28/02/2007
Location: 20 Church Vale N2 9PA
Proposal: Retrospective planning application for retention of rear dormer window with terrace.

Application No: **HGY/2007/0049** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 27/02/2007
Location: Ground Floor Flat, 39 Leaside Avenue N10 3BT
Proposal: Erection of rear single storey extension with a conservatory to rear and alteration to rear elevations.

Application No: **HGY/2007/0065** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 21/02/2007
Location: 17 Dukes Avenue N10 2PS
Proposal: Conversion of existing lower ground floor into 1 x one bed self contained flat.

Application No: **HGY/2007/0040** Officer: Ruma Nowaz
Decision: REF Decision Date: 20/02/2007
Location: 53 Fortis Green Avenue N2
Proposal: Erection of rear dormer window and insertion of 2 rooflights to front elevation.

WARD: **Harringay**

Application No: **HGY/2007/0177** Officer: Oliver Christian
Decision: REF Decision Date: 28/02/2007
Location: 74 Burgoyne Road N4
Proposal: Conversion of property to create 1 x 3 bed and 1 x 2 bed self contained flats.

Application No: **HGY/2006/2409** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 31/01/2007
Location: 43 Warham Road N4
Proposal: Reinstatement of pinnacles to front elevation to match rest of street.

Application No: **HGY/2006/2417** Officer: Frixos Kyriacou
Decision: REF Decision Date: 29/01/2007
Location: 77-79 Turnpike Lane N8 0EE
Proposal: Display of internally illuminated fascia signage surrounding proposed ATM.

Application No: **HGY/2006/2416** Officer: Frixos Kyriacou
Decision: REF Decision Date: 29/01/2007
Location: 77-79 Turnpike Lane N8 0EE
Proposal: Installation of ATM and anti-ram bollards.

Application No: **HGY/2006/2400** Officer: Matthew Gunning
Decision: REF Decision Date: 31/01/2007
Location: 280 Wightman Road N8
Proposal: Retrospective planning application for retention of single storey side extension.

Application No: **HGY/2006/2418** Officer: Brett Henderson
Decision: REF Decision Date: 02/02/2007
Location: 77-79 Turnpike Lane N8 0EE
Proposal: Change of use from retail (A1) ground floor to (A3) restaurant with bar and music.

Application No: **HGY/2007/0029** Officer: Joyce Wong
Decision: REF Decision Date: 16/02/2007
Location: Second Floor Flat, 34 Hampden Road N8 0HT
Proposal: Creation of terrace at rear 2nd floor level including insertion of door, erection of railings and provision of decking on roof of existing 1st floor extension.

Application No: **HGY/2006/2464** Officer: Ruma Nowaz
Decision: GTD Decision Date: 08/02/2007
Location: 5 St Margarets Avenue N15 3DH
Proposal: Conversion of property into 2 self contained flats.

WARD: **Highgate**

Application No: **HGY/2007/0137** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 01/03/2007
Location: 8 View Road N6 4DB
Proposal: Repositioning of consented property planning permission reference HGY/2006/0813 (erection of part 2 / part 3 storey five bedroom dwelling house with habitable rooms and swimming pool at basement level and balconies at first and room level) 700mm from the boundary with 4 Grange Road.

Application No: **HGY/2007/0037** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 21/02/2007
Location: 32 - 34 Highgate High Street N6 5JG
Proposal: Installation of shopfront.

Application No: **HGY/2007/0055** Officer: Matthew Gunning
Decision: GTD Decision Date: 20/02/2007
Location: 40A Highgate High Street N6
Proposal: Listed Building Consent for demolition of existing single storey rear extension and erection of replacement single storey rear extension with creation of terrace above.

Application No: **HGY/2006/2289** Officer: Matthew Gunning
Decision: GTD Decision Date: 16/02/2007
Location: 19 North Road N6 4BD
Proposal: Listed Building Consent for creation of hardstanding in rear garden and partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove N6 (borough road).

Application No:	HGY/2006/2396	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	30/01/2007
Location:	23A Jacksons Lane N6 5SR		
Proposal:	Alterations to property including replacement of existing rear dormer window, refurbishment of existing roof terrace, alterations to windows at rear of property and replacement of existing windows to front.		
Application No:	HGY/2006/2425	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/01/2007
Location:	High Point 1+2 North Hill N6 4BA		
Proposal:	Listed Building Consent for alterations to porter's flat entrance and reception. New lighting system including emergency lighting on the staircases. New security and access equipment. Restoration and redecoration of foyer areas including making good areas affected by the alteration works.		
Application No:	HGY/2006/2442	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	01/02/2007
Location:	58 High Point 2, North Hill N6 4AZ		
Proposal:	Tree works to include crown reduction and shaping by 20%, and removal of ivy to 1 x Sycamore tree to rear of property.		
Application No:	HGY/2006/1207	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/02/2007
Location:	51 North Road N6 4BE		
Proposal:	Listed Building Consent for the erection of single storey rear extension, alterations and improvement to existing garage, refurbishment of existing shed and erection of new brick party wall		
Application No:	HGY/2006/1140	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/02/2007
Location:	Gloucester House, 51 North Road N6 4BE		
Proposal:	Listed Building Consent for reintegration of existing basement flat into single family dwelling. Creation of new staircase from ground floor to basement.		
Application No:	HGY/2006/1208	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	06/02/2007
Location:	51 North Road N6 4BE		
Proposal:	Erection of single storey rear extension, alterations and improvement to existing garage, refurbishment of existing shed and erection of new brick party wall		
Application No:	HGY/2006/2481	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	06/02/2007
Location:	Tile Kiln Lane/ 1 Bridgepoint Place N6		
Proposal:	Installation of air conditioning unit at 2nd floor level.		
Application No:	HGY/2006/2449	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	07/02/2007
Location:	24 Sheldon Avenue N6		
Proposal:	Demolition of existing right side garage and erection of 2 storey side extension with roof over.		
Application No:	HGY/2006/2470	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	07/02/2007
Location:	27 Broadlands Road N6		
Proposal:	Erection of single storey building in rear garden.		

Application No: **HGY/2006/2479** Officer: Joyce Wong
 Decision: GTD Decision Date: 08/02/2007
 Location: 18 Bishopswood Road N6 4NY
 Proposal: Tree works to include thinning crown by 25-30%, removal of branches, reducing overlong laterals, lifting canopy by 3-4m and cleaning out crown and deadwood to 1 x Beech tree.

Application No: **HGY/2006/1910** Officer: David Paton
 Decision: GTD Decision Date: 13/02/2007
 Location: Beaulieu Courtenay Avenue N6
 Proposal: Reconstruction of existing property including excavation to basement to provide new garage and pool at lower ground level, extensions at rear ground and first floor levels including creation of terraces at ground and first floor level. Enlargement of roof over and alterations to elevations.

Application No: **HGY/2006/2038** Officer: David Paton
 Decision: GTD Decision Date: 13/02/2007
 Location: 39 Sheldon Avenue N6
 Proposal: Alterations to property including conversion and extension to existing roof and erection of 2 x rear dormer windows, erection of extensions at rear ground floor level, rear 1st floor level and extension at rear lower ground floor level to provide pool and sunken garden. Alterations to elevations including changes to fenestration, and new portico to front of property.

Application No: **HGY/2006/2223** Officer: David Paton
 Decision: REF Decision Date: 13/02/2007
 Location: 274 Archway Road N6 5AU
 Proposal: Demolition of existing single storey garage building and erection of 3 storey building with rooms in roof comprising 1 x one bed and 6 x two bed self contained flats with associated parking.

Application No: **HGY/2006/2509** Officer: David Paton
 Decision: REF Decision Date: 15/02/2007
 Location: 62 North Hill N6
 Proposal: Erection of part single / part two storey rear extension.

Application No: **HGY/2007/0001** Officer: David Paton
 Decision: REF Decision Date: 15/02/2007
 Location: 62 North Hill N6 4RH
 Proposal: Erection of part single / part two storey rear extension (Listed Building Consent).

Application No: **HGY/2007/0042** Officer: Matthew Gunning
 Decision: PERM REQ Decision Date: 15/02/2007
 Location: 38 Cromwell Avenue N6 5HL
 Proposal: Erection of rear dormer window and insertion of 1 x rooflight to front elevation.

Application No: **HGY/2007/0054** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/02/2007
 Location: 40a Highgate High Street N6
 Proposal: Demolition of existing single storey rear extension and erection of replacement single storey rear extension with creation of terrace above.

Application No: **HGY/2007/0038** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 21/02/2007
Location: 32 - 34 Highgate High Street N6 5JG
Proposal: Display of 1 x internally illuminated fascia sign.

Application No: **HGY/2007/0039** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 21/02/2007
Location: 32 - 34 Highgate High Street N6 5JG
Proposal: Listed Building Consent for installation of new shopfront and display of 1 x internally illuminated fascia sign.

Application No: **HGY/2007/0134** Officer: Matthew Gunning
Decision: GTD Decision Date: 01/03/2007
Location: 47 Cholmeley Crescent N6 5EX
Proposal: Development to property, including removal of outbuildings, erection of single storey side/rear extension, erection of front and rear dormer windows and hip to gable roof extension.

Application No: **HGY/2006/2077** Officer: David Paton
Decision: GTD Decision Date: 28/02/2007
Location: 18 Cholmeley Crescent N6 5HA
Proposal: Excavation of basement to provide habitable rooms including formation of new bay window to front of property and creation of a lightwell to front elevation.

WARD: **Hornsey**

Application No: **HGY/2006/2473** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 28/02/2007
Location: Hornsey Water Treatment Works, Newland Road N8
Proposal: Approval Of Details pursuant to Condition 5 (levels) attached to Planning Permission reference HGY/2006/1298.

Application No: **HGY/2007/0151** Officer: Oliver Christian
Decision: GTD Decision Date: 15/02/2007
Location: 232 Ferme Park Road N8 9BN
Proposal: Use of property as 2 self contained flats.

Application No: **HGY/2006/2423** Officer: Oliver Christian
Decision: REF Decision Date: 01/02/2007
Location: 29 Minster Walk N8 7JR
Proposal: Creation of pitched roof with 2 x rear dormer windows over existing single storey building to create additional living space.

Application No: **HGY/2006/2404** Officer: Matthew Gunning
Decision: REF Decision Date: 01/02/2007
Location: 32A High Street N8 7NX
Proposal: Erection of extension at rear second floor level.

Application No:	HGY/2006/2472	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/02/2007
Location:	20 Hermiston Avenue N8 8NL		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0098	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	20/02/2007
Location:	Land Rear Of 1 - 33 Priory Avenue N8		
Proposal:	Change of use of land from car storage area to private garden.		
Application No:	HGY/2007/0050	Officer:	Joyce Wong
Decision:	REF	Decision Date:	21/02/2007
Location:	107 North View Road N8 7LR		
Proposal:	Erection of single storey shed in rear garden, relocation of existing garden door and alterations to existing window to glazed door.		
Application No:	HGY/2006/2230	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	21/02/2007
Location:	Hornsey Water Treatment Works, Newland Road N8		
Proposal:	Approval Of Details pursuant to Condition 8 (materials) attached to Planning Permission reference HGY/2006/1298.		
Application No:	HGY/2007/0103	Officer:	Oliver Christian
Decision:	REF	Decision Date:	20/02/2007
Location:	19 High Street N8 7QB		
Proposal:	Erection of single storey rear extension and change of use of rear of property to create 1 x one bedroom flat.		

WARD: **Muswell Hill**

Application No:	HGY/2007/0097	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	28/02/2007
Location:	278 Park Road N8 8JY		
Proposal:	Creation of a vehicle crossover to a clasified road.		
Application No:	HGY/2006/2506	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	08/02/2007
Location:	112 Hillfield Park Mews N10		
Proposal:	Change of use of a dwelling to an office for public relations company.		
Application No:	HGY/2006/2441	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	06/02/2007
Location:	3 Cranley Gardens N10		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2006/2496** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 12/02/2007
Location: 75 Park Avenue South N8
Proposal: Erection of rear dormer window with balustrade and insertion of 4 x rooflights to front elevation.

Application No: **HGY/2007/0058** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 21/02/2007
Location: 8 Priory Avenue N8 7RN
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2007/0149** Officer: Tara Jane Fisher
Decision: REF Decision Date: 20/02/2007
Location: 83 Priory Road N8
Proposal: Tree works to include felling and stump treatment to 1 x Oak (T1) and 1 x Sycamore (T2) to rear of property.

Application No: **HGY/2007/0091** Officer: Sarah Madondo
Decision: PERM DEV Decision Date: 20/02/2007
Location: 13 Muswell Hill Place N10 3RP
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/0022** Officer: Matthew Gunning
Decision: REF Decision Date: 20/02/2007
Location: 3 Cranley Gardens N10
Proposal: Retrospective planning application for retention of lightwells to front and rear of property and for extension to basement.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2007/0163** Officer: Ruma Nowaz
Decision: RNO Decision Date: 06/02/2007
Location: Land Rear Of Hornbeams, The Bishops Avenue N2 0BJ
Proposal: Erection of 2no. two-storey detached houses with rooms in the basement and roofspace with associated access road and altered vehicular access onto The Bishops Avenue following demolition of 'Hornbeams' (observations to L.B. Barnet).

Application No: **HGY/2007/0035** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 01/02/2007
Location: 1 Indigo Walk (Formerly The Bungalow) N6 4TB
Proposal: Amendments to planning permission C15201A/04 dated 21/12/04, to allow limited reconfiguration of means in which rear extension abuts original property and construction of steps to garden (observations to L.B. Barnet).

WARD: **Noel Park**

Application No: **HGY/2007/0064** Officer: Joyce Wong
Decision: REF Decision Date: 01/03/2007
Location: 18 The Avenue N8 0JR
Proposal: Loft conversion to include erection of rear and side dormer window.

Application No: **HGY/2007/0059** Officer: Ruma Nowaz
Decision: GTD Decision Date: 27/02/2007
Location: 1 Mallard Place, Coburg Road N22 6TS
Proposal: Display of internally illuminated fascia sign and side elevation sign.

Application No: **HGY/2007/0062** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 21/02/2007
Location: Unit 10/11 Shopping City, 108 High Road N22 6HE
Proposal: Installation of new shopfront.

Application No: **HGY/2007/0061** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 21/02/2007
Location: Unit 10/11 Shopping City, 108 High Road N22 6HE
Proposal: Display of internally illuminated fascia sign and projecting box sign.

Application No: **HGY/2007/0176** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 15/02/2007
Location: 146 Mayes Road N22 6SY
Proposal: Use of first, second and third floors of property as 7 x self contained flats.

Application No: **HGY/2006/2494** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 09/02/2007
Location: 28 Alexandra Road N8
Proposal: Use of property as 3 x self contained flats.

Application No: **HGY/2006/2407** Officer: David Paton
Decision: REF Decision Date: 01/02/2007
Location: Unit 22 Wood Green Shopping City, High Road N22 6YD
Proposal: Display of 3 x internally illuminated fascia signs and 1 x projecting box sign.

Application No: **HGY/2006/2399** Officer: Luke McSoriley
Decision: REF Decision Date: 31/01/2007
Location: 2 Ravenstone Road N8 0JT
Proposal: Erection of single storey rear extension to replace existing.

WARD: **Northumberland Park**

Application No: **HGY/2007/0263** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 01/03/2007
Location: 84 Brantwood Road N17 0EU
Proposal: Erection of rear dormer to facilitate a loft conversion. (Certificate of lawfulness proposed).

Application No: **HGY/2007/0159** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 01/03/2007
Location: Car Park, Former Edwin Barber Factory, Paxton Road N17 0BP
Proposal: Display of non-illuminated advertising hoarding.

Application No: **HGY/2007/0057** Officer: Luke McSoriley
Decision: REF Decision Date: 28/02/2007
Location: 40 Argyle Road N17 0BE
Proposal: Conversion of property into 1 x two bed and 1 x three bed self contained flats.

Application No: **HGY/2006/2498** Officer: David Paton
Decision: GTD Decision Date: 13/02/2007
Location: 26 Commonwealth Road N17 0PN
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0041** Officer: Luke McSoriley
Decision: GTD Decision Date: 09/02/2007
Location: Unit 18 Mowlem Trading Estate, Leaside Road N17 0QJ
Proposal: Display of non-illuminated fascia sign.

Application No: **HGY/2006/2437** Officer: Luke McSoriley
Decision: REF Decision Date: 06/02/2007
Location: 7 & 9 Chalgrove Road N17
Proposal: Erection of single storey rear extensions to both 7 and 9 Chalgrove Road, N17.

Application No: **HGY/2006/2484** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 01/02/2007
Location: Car Park, Former Edwin Barber Factory, Paxton Road N17
Proposal: Erection of single storey portakabin and freestanding external canopy.

Application No: **HGY/2006/2144** Officer: Luke McSoriley
Decision: REF Decision Date: 01/02/2007
Location: Site adjacent to 76 Willoughby Lane N17
Proposal: Change of use of land to car wash including erection of single storey building with open canopy roof.

Application No: **HGY/2006/2410** Officer: Valerie Okeiyi
Decision: REF Decision Date: 31/01/2007
Location: 20 Lordship Lane N17 8NS
Proposal: Replacement of existing shop canopy with new.

Application No:	HGY/2007/0031	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/02/2007
Location:	Chestnuts Recreation Ground, St Anns Road N15		
Proposal:	Improvements to park including new playground, multi-use games area, cafe terracing and landscaping.		
Application No:	HGY/2007/0011	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	20/02/2007
Location:	1A Station Works, Abbotsford Avenue N15 3BT		
Proposal:	Erection of single storey, 1 bed dwelling.		
Application No:	HGY/2007/0021	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/02/2007
Location:	27 - 31 Avenue Road N15		
Proposal:	Conversion of 1st floor to create an additional flat making a total of 3 x one bedroom flats. Alterations to fenestration at 1st and 2nd floor levels.		
Application No:	HGY/2007/0077	Officer:	Joyce Wong
Decision:	REF	Decision Date:	20/02/2007
Location:	13 Haringay Road N15 3JB		
Proposal:	Conversion of property into 2 x self contained flats. Alterations to elevations.		
Application No:	HGY/2007/0019	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/02/2007
Location:	St Anns General Hospital, St Anns Road N15 3TH		
Proposal:	Erection of pre-fabricated building to provide waiting / reception facilities for mobile diagnostic imaging service. Development to include minor road alterations, new power provision and termination box, enhancement to CCTV and lighting and PAD for mobile units.		
Application No:	HGY/2006/2500	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	14/02/2007
Location:	73 North Grove N15 5QS		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/0016	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	08/02/2007
Location:	22 Warwick Gardens N4 1JG		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		
Application No:	HGY/2006/2465	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	07/02/2007
Location:	81 Avondale Road N15 3SR		
Proposal:	Erection of loft conversion with rear dormer window to create 1 x habitable room with study (Certificate of Lawfulness).		
Application No:	HGY/2006/2420	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	02/02/2007
Location:	Garage Colony Ida Road N15		
Proposal:	Demolition of 8 garages and erection of 1 x three bedroom bungalow.		

Application No: **HGY/2006/2291** Officer: Brett Henderson
Decision: GTD Decision Date: 02/02/2007
Location: 109 Woodlands Park Road N15 3SB
Proposal: Use of property as single dwelling house.

Application No: **HGY/2006/2424** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 01/02/2007
Location: 20 Clinton Road N15 5BH
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/2391** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 30/01/2007
Location: 6 Vicarage Parade West Green Road N15 3BL
Proposal: Display of internally illuminated ATM fascia signage.

Application No: **HGY/2006/2392** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 30/01/2007
Location: 6 Vicarage Parade, West Green Road N15 3BL
Proposal: Installation of ATM.

Application No: **HGY/2006/2386** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 30/01/2007
Location: 13 Grove Road N15 5HJ
Proposal: Installation of two x 6m x 2.4m high steel containers.

WARD: **Seven Sisters**

Application No: **HGY/2007/0032** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 27/02/2007
Location: 40 Rostrevor Avenue N15 6LP
Proposal: Erection of front and rear dormer window.

Application No: **HGY/2007/0156** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/02/2007
Location: Unit 4 Arena Estate, Williamson Road N4 1ED
Proposal: Display of 2 internally illuminated fascia signs and 1 non-illuminated sign.

Application No: **HGY/2007/0216** Officer: Oliver Christian
Decision: REF Decision Date: 20/02/2007
Location: 6 Vale Grove N4 1PY
Proposal: Conversion of property to form 2 x 1 bed self contained flats.

Application No:	HGY/2006/2081	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/02/2007
Location:	3 Grovelands Road N15 6BS		
Proposal:	Erection of front and rear dormer windows and erection of single storey rear extension.		
Application No:	HGY/2007/0003	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	14/02/2007
Location:	158 Gladesmore Road N15 6TH		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/0002	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	14/02/2007
Location:	34 Norfolk Avenue N15 6JX		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2007/0014	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/02/2007
Location:	10 Norfolk Avenue N15 6JX		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2007/0005	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	13/02/2007
Location:	10 Norfolk Avenue N15		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2006/2499	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	13/02/2007
Location:	132 Fairview Road N15 6TR		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0025	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/02/2007
Location:	109 Leadale Road N15 6BJ		
Proposal:	Erection of single storey rear extension and front and rear dormer windows.		
Application No:	HGY/2006/2490	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/02/2007
Location:	47-49 Lealand Road N15 6JS		
Proposal:	Erection of single storey rear extensions at ground floor level, and front and rear dormer windows.		
Application No:	HGY/2006/2451	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/02/2007
Location:	15 Clifton Gardens N15		
Proposal:	Erection of single storey rear extension also rear and front dormer windows to facilitate loft conversion.		

Application No: **HGY/2006/2446** Officer: David Paton
Decision: REF Decision Date: 06/02/2007
Location: 124 Gladesmore Road N15
Proposal: Change of use of property from 3 self contained flats into HMO (House in Multiple Occupation).

Application No: **HGY/2006/1565** Officer: Brett Henderson
Decision: WTD Decision Date: 05/02/2007
Location: 86 High Road N15 6JU
Proposal: Change of use of property from A1 to A3 (cafe / restaurant). Provision of extract flue to rear

Application No: **HGY/2006/2117** Officer: Kristy Plant
Decision: REF Decision Date: 02/02/2007
Location: 43 Fairview Road N15
Proposal: Retrospective planning application for retention of front and rear dormer windows.

WARD: **Stroud Green**

Application No: **HGY/2007/0185** Officer: Stuart Cooke
Decision: GTD Decision Date: 28/02/2007
Location: 1 Elyne Road N4 4RA
Proposal: Installation of solar panels to the rear roof of the property.

Application No: **HGY/2007/0069** Officer: Oliver Christian
Decision: REF Decision Date: 28/02/2007
Location: 21 Granville Road N4 4EJ
Proposal: Conservation Area Consent for removal of front garden fence.

Application No: **HGY/2007/0068** Officer: Oliver Christian
Decision: GTD Decision Date: 28/02/2007
Location: 21 Granville Road N4 4EJ
Proposal: Erection of single storey rear extension and side dormer window.

Application No: **HGY/2006/2493** Officer: Stuart Cooke
Decision: GTD Decision Date: 27/02/2007
Location: Electricity Sub Station Adjacent 48 Oakfield Road N4
Proposal: Conservation Area Consent for demolition of existing electricity substation.

Application No: **HGY/2007/0152** Officer: Oliver Christian
Decision: GTD Decision Date: 20/02/2007
Location: 41 Stapleton Hall Road N4 3QE
Proposal: Erection of single storey side conservatory / extension.

Application No: **HGY/2007/0080** Officer: Joyce Wong
Decision: GTD Decision Date: 20/02/2007
Location: 24B Scarborough Road N4 4LT
Proposal: Retention of roof terrace at rear 1st floor level.

Application No: **HGY/2007/0036** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 20/02/2007
Location: Ground Floor Flat, 70 Ridge Road N8 9LH
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/2468** Officer: Luke McSoriley
Decision: GTD Decision Date: 09/02/2007
Location: Stroud Green Primary School, Woodstock Road N4 3EX
Proposal: Approval Of Details pursuant to Condition 3 (materials and plans) attached to Planning Permission reference HGY/2005/2305 (Removal of external dumb waiter and replacement with windows. Internal alterations to reception and activity rooms. Installation of platform lift and folding partitions, refurbishment of WCs (Listed Building Consent)).

Application No: **HGY/2006/2469** Officer: Luke McSoriley
Decision: GTD Decision Date: 08/02/2007
Location: Stroud Green Primary School, Woodstock Road N4 3EX
Proposal: Listed Building Consent for installation of folding screen to first floor of annexe.

WARD: **Tottenham Green**

Application No: **HGY/2006/2447** Officer: Stuart Cooke
Decision: GTD Decision Date: 01/03/2007
Location: Welbourne Primary School, High Cross Road N17 9PB
Proposal: Erection of single storey children's centre.

Application No: **HGY/2007/0004** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 28/02/2007
Location: 671 Seven Sisters Road N15 5LA
Proposal: Renewal of temporary planning permission for use of premises as mini-cab office.

Application No: **HGY/2007/0034** Officer: Oliver Christian
Decision: GTD Decision Date: 15/02/2007
Location: Ground Floor And First Floor, 689 Seven Sisters Road N15 5LA
Proposal: Use of existing rear ground floor extension as a self contained flat.

Application No: **HGY/2006/2486** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 13/02/2007
Location: Units 4+5 Gaunson House, Markfield Road N15 4QQ
Proposal: Retrospective planning application for change of use from B1 (business) to D1 (place of worship).

Application No: **HGY/2006/2457** Officer: David Paton
 Decision: REF Decision Date: 07/02/2007
 Location: 14-16 Bedford Road N15 4HA
 Proposal: Erection of 2 x two storey side extensions to create 2 one bed maisonettes (AMENDED DESCRIPTION).

Application No: **HGY/2006/2431** Officer: Luke McSoriley
 Decision: GTD Decision Date: 06/02/2007
 Location: 230 High Road N15 4AJ
 Proposal: Change of use of 1st floor to create Metropolitan Police Neighbourhood office. Replacement of existing fan opening with window, provision of 2 x new condensers to be located by existing condensers and replacement of existing door at ground floor level with new.

Application No: **HGY/2006/2390** Officer: Joyce Wong
 Decision: REF Decision Date: 06/02/2007
 Location: 17 Victoria Road N15 4PS
 Proposal: Replacement of existing windows with new UPVC windows.

Application No: **HGY/2006/2448** Officer: Stuart Cooke
 Decision: GTD Decision Date: 02/02/2007
 Location: Earlsmead Primary School, Broad Lane N15 4PW
 Proposal: Works to school to include erection of single storey children's centre and erection of extension to existing nursery. Provision of covered walkway in conjunction with new children's centre and other ancillary works.

Application No: **HGY/2006/1936** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/02/2007
 Location: College Of North East London High Road N15 4RU
 Proposal: Erection of a temporary two storey teaching building to be used for construction trade courses in association with the college.

WARD: Tottenham Hale

Application No: **HGY/2007/0253** Officer: Stuart Cooke
 Decision: GTD Decision Date: 28/02/2007
 Location: Tennis Courts, Jarrow Road N17
 Proposal: Erection of single storey container to be used as office and changing room.

Application No: **HGY/2007/0056** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 27/02/2007
 Location: 448-454 High Road N17 9JN
 Proposal: Installation of ATM.

Application No: **HGY/2007/0007** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/02/2007
 Location: Pumping Station, Marsh Lane N17 0UX
 Proposal: Erection of rear extension in association with use as place of worship.

Application No: **HGY/2007/0008** Officer: Oliver Christian
Decision: GTD Decision Date: 13/02/2007
Location: Mulberry Primary School, Parkhurst Road N17 9RB
Proposal: Erection of sun shelter in playground.

WARD: **West Green**

Application No: **HGY/2007/0012** Officer: Oliver Christian
Decision: REF Decision Date: 20/02/2007
Location: 109 Langham Road N15 3LR
Proposal: Erection of single storey extension to rear light well.

Application No: **HGY/2007/0083** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/02/2007
Location: Park View Academy, Langham Road N15 3RB
Proposal: Installation of cycle parking facilities (3 x 10 capacity bays).

Application No: **HGY/2006/2489** Officer: Matthew Gunning
Decision: REF Decision Date: 12/02/2007
Location: 9 Crossfield Road N17
Proposal: Retention of 5 self contained flats as HMO (House in Multiple Occupation).

Application No: **HGY/2006/2475** Officer: Matthew Gunning
Decision: REF Decision Date: 12/02/2007
Location: 130 Walpole Road N17
Proposal: Erection of single storey rear extension and conversion of property to 1 x two bed and 1 x three bed self contained flats.

Application No: **HGY/2007/0018** Officer: Valerie Okeiyi
Decision: REF Decision Date: 09/02/2007
Location: 34 Stanmore Road N15
Proposal: Conversion of property into 3 x two bedroom flats.

Application No: **HGY/2006/2419** Officer: Joyce Wong
Decision: GTD Decision Date: 06/02/2007
Location: Rear of 2 - 14 Carlingford Road N15
Proposal: Approval Of Details pursuant to Condition 8 (site history and soil contamination) attached to planning permission reference HGY/2005/0319.

WARD: **White Hart Lane**

Application No: **HGY/2007/0047** Officer: Valerie Okeiyi
Decision: REF Decision Date: 27/02/2007
Location: 12 Fryatt Road N17 7BH
Proposal: Amendment to existing Planning Permission reference (HGY/2006/1997 - erection of single storey extension) to include excavation to basement to create gym / play room and provision of metal railings at ground floor level.

Application No: **HGY/2007/0026** Officer: Valerie Okeiyi
Decision: REF Decision Date: 21/02/2007
Location: 270-274 The Roundway N17 7AG
Proposal: Erection of rear single storey extension.

Application No: **HGY/2007/0074** Officer: Matthew Gunning
Decision: GTD Decision Date: 15/02/2007
Location: 291 The Roundway N17 7AJ
Proposal: Demolition of existing garage, rear extension and outbuildings and erection of single storey rear and side extension.

Application No: **HGY/2006/2497** Officer: Joyce Wong
Decision: REF Decision Date: 13/02/2007
Location: St Georges Industrial Estate, White Hart Lane N22 5QL
Proposal: Display of illuminated sign.

Application No: **HGY/2007/0076** Officer: Tara Jane Fisher
Decision: REF Decision Date: 09/02/2007
Location: 46 Risley Avenue N17 7ET
Proposal: Erection of single rear extension.

Application No: **HGY/2006/2471** Officer: Tara Jane Fisher
Decision: REF Decision Date: 08/02/2007
Location: 18 Courtman Road N17 7HU
Proposal: Renewal of planning application HGY/2003/1781 granted 18.11.2003 (for erection of single storey rear conservatory and change of use of ground floor to day nursery and alterations to create 1 x one bed flat on first floor) and to include change of use of first floor from residential to office and staff room ancillary to nursery.

Application No: **HGY/2006/2463** Officer: Valerie Okeiyi
Decision: REF Decision Date: 07/02/2007
Location: 44 Lordship Lane N17
Proposal: Change of use from retail (A1) to (A3) cafe.

WARD: **Woodside**

Application No: **HGY/2007/0102** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 28/02/2007
Location: 16 Berwick Road N22 5QB
Proposal: Erection of rear dormer window and conversion from hip to gable end.

Application No: **HGY/2007/0078** Officer: Matthew Gunning
Decision: REF Decision Date: 21/02/2007
Location: 12 Barratt Avenue N22 7EZ
Proposal: Erection of rear dormer window and extension over existing two storey rear addition to create additional 1 x 1 bedroom flat at roof level.

Application No: **HGY/2007/0095** Officer: Luke McSoriley
Decision: GTD Decision Date: 21/02/2007
Location: Land north of 108 Station Road N22 7SX
Proposal: Retrospective application for existing garden shed.

Application No: **HGY/2006/2453** Officer: David Paton
Decision: REF Decision Date: 07/02/2007
Location: 29 White Hart Lane N22 5SL
Proposal: Creation of a vehicle crossover to a classified road.

Application No: **HGY/2006/2462** Officer: Matthew Gunning
Decision: GTD Decision Date: 06/02/2007
Location: Unit 1b The Roundway, 472-480 Lordship Lane N22 5DE
Proposal: Installation of blue LED lighting strip to underside of fascia and Internally Illuminated LCD Screen.

Application No: **HGY/2006/2466** Officer: Joyce Wong
Decision: PERM REQ Decision Date: 01/02/2007
Location: 15 Solway Road N22
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/2454** Officer: Valerie Okeiyi
Decision: REF Decision Date: 01/02/2007
Location: 13 Pellatt Grove N22
Proposal: Erection of single storey rear extension and conversion of property into 2 x two bed self contained flats.

Application No: **HGY/2006/2387** Officer: Matthew Gunning
Decision: REF Decision Date: 30/01/2007
Location: 10 Eldon Road N22 5DT
Proposal: Demolition of existing garages and erection of 2 x 2 storey two bedroom houses with 2 x car parking spaces.

This page is intentionally left blank

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 26 March 2007

Report of: Niall Bolger Director of Urban Environment

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 on Development Control and Planning Enforcement.

2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 26 February 2007 Committee meeting.

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:


.....
Shifa Mustafa
Assistant Director Planning Policy & Development

This page is intentionally left blank

Planning Applications Sub-Committee 26 March 2007

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

January 2007 Performance

In January 2007 there were 167 planning applications determined, with performance in each category as follows -

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

88% of minor applications were determined within 8 weeks (42 out of 48 cases)

97% of other applications were determined within 8 weeks (114 out of 117 cases)

For an explanation of the categories see Appendix I

Year Performance – 2006/07

In 2006/07 up to the end of January there were 1703 planning applications determined, with performance in each category as follows -

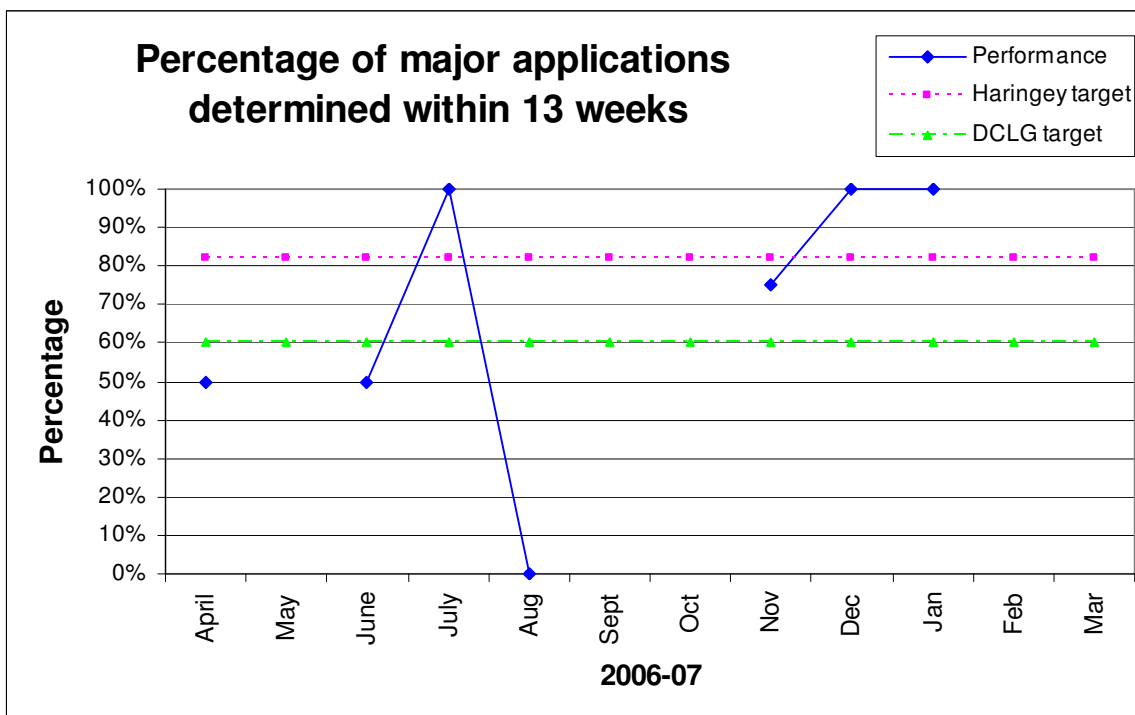
73% of major applications were determined within 13 weeks (11 out of 15 cases)

88% of minor applications were determined within 8 weeks (398 out of 451 cases)

91% of other applications were determined within 8 weeks (1128 out of 1237 cases)

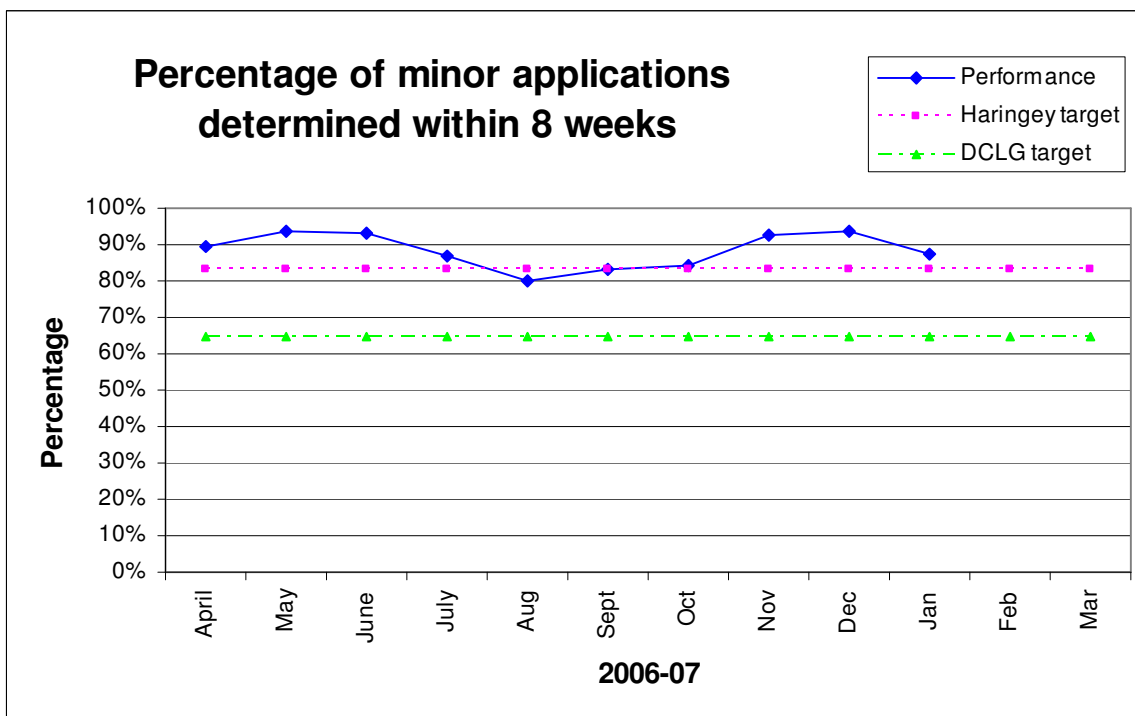
The monthly performance for each of the categories is shown in the following graphs:

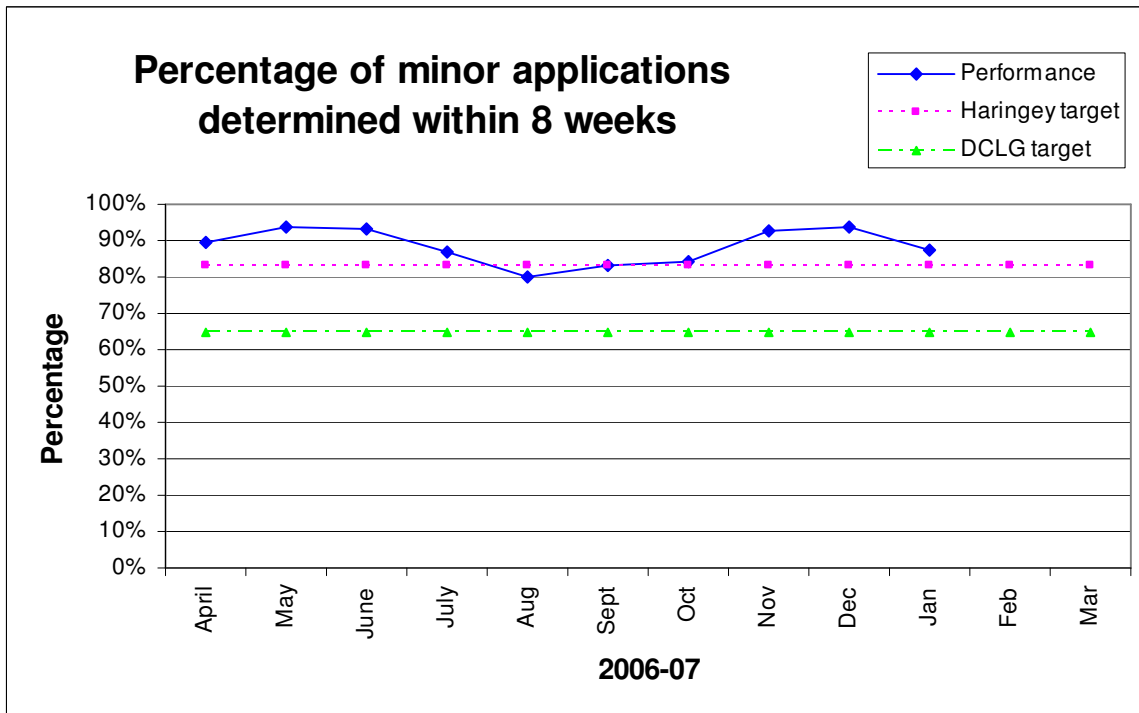
Major Applications 2006/07



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 Department for Communities and Local Government (DCLG) Best Value indicators for 2006/07.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set it's own challenging targets for 2006/07 in relation to BV109. These are set out in PEPP Business Plan 2006-09 and are to determine:

- a. 82% of major applications within 13 weeks
- b. 83% of minor applications within 8 weeks
- c. 92% of other applications within 8 weeks

Appendix I

Explanation of categories

The BV109 indicator covers planning applications included in the DCLG 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

GRANTED / REFUSAL RATES FOR DECISIONS

January 2007 Performance

In January 2007, excluding Certificate of Lawfulness applications, there were 138 applications determined of which:

62% were granted (86 out of 138)

38% were refused (52 out of 138)

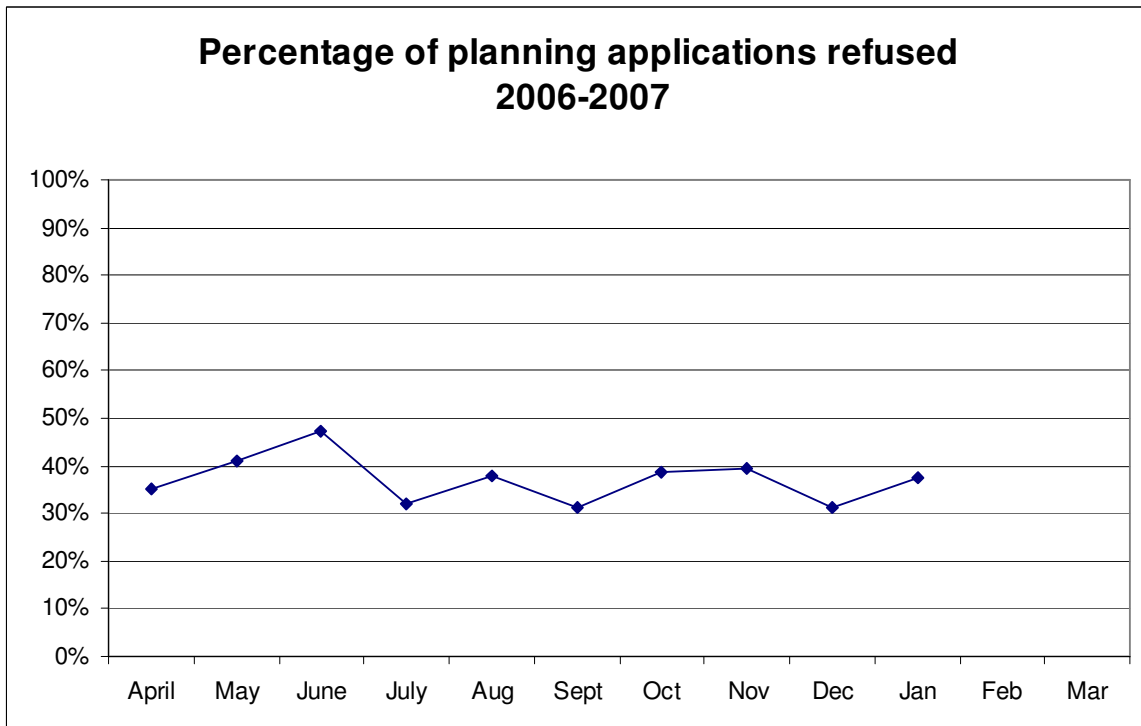
Year Performance – 2006/07

In 2006/07 up to the end of January, excluding Certificate of Lawfulness applications, there were 1,349 applications determined of which:

63% were granted (851 out of 1,349)

37% were refused (498 out of 1,349)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**BEST VALUE INDICATOR BV204 -
APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

January 2007 Performance

In January 2007 there were 17 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

24% of appeals allowed on refusals (4 out of 17 cases)

76% of appeals dismissed on refusals (13 out of 17 cases)

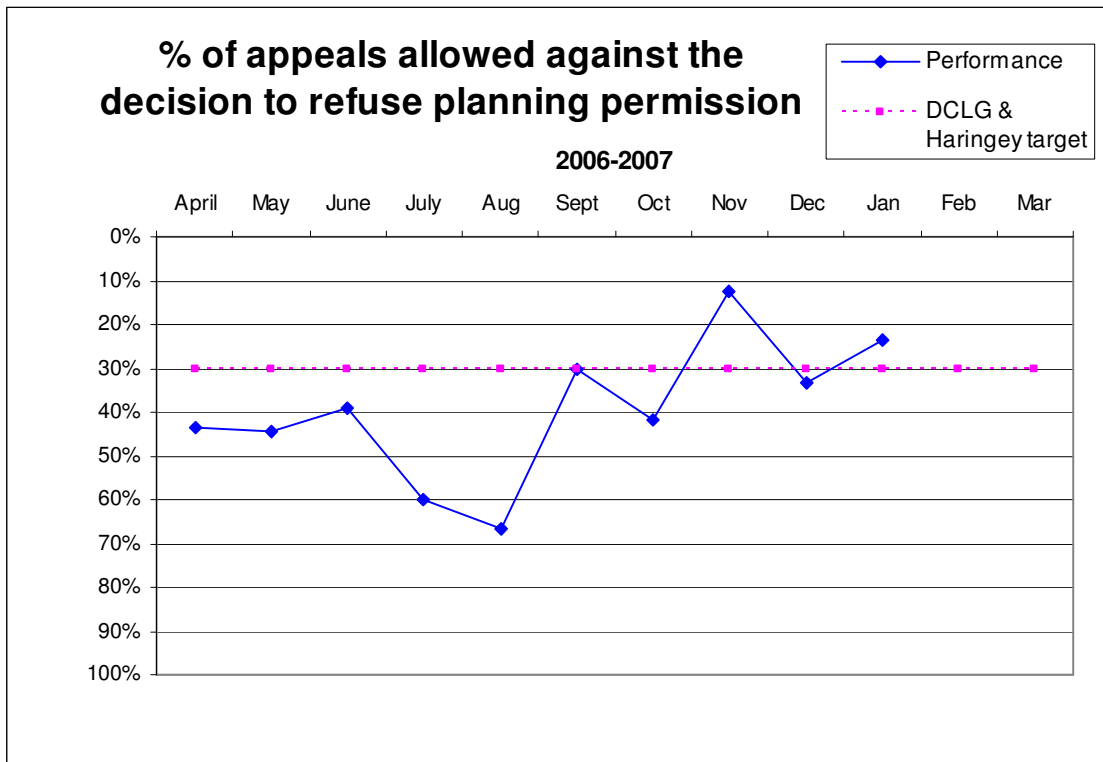
Year Performance – 2006/07

In 2006/07 up to the end of January there were 125 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37% of appeals allowed on refusals (46 out of 125 cases)

63% of appeals dismissed on refusals (79 out of 125 cases)

The monthly performance is shown in the following graph:



Background/Targets

BV204 is one of the Department of Communities and Local Government (DCLG) 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 DCLG for 2006/07 is 30%^

Haringey has set it's own target for 2006/07 in relation to BV204. This is set out in PEPP Business Plan 2006-09.

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

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

This page is intentionally left blank

ENFORCEMENT REPORT FOR 1 JANUARY TO 31 JANUARY 2007

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	Olympic Café, 639 Green Lanes, N8 Ali Barba Restaurant, 645 Green Lanes, N8 66 Dunbar Road, N22 5 Fountayne Road, N15 Mount Zion Restoration Ministries 518-520 Lordship Lane, N22 180 Archway Road, N6 180A Archway Road, N6 12 Fairbanks Road, N17 52 Wightman Road, N4	
S.330 - REQUESTS FOR INFORMATION SERVED	66 Dubar Road, Wood Green, London N22 Olympic Café, 639 Green Lanes, N8 5 Fountayne Road, N15 518-520 Lordship Lane, N22 180 Archway Road, N6 Mount Zion Restoration Ministries	12/01/06 12/01/06 13/01/06 30/01/06 30/01/06 30/01/06
ENFORCEMENT NOTICES SERVED	187 Lordship Lane, Tottenham, N17 (takes effect 27/3/06) 66 Dunbar Road, London N22 (takes effect 27/3/06) Olympic Café, 639 Green Lanes, N8 (takes effect 27/3/06) 5 Fountayne Road, N15 (takes effect 28/3/06)	25/01/06 26/01/06 26/01/06 27/01/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED	Ali Barba Restaurant, 645 Green Lanes, N8 Olympic Café, 639 Green Lanes, N8	12/01/06 12/01/06
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		
SUCCESSFUL ROSECUTIONS		
COMPLIANCES	141 Crouch Hill, London N8 90 High Street, London N8	

ENFORCEMENT REPORT FOR 1 FEBRUARY – 28 FEBRUARY 2007

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	31 Yarmouth Crescent, London N17 35 Southey Road, London N15 37 The Avenue, London N17 40 Bruce Grove, London N17 48 Woodstock Road, London N4 8 Woodstock Road, London N4 55 Abbotsford Avenue, London N15 103 Broad Lane, London N15 56 Woodstock Road, London N4 29 Elm Park Avenue, London N15 403 Lordship Lane, London N17 21 Great Cambridge Road, London N17 34 Woodstock Road, London N4 373 Archway Road, London N6 5 Lomond Close N15 17 High Street, N8 7QB 8 Kings Avenue, N10 1PB 23 Kings Avenue, N10 1PA – WITHDRAWN (client error) 9.5.06 (CLOSING)	1/2/06 1/2/06 1/2/06 1/2/06 14/2/06 15/2/06 15/2/06 15/2/06 15/2/06 15/2/06 17/2/06 13/2/06 14/2/06 14/2/06 14/2/06 14/2/06 18/2/06 18/2/06
S.330 - REQUESTS FOR INFORMATION SERVED	12 Fairbanks Road, Tottenham, N17 31 Yarmouth Crescent, London N17 40 Bruce Grove, London N17 37 The Avenue, London N17 35 Southey Road, London N15 56 Woodstock Road, London N4 103 Broad Lane, N15 4DW 55 Abbotsford Avenue, London N15 8 Woodstock Road, London N4 48 Woodstock Road, London N4 403 Lordship Lane, London N17 6AE 21 Great Cambridge Road, London N17 34 Woodstock Road, London N4 5 Lomond Close, N15 17 High Street N8	3/2/06 9/2/06 9/2/06 9/2/06 9/2/06 27/2/06 27/2/06 27/2/06 27/2/06 27/2/06 27/2/06 28/2/06 28/2/06 6/3/06 6/03/06
ENFORCEMENT NOTICES SERVED	180 Archway Road, London N6 5BB Flat A 180 Archway Road, London N6 5BB 518-520 Lordship Lane, London N22 Mount Zion Restoration Ministries, London N17	8/2/06 8/2/06 10/2/06 10/2/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED	52 Wightman Road, London N4	3/2/06
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		
SUCCESSFUL PROSECUTIONS		
COMPLIANCES		

This page is intentionally left blank

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 26 March 2007

Report of: Niall Bolger Director of Urban Environment

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) 72 Tetherdown N10
- 2) 44 Beech Drive 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 Policy & Development

This page is intentionally left blank

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: 72 Tetherdown N10

Species: T1: *Fagus sylvatica* 'purpurea', (Copper Beech)

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 provides amenity benefit to residents living in the area, providing screening to properties at the rear.
2. The tree is of native species providing a habitat for local wildlife.
3. The tree is a semi-mature specimen, having good form, of normal vigour approx 16m high with a D. B. H. of 60cm.
4. The location is suitable, approx 13m from the nearest property and unlikely to represent a risk in respect of a subsidence claim.
5. It is of high amenity value, being visible from Tetherdown and Pages lane.
6. The tree could be easily maintained in the future.

Two objections have been received from local residents, one living in Tetherdown, the other in Pages Lane. They are concerned that:

- 1) the tree has caused damage to the structure of a garage, including vertical cracks and damage to floor slab; it has also caused damage to fencing.
- 2) that it causes a nuisance from leaves and branches falling on to the garage roof.
- 3) express the view that it does not have sufficient amenity value for the benefit of the residents in this part of Tetherdown.
- 4) the tree causes loss of light to an area of rear garden.

In response to these objections, the Council's Arboriculturalist has commented that the tree has good public visibility, from Tetherdown and Pages Lane, as well as from many rear gardens. It provides a habitat for wildlife, and a visual screen between adjacent buildings. A beech tree is regarded as low risk in terms of vegetative related subsidence, is some 12 metres from the nearest property and unlikely to pose a risk in the future.

It is a semi-mature specimen, with a good form and appearing healthy for its age; it has a long useful life expectancy.

In the light of the Arboriculturalist's comments on the condition and visual amenity of the tree, it is recommended that notwithstanding the objections from two residents the tree should be preserved and the Preservation Order confirmed.

RECOMMENDATION

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

Paul Tomkins

Paul Tomkins

Head Of Development Control North



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

Site plan

72 Tetherdown N10

T1: *Fagus sylvatica* 'Purpurea', (Copper Beech)

HARINGEY COUNCIL
Directorate of Environmental Services

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

	Drawn by	AA
	Scale	1:1250
	Date	30/10/2006

This page is intentionally left blank

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: 44 Beech Drive N2

Species: G1: Hornbeam x 3

Location: Rear garden

Condition: Fair

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of amenity value, being visible to local residents from a public place.
2. The trees appear healthy for their species and age.
3. The trees are suitable to their location and provide screening between the two properties.
4. The trees are native species and therefore increase local bio-diversity.

One letter of support has been received.

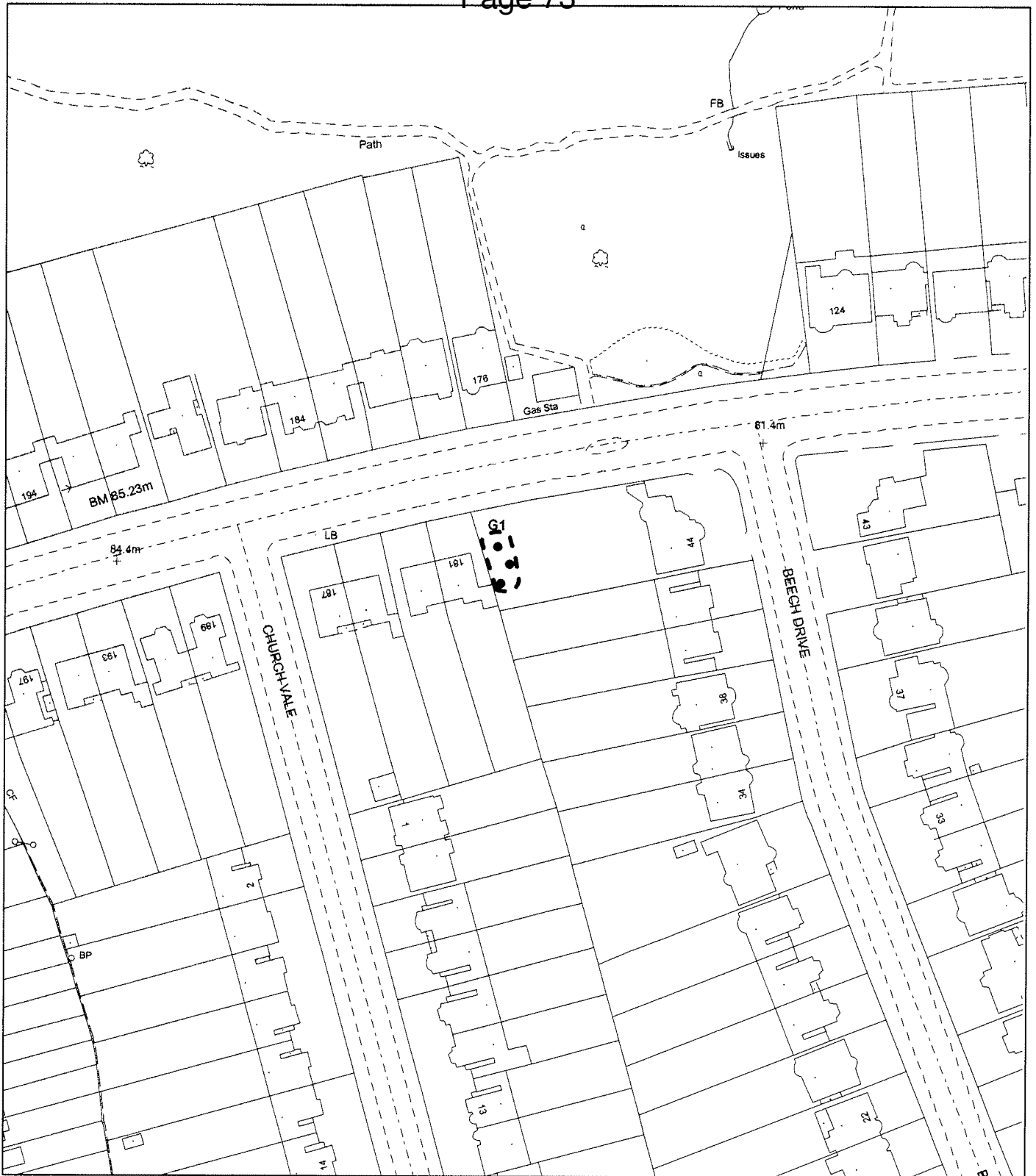
RECOMMENDATION

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

Paul Tomkins

Paul Tomkins
Head Of Development Control North

This page is intentionally left blank



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

Site plan

44 Beech Drive N2

G1: Hornbeam x 3

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	19/09/2006

This page is intentionally left blank

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 26 March 2007

Report of: Niall Bolger Director of Urban Environment

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 on Development Control and Planning Enforcement.

2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 26 February 2007 Committee meeting.

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:


.....
Shifa Mustafa
Assistant Director Planning Policy & Development

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No. 11

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1934

Ward: Tottenham Green

Date received: 02/10/2006

Last amended date: 19/01/2007

Drawing number of plans: 345/HR1 Rev A, 345/HR2 rev C, 345/HR3 rev C,
345/HR4 Rev C & 345/HR-SC.

Address: Garages At Harold Road / Newton Road N15

Proposal: Demolition of existing garages and erection of 3 storey block comprising 1 x three bed and 2 x four bed houses and 4 x two bed and 2 x one bed flats. Development includes associated landscaping and parking.

Existing Use: Garages

Proposed Use: Residential

Applicant: Sanctuary Housing Association, London Regional Office

Ownership: Council

**THIS APPLICATION WAS DEFERRED AT THE 26 FEBRUARY 2007
COMMITTEE MEETING FOR A MEMBERS SITE VISIT**

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site comprises the former garage court on the south side of Harold and Newton Roads. The garages are largely unused and have become a focus for dumping and other anti-social behaviour. The site is located in a residential area, surrounded on its west and south sides by late Victorian terraced housing and its north and east sides by estates of modern flats built between 1950 and 1980. The houses to the west and south are generally 2-storey with pitched roofs and small rear gardens. The flats directly to the east are 3-storey. Cordell House to the north is a high rise block.

More widely, the site is located close to local shops in Broad Lane and to the Seven Sisters transport interchange.

PLANNING HISTORY

There is no planning history relating to this site.

The scheme is one of two separate new-build housing schemes for this estate. Both have been developed following extensive consultation with local residents by the Housing Service. A third scheme was dropped as a result of local concerns. The existing garages are currently underused which has resulted in problems such as dumping and anti-social behaviour.

DETAILS OF PROPOSAL

The proposal comprises the demolition of the existing lock up garages on the site and the erection of 2 and 3 storey buildings to provide affordable residential development. The accommodation proposed comprises three houses, including one wheelchair house on the Harold Road end adjacent to the existing terrace of houses and six flats on the Newton Road end adjacent to the existing three storey blocks of flats. The main frontage of the proposed buildings faces onto Harold and Newton Roads. Entrances face onto these roads with private entrances to the houses and communal entrances to the flats. The houses have rear gardens and the flats have a communal garden.

Five parking spaces, including one disabled space, are provided. Cycle storage is located within the building. The vehicle and pedestrian entrances to the development will be gated and there is a brick boundary wall to the private side garden fronting Newton Road.

Following discussions with the Design team, the elevations to Harold Road have been extensively revised to improve the appearance of the development.

CONSULTATION

Ward Councillors
Transportation
Building Control
Cleansing
Arboriculturist
Design

Local residents:

1 - 48 Cordell house, Newton Road
1, 3, 21 - 27, 6 - 24 Harold Road
2 - 48 Newton Road
14 - 40 Herbert Road
2 - 24 Walton Road

RESPONSES

Ward Councillors - Councillor Diakkides has responded supporting the proposal.

Transportation do not object to this application.

Building Control have responded confirming the fire / emergency vehicle access is satisfactory.

Cleansing - no response received to date

Design have commented as follows:

“Design Team have had the opportunity to review the amended scheme for the garage site at Harold Road/Newton Road submitted by Teri Okoro and am satisfied that concerns raised in terms of the scheme’s design have been positively addressed. Therefore, I have no further objection.”

“I suggest that a condition be included should permission be granted to ensure the quality of materials and detailing to be used.”

6 objections from local residents:

26 Herbert Road N15 has objected on grounds of increased parking pressures and potential road safety issues, fire escape access from the property into the application site, express concern about current social problems in the area. Suggest turning the garage court into a green area where local residents could relax.

A second objection has been received from the same address but from a different objector. This letter objects on grounds of loss of privacy and light, and increased parking pressure. Also the proposal would result in a detrimental effect on the character of the area.

18 Herbert Road objects on the grounds of increased parking pressure and a detrimental effect on the character of the area.

No. 30 Herbert Road has also objected on the grounds of loss of light to the rear of the property, overlooking and loss of privacy and loss of rear access.

No. 25 Wakefield Road N15 have responded objecting on the grounds of increased parking pressure and need for local parking provision.

No. 86a Rangemoor Road N15 who occupies one of the garages has responded objecting on the grounds of loss of parking and privacy.

RELEVANT PLANNING POLICY

The Council's new Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It incorporates relevant national policy guidance and complies with the London Plan. The principle policies which are relevant to this case area set out below.

POLICY HSG1: NEW HOUSING DEVELOPMENTS

The Council has to provide enough extra housing in Haringey, over the plan period, to cater for the growing number of households and to ensure that there are homes available for those currently in temporary accommodation to move into. Haringey's population has grown slightly from 207,010 in 1991 to 216,510 in 2001 (an increase of 4%).

The Council will increase the supply of housing in the borough in order to meet targets through identifying sites, achieving higher densities, approving changes of use where appropriate and redeveloping at higher densities. The Council has welcomed the new London Housing Capacity Study and considers that it provides a realistic assessment of housing capacity in the borough. The draft alterations to the London Plan includes a housing target of 6,800 dwellings for Haringey over the period 2007/08 – 2016/17.

There will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed against Policy HSG1 to ensure that they meet the needs of the community and do not harm the environment.

POLICY G3: HOUSING SUPPLY

The Council will aim to provide enough housing to meet the needs of Haringey residents and to contribute towards achieving a draft London wide target of 31,090 additional households a year. Draft alterations to the London Plan identify a revised housing target for Haringey of 6,800 additional homes between 2007/8 and 2016/17.

The Council will also seek to maximise new housing opportunities.

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 UD4: QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

POLICY UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). 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 HSG4: 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%. The proportion negotiated will depend on the location, scheme details or site characteristics.

POLICY HSG9: DENSITY STANDARDS

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.

POLICY HSG10: DWELLING MIX

All new residential development (including conversions) should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

POLICY ENV10: MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY

The Council will contribute to mitigating climate change by:

- c) Encouraging non-major developments to have an energy assessment and on site energy provision from renewable sources;

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 relating to this proposal are:

1. The need for new housing
2. Density, mix, design
3. Sustainability
4. Impact on neighbouring properties
5. Parking provision

1. The Need For New Housing

National Guidance (PPG3) requires Local Authorities to:

“provide sufficient housing land, giving priority to re-using previously developed land within urban areas, in preference to the development of Greenfield sites.”

Part of this provision is to identify and provide “windfall sites” which are sites not specifically identified as available in the Local Plan but have become unexpectedly available. Harold Road garages falls within this category.

The London Plan was adopted in 2004. Haringey's housing target in the London Plan is 19,370 between 1997 and 2016. This target has subsequently been amended to 6,800 dwellings between 2007/8 and 2016/17 based on 2004 housing capacity study and is accepted by the Council and the Greater London Authority as an accurate and realistic assessment of housing potential in the borough. Therefore, the draft altered housing target will be used to guide decisions on housing developments in the Borough.

The housing target is for net additional dwellings and includes dwellings provided through development and redevelopment and will be incorporated into the London Plan in 2007. Para 4.11 of the adopted Unitary Development Plan 2006 sets out the preference for the use of previously developed land for new housing proposals, specifically identifying redundant or derelict sites. Harold Road garages clearly falls within this category.

The application site is regarded as being both a "windfall site" and a "previously developed site" as identified in the PPS3 and the adopted Plan. As such, the principle of the use of the site for residential purposes must be regarded as complying with the appropriate policy guidelines. The use of the site for residential purposes will therefore contribute toward the Council's strategic housing targets in line with Policy HSG1.

2. Density, Mix, Design

Policy HSG9 Density Standards of the adopted Unitary Development Plan 2006 states:

"residential development in the borough should normally be provided at a density of between 200-700 habitable rooms per hectare and should have regard to the density ranges set out in Table 4B.1 of the London Plan."

The density of the development proposed here is 245 habitable rooms per hectare, and therefore complies with the Council's preferred density range.

Policy HSG10 Dwelling Mix states:

"All new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community."

This scheme provides 2 x 4-bed units, (22%), 1 x 3-bed units, (11%), 4 x 2-bed units, (44%) and 2 x 1-bed units, (22%). This is an acceptable mix and complies with the requirements set out in SPG3a.

Policies UD3 General Principles and UD4 Quality Design set out the Councils policies regarding good design. These policies state:

“The Council will require development proposals to demonstrate that:

- a) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;”*

The application site is well located in terms of its proximity to local shops, schools and other facilities. It also has good links to the public transport network.

The proposed buildings are two and three storey and so are of a bulk and mass appropriate to the area. The two-storey element is toward the west end of the site adjacent to the existing two-storey properties in Harold Road. The east end of the scheme rises to three-storeys to match the existing flats adjacent to the site at the Newton Road end.

The scheme has been designed to re-instate the building line and streetscape in Harold Road and so repair the street frontage that was lost when the garages were built as part of the larger development in the 1970's. The new houses will have private front doors facing the street and the flats entrance will relate to the flats adjacent.

The scheme has been subject to extensive redesigning following discussions with the Design Team and is now considered acceptable. The revised scheme is crisp and clean in appearance but contains adequate modelling of the elevations and roof structures to give interest to the overall building. The design and materials are modern but reflect the character and nature of the surrounding area, being predominantly brick built with complimentary panels of coloured render.

Planted areas in front of the new buildings will create a sense of privacy for the occupiers as well as contributing to the appearance of the development in the general street scene.

Vehicle access to the scheme is via a gated archway in the centre of the scheme leading to four car spaces. The refuse and cycle stores are also sited on this access.

All the units are designed to comply with regulations for the ambulant disabled and to Lifetime Home standards as required by SPG3a. Unit 1 is designed to full wheelchair standard with its own parking space and incorporates a lift.

3. Sustainability

Policy ENV10 'Mitigating Climate Change: Renewable Energy' of the adopted Unitary Development Plan 2006 seeks to encourage new development to be more energy efficient in line with guidance set out in PPS 1 'Building Sustainable Communities' and PPS22 'Energy Efficiency'. This policy encourages non-major schemes such as Harold Road to have an energy assessment and on-site energy provision from renewable resources.

The sustainability checklist submitted as part of the application identifies a number of specific features to address energy efficiency issues.

These include:

- i) scheme design to maximise natural daylight and ventilation to the buildings
- ii) incorporating energy efficient condensing boilers
- iii) rain water collection to houses
- iv) affordable housing
- v) secure covered cycle storage
- vi) design and materials to be sustainable

4. Impact on Neighbouring Properties

Policy UD3 'General Principals' of the adopted Unitary Development Plan 2006 states:

"The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance."*

The application site has a common boundary with the terrace of houses Nos. 22 – 36 Herbert Road, directly to the south of the site. The current boundary treatment is a brick wall approximately 2 metres high. The additional bulk and mass of the proposed buildings will not significantly adversely affect the sunlight and daylight to the rear gardens and windows of the existing houses in Herbert Road as they are located to the north of these houses and are some 16 – 18 metres away.

In terms of privacy and overlooking, the proposed buildings have been designed to minimise principal windows facing the existing houses and as a result no direct overlooking will occur.

5. Parking Provision

Policy M10 'Parking for Development' sets out the Councils parking requirement for new development. This is based on national guidance in PPG13 'Transport' which seeks to reduce dependence on the private car. The standards set out in the guidance should be regarded as maximum figures.

As part of this scheme, 5 car spaces are provided, including the space attached to the wheelchair standard house. The policy would require between 6 and 8 spaces be provided. However, the application site is located in an area of medium to high public transport accessibility with particularly good access to bus routes and underground services at Seven Sisters. Transportation Group have responded not objecting to the application.

Given the high standard of public transport accessibility, and in the light of the guidance in PPG13, the level of parking provision is considered to be appropriate for this site.

CLAIMED RIGHTS OF WAY OVER THE SITE

The occupiers of two properties backing onto the site have made claims for right of way over the application site.

It is not the proper function of planning law to protect private interests as such. The only question is whether the claimed rights are within a class of material considerations to be given weight by the Committee. From a planning perspective, these rights, if they exist, are not material considerations. There is no suggestion that a public right of way on foot should be preserved over the application site.

S106 AGREEMENT

Policy UD8 'Planning Obligations' allows the Council to enter into agreements with developers to lessen any adverse impacts associated with the development in line with advice in Circular 05/2005. Detailed advice is set out in SPG10a and b.

Schemes with over 5 units with child bed spaces are required to provide an education contribution based on the formula set out in SPG10b. This scheme includes 7 units in this category. Based on the formula set out in SPG10b, the education contribution required will be £66,500.

There will also be an administrative charge of 5% of the total value of the scheme. This will be £3,325.

SUMMARY AND CONCLUSION

The proposal comprises the demolition of the existing lock up garages on the site and the erection of 2 and 3 storey buildings to provide affordable residential development. The accommodation proposed comprises three houses, including one wheelchair house.

The main issues relating to this proposal are the need for new housing, density, mix and design, sustainability, impact on neighbouring properties and parking provision.

The proposal will provide a small but valuable contribution to meeting the boroughs strategic housing target. The development will provide 9 new residential units, one to wheelchair standards, all of which will be affordable.

The scheme will result in an appropriate new use for the site, removing a disused garage court that causes problems in the locality.

The proposal meets all the appropriate standards for new residential development as set out in the relevant policies and SPG's.

The applicant, Sanctuary Housing Association, has agreed to enter into a S106 agreement to provide 100% of the units for affordable housing and an appropriate education contribution in line with Supplementary Planning Guidance.

In light of the above, the application is recommended for approval subject to conditions.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2006/1934 subject to a pre-condition that Sanctuary Housing Association 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 £66,500 as the education contribution, and £3,325 as an administration charge.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/1934

Applicant's drawing Nos. 345/HR1 Rev A, 345/HR2 rev C, 345/HR3 rev C, 345/HR4 Rev C & 345/HR-SC.

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

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

5. 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.

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

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

7. 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.

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. 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.

10. That not more than 30 habitable rooms shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

11. 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.

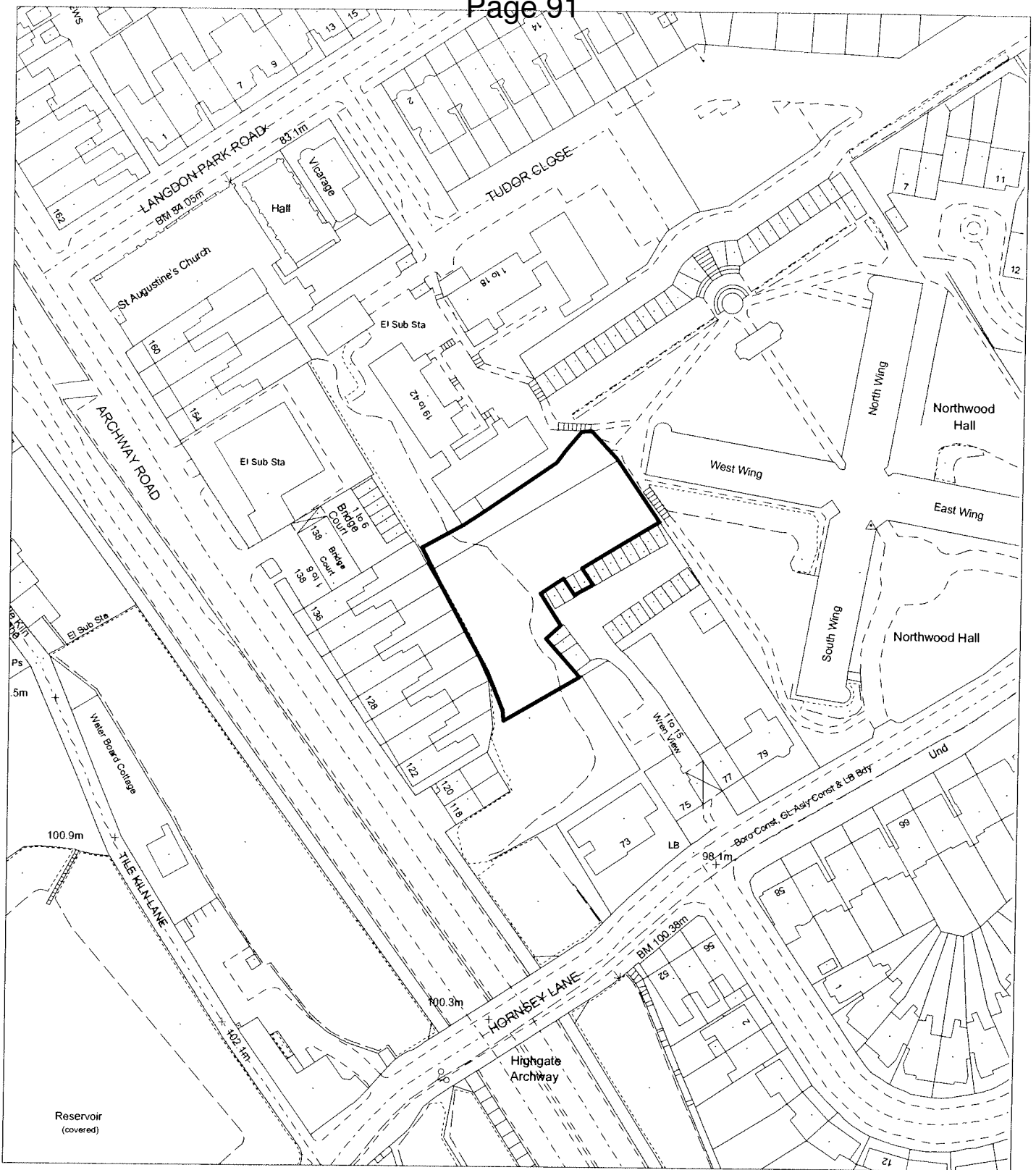
Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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

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

REASONS FOR APPROVAL

The application site is considered suitable for residential development in principle and so satisfies the requirements of Policies HSG1: 'New Housing Developments' and HSG3: 'Housing Supply' of the Unitary Development Plan 2006. The scheme is regarded as being of appropriate size, bulk and mix of unit type, is of good design quality, affordable housing provision and does not cause injury to existing amenity and thereby fulfils the requirements of Policies UD3: 'General Principles', UD4: 'Quality Design', HSG4: 'Affordable Housing Provision', HSG9: 'Density Standards', HSG10: 'Dwelling Mix' and M10: 'Parking for Development' of the Unitary Development Plan 2006.



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

Site plan R/O 73-79 Hornsey Lane, N6

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

	Drawn by	AJ
	Scale	1:1250
	Date	01/02/2007

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No.12

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1934

Ward: Tottenham Green

Date received: 02/10/2006

Last amended date: 19/01/2007

Drawing number of plans: 345/HR1 Rev A, 345/HR2 rev C, 345/HR3 rev C,
345/HR4 Rev C & 345/HR-SC.

Address: Garages At Harold Road / Newton Road N15

Proposal: Demolition of existing garages and erection of 3 storey block comprising 1 x three bed and 2 x four bed houses and 4 x two bed and 2 x one bed flats. Development includes associated landscaping and parking.

Existing Use: Garages

Proposed Use: Residential

Applicant: Sanctuary Housing Association, London Regional Office

Ownership: Council

**THIS APPLICATION WAS DEFERRED AT THE 26 FEBRUARY 2007
COMMITTEE MEETING FOR A MEMBERS SITE VISIT**

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site comprises the former garage court on the south side of Harold and Newton Roads. The garages are largely unused and have become a focus for dumping and other anti-social behaviour. The site is located in a residential area, surrounded on its west and south sides by late Victorian terraced housing and its north and east sides by estates of modern flats built between 1950 and 1980. The houses to the west and south are generally 2-storey with pitched roofs and small rear gardens. The flats directly to the east are 3-storey. Cordell House to the north is a high rise block.

More widely, the site is located close to local shops in Broad Lane and to the Seven Sisters transport interchange.

PLANNING HISTORY

There is no planning history relating to this site.

The scheme is one of two separate new-build housing schemes for this estate. Both have been developed following extensive consultation with local residents by the Housing Service. A third scheme was dropped as a result of local concerns. The existing garages are currently underused which has resulted in problems such as dumping and anti-social behaviour.

DETAILS OF PROPOSAL

The proposal comprises the demolition of the existing lock up garages on the site and the erection of 2 and 3 storey buildings to provide affordable residential development. The accommodation proposed comprises three houses, including one wheelchair house on the Harold Road end adjacent to the existing terrace of houses and six flats on the Newton Road end adjacent to the existing three storey blocks of flats. The main frontage of the proposed buildings faces onto Harold and Newton Roads. Entrances face onto these roads with private entrances to the houses and communal entrances to the flats. The houses have rear gardens and the flats have a communal garden.

Five parking spaces, including one disabled space, are provided. Cycle storage is located within the building. The vehicle and pedestrian entrances to the development will be gated and there is a brick boundary wall to the private side garden fronting Newton Road.

Following discussions with the Design team, the elevations to Harold Road have been extensively revised to improve the appearance of the development.

CONSULTATION

Ward Councillors
Transportation
Building Control
Cleansing
Arboriculturist
Design

Local residents:

1 - 48 Cordell house, Newton Road
1, 3, 21 - 27, 6 - 24 Harold Road
2 - 48 Newton Road
14 - 40 Herbert Road
2 - 24 Walton Road

RESPONSES

Ward Councillors - Councillor Diakkides has responded supporting the proposal.

Transportation do not object to this application.

Building Control have responded confirming the fire / emergency vehicle access is satisfactory.

Cleansing - no response received to date

Design have commented as follows:

“Design Team have had the opportunity to review the amended scheme for the garage site at Harold Road/Newton Road submitted by Teri Okoro and am satisfied that concerns raised in terms of the scheme’s design have been positively addressed. Therefore, I have no further objection.”

“I suggest that a condition be included should permission be granted to ensure the quality of materials and detailing to be used.”

6 objections from local residents:

26 Herbert Road N15 has objected on grounds of increased parking pressures and potential road safety issues, fire escape access from the property into the application site, express concern about current social problems in the area. Suggest turning the garage court into a green area where local residents could relax.

A second objection has been received from the same address but from a different objector. This letter objects on grounds of loss of privacy and light, and increased

parking pressure. Also the proposal would result in a detrimental effect on the character of the area.

18 Herbert Road objects on the grounds of increased parking pressure and a detrimental effect on the character of the area.

No. 30 Herbert Road has also objected on the grounds of loss of light to the rear of the property, overlooking and loss of privacy and loss of rear access.

No. 25 Wakefield Road N15 have responded objecting on the grounds of increased parking pressure and need for local parking provision.

No. 86a Rangemoor Road N15 who occupies one of the garages has responded objecting on the grounds of loss of parking and privacy.

RELEVANT PLANNING POLICY

The Council's new Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It incorporates relevant national policy guidance and complies with the London Plan. The principle policies which are relevant to this case area set out below.

POLICY HSG1: NEW HOUSING DEVELOPMENTS

The Council has to provide enough extra housing in Haringey, over the plan period, to cater for the growing number of households and to ensure that there are homes available for those currently in temporary accommodation to move into. Haringey's population has grown slightly from 207,010 in 1991 to 216,510 in 2001 (an increase of 4%).

The Council will increase the supply of housing in the borough in order to meet targets through identifying sites, achieving higher densities, approving changes of use where appropriate and redeveloping at higher densities. The Council has welcomed the new London Housing Capacity Study and considers that it provides a realistic assessment of housing capacity in the borough. The draft alterations to the London Plan includes a housing target of 6,800 dwellings for Haringey over the period 2007/08 – 2016/17.

There will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed against Policy HSG1 to ensure that they meet the needs of the community and do not harm the environment.

POLICY G3: HOUSING SUPPLY

The Council will aim to provide enough housing to meet the needs of Haringey residents and to contribute towards achieving a draft London wide target of 31,090 additional households a year. Draft alterations to the London Plan identify a revised housing target for Haringey of 6,800 additional homes between 2007/8 and 2016/17.

The Council will also seek to maximise new housing opportunities.

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 UD4: QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

POLICY UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). 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 HSG4: 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%. The proportion negotiated will depend on the location, scheme details or site characteristics.

POLICY HSG9: DENSITY STANDARDS

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.

POLICY HSG10: DWELLING MIX

All new residential development (including conversions) should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

POLICY ENV10: MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY

The Council will contribute to mitigating climate change by:

- c) Encouraging non-major developments to have an energy assessment and on site energy provision from renewable sources;

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 relating to this proposal are:

1. The need for new housing
2. Density, mix, design
3. Sustainability
4. Impact on neighbouring properties
5. Parking provision

1. The Need For New Housing

National Guidance (PPG3) requires Local Authorities to:

“provide sufficient housing land, giving priority to re-using previously developed land within urban areas, in preference to the development of Greenfield sites.”

Part of this provision is to identify and provide “windfall sites” which are sites not specifically identified as available in the Local Plan but have become unexpectedly available. Harold Road garages falls within this category.

The London Plan was adopted in 2004. Haringey's housing target in the London Plan is 19,370 between 1997 and 2016. This target has subsequently been amended to 6,800 dwellings between 2007/8 and 2016/17 based on 2004 housing capacity study and is accepted by the Council and the Greater London Authority as an accurate and realistic assessment of housing potential in the borough. Therefore, the draft altered housing target will be used to guide decisions on housing developments in the Borough.

The housing target is for net additional dwellings and includes dwellings provided through development and redevelopment and will be incorporated into the London Plan in 2007. Para 4.11 of the adopted Unitary Development Plan 2006 sets out the preference for the use of previously developed land for new housing proposals, specifically identifying redundant or derelict sites. Harold Road garages clearly falls within this category.

The application site is regarded as being both a "windfall site" and a "previously developed site" as identified in the PPS3 and the adopted Plan. As such, the principle of the use of the site for residential purposes must be regarded as complying with the appropriate policy guidelines. The use of the site for residential purposes will therefore contribute toward the Council's strategic housing targets in line with Policy HSG1.

2. Density, Mix, Design

Policy HSG9 Density Standards of the adopted Unitary Development Plan 2006 states:

"residential development in the borough should normally be provided at a density of between 200-700 habitable rooms per hectare and should have regard to the density ranges set out in Table 4B.1 of the London Plan."

The density of the development proposed here is 245 habitable rooms per hectare, and therefore complies with the Council's preferred density range.

Policy HSG10 Dwelling Mix states:

"All new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community."

This scheme provides 2 x 4-bed units, (22%), 1 x 3-bed units, (11%), 4 x 2-bed units, (44%) and 2 x 1-bed units, (22%). This is an acceptable mix and complies with the requirements set out in SPG3a.

Policies UD3 General Principles and UD4 Quality Design set out the Council's policies regarding good design. These policies state:

*“The Council will require development proposals to demonstrate that:
a) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;”*

The application site is well located in terms of its proximity to local shops, schools and other facilities. It also has good links to the public transport network.

The proposed buildings are two and three storey and so are of a bulk and mass appropriate to the area. The two-storey element is toward the west end of the site adjacent to the existing two-storey properties in Harold Road. The east end of the scheme rises to three-storeys to match the existing flats adjacent to the site at the Newton Road end.

The scheme has been designed to re-instate the building line and streetscape in Harold Road and so repair the street frontage that was lost when the garages were built as part of the larger development in the 1970's. The new houses will have private front doors facing the street and the flats entrance will relate to the flats adjacent.

The scheme has been subject to extensive redesigning following discussions with the Design Team and is now considered acceptable. The revised scheme is crisp and clean in appearance but contains adequate modelling of the elevations and roof structures to give interest to the overall building. The design and materials are modern but reflect the character and nature of the surrounding area, being predominantly brick built with complimentary panels of coloured render.

Planted areas in front of the new buildings will create a sense of privacy for the occupiers as well as contributing to the appearance of the development in the general street scene.

Vehicle access to the scheme is via a gated archway in the centre of the scheme leading to four car spaces. The refuse and cycle stores are also sited on this access.

All the units are designed to comply with regulations for the ambulant disabled and to Lifetime Home standards as required by SPG3a. Unit 1 is designed to full wheelchair standard with its own parking space and incorporates a lift.

3. Sustainability

Policy ENV10 'Mitigating Climate Change: Renewable Energy' of the adopted Unitary Development Plan 2006 seeks to encourage new development to be more energy efficient in line with guidance set out in PPS 1 'Building Sustainable Communities' and PPS22 'Energy Efficiency'. This policy encourages non-major schemes such as Harold Road to have an energy assessment and on-site energy provision from renewable resources.

The sustainability checklist submitted as part of the application identifies a number of specific features to address energy efficiency issues.

These include:

- i) scheme design to maximise natural daylight and ventilation to the buildings
- ii) incorporating energy efficient condensing boilers
- iii) rain water collection to houses
- iv) affordable housing
- v) secure covered cycle storage
- vi) design and materials to be sustainable

4. Impact on Neighbouring Properties

Policy UD3 'General Principals' of the adopted Unitary Development Plan 2006 states:

"The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance."*

The application site has a common boundary with the terrace of houses Nos. 22 – 36 Herbert Road, directly to the south of the site. The current boundary treatment is a brick wall approximately 2 metres high. The additional bulk and mass of the proposed buildings will not significantly adversely affect the sunlight and daylight to the rear gardens and windows of the existing houses in Herbert Road as they are located to the north of these houses and are some 16 – 18 metres away.

In terms of privacy and overlooking, the proposed buildings have been designed to minimise principal windows facing the existing houses and as a result no direct overlooking will occur.

5. Parking Provision

Policy M10 'Parking for Development' sets out the Councils parking requirement for new development. This is based on national guidance in PPG13 'Transport' which seeks to reduce dependence on the private car. The standards set out in the guidance should be regarded as maximum figures.

As part of this scheme, 5 car spaces are provided, including the space attached to the wheelchair standard house. The policy would require between 6 and 8 spaces be provided. However, the application site is located in an area of medium to high public transport accessibility with particularly good access to bus routes and underground services at Seven Sisters. Transportation Group have responded not objecting to the application.

Given the high standard of public transport accessibility, and in the light of the guidance in PPG13, the level of parking provision is considered to be appropriate for this site.

CLAIMED RIGHTS OF WAY OVER THE SITE

The occupiers of two properties backing onto the site have made claims for right of way over the application site.

It is not the proper function of planning law to protect private interests as such. The only question is whether the claimed rights are within a class of material considerations to be given weight by the Committee. From a planning perspective, these rights, if they exist, are not material considerations. There is no suggestion that a public right of way on foot should be preserved over the application site.

S106 AGREEMENT

Policy UD8 'Planning Obligations' allows the Council to enter into agreements with developers to lessen any adverse impacts associated with the development in line with advice in Circular 05/2005. Detailed advice is set out in SPG10a and b.

Schemes with over 5 units with child bed spaces are required to provide an education contribution based on the formula set out in SPG10b. This scheme includes 7 units in this category. Based on the formula set out in SPG10b, the education contribution required will be £66,500.

There will also be an administrative charge of 5% of the total value of the scheme. This will be £3,325.

SUMMARY AND CONCLUSION

The proposal comprises the demolition of the existing lock up garages on the site and the erection of 2 and 3 storey buildings to provide affordable residential development. The accommodation proposed comprises three houses, including one wheelchair house.

The main issues relating to this proposal are the need for new housing, density, mix and design, sustainability, impact on neighbouring properties and parking provision.

The proposal will provide a small but valuable contribution to meeting the boroughs strategic housing target. The development will provide 9 new residential units, one to wheelchair standards, all of which will be affordable.

The scheme will result in an appropriate new use for the site, removing a disused garage court that causes problems in the locality.

The proposal meets all the appropriate standards for new residential development as set out in the relevant policies and SPG's.

The applicant, Sanctuary Housing Association, has agreed to enter into a S106 agreement to provide 100% of the units for affordable housing and an appropriate education contribution in line with Supplementary Planning Guidance.

In light of the above, the application is recommended for approval subject to conditions.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2006/1934 subject to a pre-condition that Sanctuary Housing Association 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 £66,500 as the education contribution, and £3,325 as an administration charge.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/1934

Applicant's drawing Nos. 345/HR1 Rev A, 345/HR2 rev C, 345/HR3 rev C, 345/HR4 Rev C & 345/HR-SC.

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

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

5. 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.

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

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

7. 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.

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. 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.

10. That not more than 30 habitable rooms shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

11. 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.

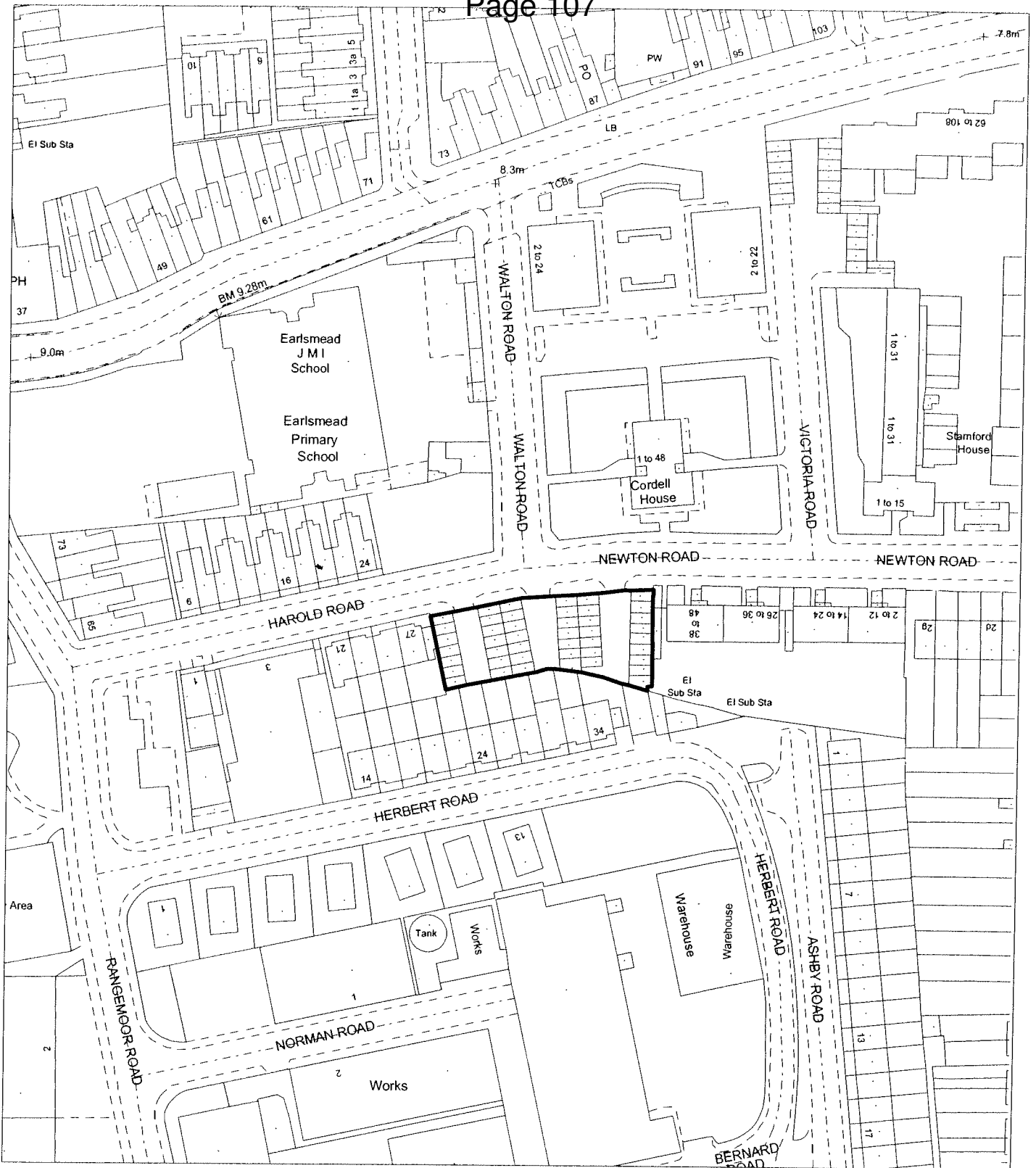
Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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

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

REASONS FOR APPROVAL

The application site is considered suitable for residential development in principle and so satisfies the requirements of Policies HSG1: 'New Housing Developments' and HSG3: 'Housing Supply' of the Unitary Development Plan 2006. The scheme is regarded as being of appropriate size, bulk and mix of unit type, is of good design quality, affordable housing provision and does not cause injury to existing amenity and thereby fulfils the requirements of Policies UD3: 'General Principles', UD4: 'Quality Design', HSG4: 'Affordable Housing Provision', HSG9: 'Density Standards', HSG10: 'Dwelling Mix' and M10: 'Parking for Development' of the Unitary Development Plan 2006.



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

Site plan

Garages at Harold Road / Newton Road, N15



**Directorate of
Environmental
Services**

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

	Drawn by	AJ
	Scale	1:1250
	Date	01/02/2007

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No.13

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/2483

Ward: Seven Sisters

Date received: 18/12/2006

Last amended date: N/A

Drawing number of plans: P102_001-01, P102_001-02, P102_001-03, P102_001-04, P102_001-05, P102-100-01B, P102-100-02, P102-100-03, P102 - 200-01A, P102- 200-02, P102-200-03, P102_200-04, P102-200-05, P102_300-01, P102_300-02, P102_300-03, P102_300-04, P102-SK-20, 21,22,23 &24 & Design & Access Statement.

Address: 381 - 481 Seven Sisters Road N15

Proposal: Demolition of existing garages and erection of 3 x 3 storey building comprising 13 x 1 bed flats, 9 x 2 bed flats, 8 x 3 bed flats and 12 x 4 bed houses and associated landscaping (Revised scheme HGY/2005/1592).

Existing Use: Council Garages / Advertisements

Proposed Use: Residential

Applicant: Family Mosaic

Ownership: Council

THIS APPLICATION WAS DEFERRED AT THE 26 FEBRUARY 2007 COMMITTEE MEETING FOR A MEMBERS SITE VISIT

PLANNING DESIGNATIONS

Road - Classified

Officer Contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

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

SITE AND SURROUNDINGS

The application site comprises the strip of land fronting Seven Sisters Road between Netherton Road to the South and Moreton Road to the North. The site is bounded by the properties in Pulford Road to the West. These properties form part of the larger Tiverton Road housing estate. Directly opposite the centre of the site is Manchester Gardens, a small local public open space identified in the Plan as a Historic Park.

To the West of the site at the south end is Tiverton primary School. On the East side of Seven Sisters Road opposite is Stamford Hill Primary School.

The area directly surrounding the application site is generally residential in character, to the west is the Tiverton estate built in the 1970's. On the east side of Seven Sisters Road are areas of late Victorian terraced housing.

Seven Sisters Road itself is a busy through route with commercial/retail frontages and a large Public House opposite the site. It is lined on both sides by large mature Plane trees. It is served by a number of bus routes and there is a bus stop directly outside the site. Seven Sisters Underground station is approximately a 10 – 15 minute walk away.

The application site area is 0.66 hectares. It is currently made up of disused garages in Council ownership and a grassed strip fronting Seven Sisters Road. Large advertising hoardings, 7 – 8 metres high, are located to the rear of the grassed area along a large part of the site.

The site is not identified in the Unitary Development Plan as being within any particular policy area. Directly to the south Nos. 341-379 Seven Sisters Road are identified as Site Specific Proposal 16 for a mixed use development including retail/offices/housing and community uses. The parade of shops to the north is identified as a local shopping area.

The site also falls within the New Deal for Communities area, a regeneration initiative for this part of the borough.

PLANNING HISTORY

Historically, the site was occupied by a mixed use, 3-storey commercial/residential terrace of buildings similar to the existing terraces to the north and south of the site. These were demolished in the 1960's as part of the Tiverton Road estate redevelopment.

Recent planning history relates to the following:-

Demolition of existing garages and erection of four x part 3 / part 4 storey blocks comprising 28 x 1 bed, 30 x 2 bed and 10 x 3 bed residential units with associated landscaping - refused 31/10/2005.

DETAILS OF PROPOSAL

The scheme proposes the demolition of existing garages and erection of 3 X 3 storey residential units. It comprises of three separate elements: Building 1 is located at the southern end of the site and comprises of 18 units, providing 1 and 2 bed flats. Building 2 to the South of the pedestrian walkway comprises of 12 units, providing 1, 2 and 3 bed flats. To the North of the site, would be a row of terraced dwellings comprising of 12 X 4bed units.

The buildings are arranged to form a new terrace fronting Seven Sisters Road, thereby creating a new street frontage to Seven Sisters Road, reflecting the original form of development demolished in the 1960's. The larger units are located on the ground floor and have rear gardens. All the housing will be affordable and would provide accommodation for shared ownership and social renting. The application is made on behalf of Mosaic Homes, a Registered Social Landlord with a number of schemes within the borough.

The scheme is car free. Secure, covered cycle parking is provided within the proposed building. All the proposed flats include either balcony, a terrace or rear gardens. The gardens range from 17 square metres to 65 square metres, with an average of approximately 33 square metres. These gardens are linked to the ground floor family accommodation.

Two amenity open spaces are created adjoining the pedestrian walkway. These spaces total 1000 square metres and will be landscaped and made usable and include low level planting and lighting. This will provide a much improved access to the estate and benefit visually Seven Sisters Road.

CONSULTATION

Ward Councillors
Transportation
Cleansing
Building Control
Design Team
Tree Officer:-
Crime Prevention Officer
NDC Regeneration
Scientific Officer

Residents
2 – 96 Pulford Road
1- 67 Remington Road
1 - 24 Moreton Road
1 – 24 Osman Close
1 – 24 Tewkesbury Close
1 – 24 Moreton Close
1 – 60 Eckington House
1 – 30 John Masefield House

361 – 487 Seven Sisters Road (odd)
485a -487a Seven Sisters Road
478b Seven Sisters Road
550 Seven Sisters Road
590 – 608 Seven Sisters Road
1 – 29 Berkeley Road
1 – 57 Heysham Road (odd)
2 – 68 Heysham Road (even)
1 – 41 Manchester Road
2 – 52 Manchester Road
1 – 19 Candler Street
2 – 22 Candler Street

RESPONSES

Ward Councillors – no responses received to date.

No. 46 Manchester Road – objects.

Building Control- Access for fire Brigade, fire fighting and rescue considered acceptable.

Transportation – Since this proposal falls on TfL road network and TfL is the highway authority for these roads.

Comment received from TfL on 15/01/07 in a letter dated 10/01/07 reads:

"Transport for London (TfL) is supportive of the proposal to create a car-free scheme on this site. However, we are concerned and object to the promotion of vehicular access for servicing and refuse collection directly from A503 Seven Sisters Road. The stopping restrictions on this part of the Transport for London Road network (TLRN) are 24 hours a day, 7 days a week.

There is a northbound nearside bus lane that operates from 7am to 7pm. There is guard rail along this entire length of road which is there to physically discourage kerbside stopping, which has been a problem in the past. The Design and Access Statement indicates vehicular servicing from local roads has been considered.

TfL would expect to see a Transport statement that indicates the level of person trips, a vehicular access strategy (e.g. refuse collection, other service vehicles, disabled provision, visitors) and how non-car modes will be encouraged. The demolition and the construction phase of the project could impede the safe operation of the TLRN. Should the Borough wish to approve the scheme, TfL would expect that a construction strategy would ensure no vehicles stopping on the TLRN and ensure no encroachment of hoardings or scaffolding onto the TLRN without TfL prior agreement and appropriate mitigation measures.

The principle of vehicular access from Seven Sisters Road is a matter for TfL to decide as the highway authority for this road. TfL would be more than willing to talk to the Borough and the developer about all the issues discussed above.'

Tree Officer:-

Tree cover.

The development site has a number of trees growing on it. The majority are self-seeded Sycamore and also located there are three Cypress trees. The trees appear to be in a fair condition, and of normal vigour for the species. All are proposed for removal.

None of these trees are worthy of retaining and therefore Tree Preservation Orders.

Located on the adjacent footpath is a row of mature London plane trees, which are under the ownership of the Greater London Authority. They are of significant amenity value.

Tree protection

The new development is to be built within close proximity of the Plane trees. All the trees must be protected throughout the development by robust fencing creating a Tree Protection Zone to prevent any detrimental effects to them.

BS 5837:2005 Trees in relation to construction gives recommendations on minimum distances for erecting protective fencing. A Tree Protection Zone must be created using these recommendations:

- The protective fencing must be constructed of stout wooden boards securely attached to scaffold poles, to a height of 2.4m.
- The fencing must be erected before any construction work commences on site and remain until development is complete.
- The Tree Protection Zone must remain in place until construction works are complete. No access will be allowed without prior agreement with the Local Authority Tree Officer.

Proposed structures

The nearest point of the new structure is 4m from the Plane trees. Only a structure built using a Pile and Beam foundations would be suitable. Piles within the trees crown spread will require hand digging to 1m initially to ensure no structural roots are damaged.

The new boundary wall and raised beds also require careful construction to reduce any detrimental effects

Consideration also needs to be given to the future relationship between trees and buildings. Issues such as blocking of daylight, nuisance caused by leaf fall and personal anxiety caused by living close to large trees need to be addressed.

New tree planting

It is proposed to remove a number of trees from the site. A new landscaping scheme needs to be produced with new tree planting.

Conclusions

A Method Statement must be produced indicating the chronology of events with regard to tree protection. This should also include engineering specifications for fence design and a revised site plan showing the Tree Protection Zone.

Engineering details will also be required for construction of the new boundary wall and raised beds to the front of the site.

The statement must also indicate exactly where the site compound and storage area is to be located. It should also include details of where service runs are to be installed.

Once a Method Statement has been produced and its contents agreed by all, it must be conditioned into planning permission.

A new tree planting programme must also be conditioned into planning permission.

Design Team – Have no objection in principle to the proposed scheme. However, they have concerns regarding proximity to the playground at Tiverton Primary School, the colour of the external materials (brickwork), elevational arrangement & roofline and security. Conditions have been suggested as means of dealing with these issues.

Scientific Officer - 'Can you condition HGY/2006/2483 to provide a site investigation report, details of present/previous usage, risk assessment and details of any remediation required. Also I feel we need to ask for an Air Quality assessment as the development is on the side of a road that is already above the objectives for Nitrogen Dioxide and fine dust. If it is found that the levels are above the Air Quality Regs 2000 and (amendment) Regs 2002 levels set, then details of mitigation measures are required'.

RELEVANT PLANNING POLICY

PPS1 Delivering Sustainable Development.

PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the importance of good design in the planning system and that development should

seek to improve rather than maintain the quality and character of towns and cities.

PPG3 Housing.

PPG3 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land in order to promote regeneration. PPG3 also sets out the Government's commitment to concentrating additional housing developments in urban areas and create sustainable communities. The need for development to include affordable housing is also set out in PPG3.

The London Plan

The London Plan has now been formally adopted having been issued in draft in June 2002 by the Greater London Authority. The London Plan forms the emerging Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It will replace Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year). Since the adoption of the London Plan, a London Housing Capacity Study published in 2004 indicated that the borough's housing potential capacity is lower than the London Plan's target. The new target for the Council is to achieve 6,800 units between 2007 and 2017 based on the housing capacity study of 2004.

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. A site with a PTAL rating of 2, where flats are predominantly proposed, the density range suggested is 300 – 450 habitable rooms per hectare. The car parking provision for such locations should be less than 1 space per unit.

The London Plan sets affordable housing targets for individual boroughs. The target for Haringey is 50%. This figure should include a range of affordable housing following the guide 70:30 for social rented to intermediate housing. However, the actual proportions for any individual site will depend on the boroughs housing need priorities, the characteristics of the residential proposal, the level of affordable housing in the surrounding area & the economic viability of the scheme.

Local Policies

Haringey's current Unitary Development Plan was adopted in July 2006, it set out policy guidelines for development in the borough. The following policies in the Unitary Development Plan and Supplementary Planning Guidance are considered relevant to the consideration of this application:

G3 Housing Supply

UD1 Planning Statements
UD2 Sustainable Design and construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD8 Planning Obligations

M9 Car-Free Residential Developments
M10 Parking for Development

HSG1 New Housing Developments
HSG 4 Affordable Housing
HSG 7 Housing for Special Needs
HSG 9 Density Standards
HSG10 Dwelling Mix

SPG1a Design Guidance
SPG 3a Density, Dwelling Mix, Floor space Minima & Lifetime Homes
SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
SPG8a Waste and Recycling
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10b Affordable Housing
SPG10c Education needs generated by new housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The previous application for residential redevelopment on the site was refused at Committee in October 2005 on grounds of overdevelopment relating to height, bulk and size, loss of light and visual intrusion to properties on Pulford Road, loss of valuable public open space and insufficient provision for shared ownership/key worker accommodation.

The current application, which has been submitted on behalf Family Mosaic Housing Association is the applicant's attempt to address the issues relating to the reasons for refusal. The main changes to the previous proposal are:

- Three storey terraced houses replace four storey apartment buildings.
- Overall reduction in number of units and density – (from 68 units to 42 units)
- The current proposal is located away from houses on Pulford Road.
- Front gardens have been design into the current scheme with defensible space offering passive surveillance over Seven Sisters Road.
- Increased landscaped area lining up with Manchester Gardens
- Front façade material changed to brick instead of copper
- Incorporation of renewable energy resources – in the form of solar water panels

The main issues to be considered in relation to this development are:

- Principle of the use and housing need
- Density
- Design, bulk and massing
- Dwelling mix, unit and room size, layout and stacking
- Traffic and parking
- Privacy and overlooking
- Relationship to the school
- Sustainability
- Community Involvement

1. Principle of the use and housing need

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPG 3 “Housing” and the London Plan encourage the residential development of brown-field sites. The pressure for new housing in the Borough means that brown-field sites, i.e. previously developed sites, are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

The London Plan sets housing targets for Local Authorities for the period up to 2016. The target for Haringey is 19,370 additional ‘homes’ (970 per year). These targets are generally reflected in Unitary Development Plan policy G3 ‘Housing Supply’. However, since the adoption of the London Plan, a London Housing Capacity Study was undertaken. Its findings published in 2004 indicated that the borough’s housing potential capacity is lower than the London Plan target. To this end the Council is now seeking to increase the number of dwellings in borough by 6,800 units between 2007 and 2017 based on the housing capacity study of 2004. Therefore, the redevelopment of the site for residential purposes will contribute toward the Council meeting its housing targets, in line with policies G3 ‘Housing Supply’ and HSG1 ‘New Housing Developments’.

The application site is currently occupied by lock up garages and a grassed open area fronting Seven Sisters Road which is backed by large advert hoardings facing the main road. The garages are vacant and the site is subject to anti-social behaviour. The open area has little townscape value and is dominated by the row of large hoardings. The garages are no longer required by Housing and the redevelopment of this site will bring about the re-use of what is currently under used land in line with advice in PPG3, The London Plan and policy G3 ‘Housing Supply’ of the Unitary Development Plan.

2. Density

The London Plan sets a density of 200 – 300 habitable rooms per hectare for developments, consisting terrace houses and flats, in urban areas along transport corridors and sites close to town centres with an accessibility index of 3 -2.

Policy HSG9 'Density Standards' of the adopted Unitary Development Plan sets a density range of 200 –700 habitable rooms per hectare. However, the policy requires that a 'design-led' approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes a total of 42 residential units. The development would provide a mix of 13 x 1-bedroom units, 9 x 2 bedroom units, 8 x 3 bedroom units and 12 X 4bed houses. In total, the scheme has 145 habitable rooms. Therefore, applying the method set out in SPG3a 'Density, Dwelling Mix, Floor space Minima & Lifetime Homes', the density of the proposed development is 220 habitable rooms per hectare.

The proposed density is within the range of 200 – 700 set out in the Unitary Development Plan. In the context of the surrounding area, the proposed density is considered appropriate for the site. As such, the scheme is considered to have an acceptable density, in compliance with the London Plan, Policy HSG9 'Density Standards' and SPG3a.

3. Design, bulk and massing

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPG3.

The underlying design principal of the scheme is to create a modern terrace, interpreting the traditional pattern of development in the area in a new way. The layout comprises linear blocks close to the street edge, overlooking the street with private rear gardens. The development is broken up into three separate buildings to respond to the slope of the site and provide views through the development to the areas behind. A landscaping strip is incorporated into the scheme on Seven Sisters Road frontage to provide for a defensible space in front of the ground floor units. Also two amenity spaces are proposed adjoining the pedestrian walkway, providing 1000m² landscaped area, which would include low level planting and lighting.

The proposed buildings are 3 storeys to reflect the slope of the site and to respond to the proximity of the existing buildings to the rear. The current scheme

has been revised by locating the houses further away from Pulford Road. The proposed units would conform to 'Secured by Design' specification and are design to be dual aspect with front doors to the street and balconies, all of which contributes towards improved surveillance of the surrounding streets. Whilst wood and copper was proposed for the elevational treatment of the previous scheme, the current scheme would use high quality brick and timber to provide human scale and warmth to the buildings and houses. Also the design of the roofline has been revised by stepping down the buildings to help break down the overall bulk of the scheme. It is considered that the scale, bulk and overall design of the scheme is acceptable and would bring an exciting and modern appearance to this part of Seven Sisters Road.

4. Dwelling mix, unit and room size, layout and stacking

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and SPG3a "Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes" set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

This scheme would provide 13 X1bed units, 9 X 2bed units, 8 X 3bed units and 12 X 4bed houses, which would accords with policy guidelines. The majority of the one-bedroom units have a floor area of at least 48m², which conforms to the Councils requirement. Therefore, the one-bedroom units are considered to provide a satisfactory standard of accommodation. The two-bedroom units are between 61m² and 69m². All the two-bedroom units meet the minimum flat size requirement of 60m² (for a 2-bedroom, 3 person flat). The three-bedroom units vary between 82 and 85m², which is in excess of the size requirements of a 73m² (4 person flat). The Four- bedroom houses allow 115m² per unit which exceeds the Council's requirement of 95m² (7-person accommodation).

All the flats are dual aspect. As such, all units/rooms are considered to have adequate light and ventilation. In addition, the stacking and layout arrangement is deemed to be acceptable, with all habitable rooms located above or below habitable rooms in other units. The units have been designed to conform to 'Lifetime Homes Standards' by incorporating provision to meet circulation requirements. In addition all the units have living room and convenient potential bed space at entrance level. Also the units have a wheel chair accessible entrance level and toilet facilities with provision made for future incorporation of a shower. All living rooms incorporate glazing at 800mm or lower, affording seated persons' views out.

Therefore the proposed units provide a satisfactory standard of accommodation and internal layout appropriate for the development. As such, the residential accommodation is found to comply with policy HSG10 and SPG3a.

5. Traffic and parking

The development is proposed as a car free development. This is due in part to the location of the site fronting Seven Sisters Road, which is a main through route, served by a number of bus routes and being within approximately 10 minutes walking distance of Seven Sisters and Manor House stations, as well as the natural characteristics of the site making the provision of providing car spaces within the site difficult. A clause is inserted in the S106 agreement to prevent future occupiers obtaining residents parking permits for the surrounding area.

Seven Sisters Road is the responsibility of TfL. Transport for London have no objection to the scheme but have requested a vehicular access strategy/ construction strategy (in relation to refuse collection, construction vehicles, service vehicles, disabled provision etc). Therefore a condition has been attached to this report requesting the applicants to submit details for consideration prior to any construction work on the site.

12 secure, covered cycle parking bays are provided within the development.

Refuse storage areas are provided within the development with direct access for refuse collection vehicles from Seven Sisters Road, however, TfL considered that to be problematic, a condition has been attached to this report requiring a scheme for refuse collection to be submitted.

6. Privacy and overlooking

Policy UD3 'General Principles' and SPG3b 'Privacy/Overlooking aspect/outlook, daylight/sunlight' seek to protect existing residential amenity and avoid loss of light and overlooking issues.

Due to the narrow nature of the site and the proximity of the existing housing, particularly in Pulford Road, the proposed development is within the 20 metre distance required by policy between principal facing windows. To avoid the potential overlooking of the existing houses by the new development, the upper storey of the rear elevations have been designed to minimise any loss of privacy by providing screens to the rear balconies, angled windows to avoid direct overlooking and obscured glass to rear facing windows where required.

7. Relationship to Tiverton Primary School

The proposed development shares a common boundary with Tiverton Primary School at its southern end. Due to the difference in levels at this point, the development is effectively raised up by a storey at this point relative to the school playground. To address this, the scheme incorporates an "art wall" at playground level. This will be finished to allow the School to be involved in the development of suitable art work to be created through a collaboration between the applicant and the school. A provisional sum of money has been set aside for this project.

The scheme has been presented to the Head Teacher of the Primary School and the Chair of Governors of the School to identify and resolve any issues and concerns that the School may have.

8. Sustainability

The re-use of under utilised land and the provision of 100% affordable housing are regarded as important sustainable features of the development in themselves which comply with the thrust of both national and London wide guidance. In addition, the scheme is car free (with provision of 12 secure cycle parking bays) and the configuration of the proposed buildings, for example all the units are dual aspect, provide for good natural ventilation and day-lighting.

In terms of assessment of this type of development, the BRE Eco-homes Assessment procedure is regarded as most appropriate. This approach is used to benchmark the overall sustainability of developments. Using this approach based on an assessment of seven key areas; (including energy, transport, pollution, materials, health and wellbeing, water & land use and ecology) the scheme would achieve a very good rating. The scheme includes particular features to improve its energy efficiency/sustainability including solar water panels, condensing boilers, low flush toilets and water meters. The scheme also proposes the use of solar panels for hot water.

9. Community Involvement

The applicant has carried out an extensive series of meetings with stakeholder groups in the local area including the NDC partnership, the local schools, residents groups and the local Crime Prevention officer. The intention of this process was to allow local people to see the scheme and comment on it. As a result of this process, the scheme has been developed and where possible the comments made have been incorporated into the scheme.

RESPONSES TO CONSULTATION

One objection letter has been received from a local resident which expresses concern on the following issues. In summary these are:

- * Lack of parking/increase congestion in the area
- * Loss of open space,
- * Increase population in the area resulting in anti social behaviour

In response to these issues, the proposed scheme would be car free nature, which will be incorporated into the S106 agreement. It is considered that this would mitigate the issue of parking problems and congestion. The scheme

incorporates open space landscaped areas, for the residents as well as rear gardens for the large family housing. The Council does not accept that the redevelopment of the site for residential would result in anti social behaviour.

S106 AGREEMENT

Policy UD8 Planning Obligations, SPG10c 'Education needs generated by new housing' and SPG10b Affordable Housing set out the requirement for development in the borough to provide contributions to enhance the local environment where appropriate, in line with the national guidance set out in Circular 1/97.

The applicant has agreed to enter into an Agreement of S106 of the Town and Country Planning Act 1990 to include provision to achieve improvements to the local environment and facilities in the borough. The main features of the S106 Agreement are:

- * The provision of affordable housing at 50% of the total units, to achieve: 50 habitable rooms for shared ownership units and 23 habitable rooms for renting.
- * An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £349,000.
- * Car free scheme to prevent current or future occupiers being eligible for residents parking permits for existing or future restricted parking areas in the area.
- * A contribution of £10,000 towards the scheme for the 'art wall' at Tiverton School.
- * A cost recovery charge of £10,470; 3% of the total value of the S106.
- * Participation in the Construction Web Initiative.

SUMMARY AND CONCLUSION

The application site comprises the strip of land fronting Seven Sisters Road between Netherton Road to the south and Moreton Road to the north. The application site area is 0.66 hectares. It is currently made up of disused garages in Council ownership and a grassed strip fronting Seven Sisters Road. Large advertising hoardings, 7 – 8 metres high, are located to the rear of the grassed area along a large part of the site.

The scheme proposes the demolition of existing garages and erection of three storey residential development, which would be broken up into three separate buildings comprising 13 x 1 bed, 9 x 2 bed, 8 x 3 bed flats and 12 x 4 bed houses with associated landscaping. All the housing will be affordable; 50 habitable

rooms would be provided for shared ownership units and 23 habitable rooms for social renting.

The redevelopment of this site will bring about the re-use of what is currently under used land in line with advice in PPG3, The London Plan and G3 Housing Supply of the Unitary Development Plan.

The scheme proposes a total of 42 residential units which results in a density of 220 habitable rooms per hectare.

The underlying design principle of the scheme is to create a modern terrace, interpreting the traditional pattern of development in the area in a new way. The use of bricks/ wood and colour glazing for the elevational treatment would bring an exciting and modern appearance to the buildings. The development is proposed as a car free development.

Whilst the proposed development is within the 20 metre distance required by policy between facing principal windows, the rear elevation has been designed to minimise potential overlooking of the existing houses.

The proposed development shares a common boundary with Tiverton Primary School at its southern end. The scheme incorporates an “art wall” at playground level which will be finished to allow the School to be involved in the development of suitable art work to be created through collaboration between the applicant and the school.

The applicant has carried out an extensive series of meetings with stakeholder groups in the local area including the NDC partnership, the local schools, residents groups and the local Crime Prevention Officer.

The applicant will enter into a S106 Agreement of the Town and Country Planning Act 1990 covering in particular affordable housing, education, environment and Construction Web.

Therefore it is considered that overall the proposed scheme is acceptable and complies with national, regional and relevant local Policies G3 ‘Housing Supply’, UD1 ‘Planning Statements’, UD2 ‘Sustainable Design and construction’, UD3 ‘General Principles’, UD4 ‘Quality Design’, UD7 ‘Waste Storage’, UD8 ‘Planning Obligations’, M9 ‘Car-Free Residential Developments’, M10 ‘Parking for Development’, HSG1 ‘New Housing Developments’, HSG 4 ‘Affordable Housing’, HSG 7 ‘Housing for Special Needs’, HSG 9 ‘Density Standards’ and HSG10 ‘Dwelling Mix’.

RECOMMENDATION 1

(1) That planning permission be granted in accordance with planning application reference number HGY/2006/2483, subject to a pre-condition that the applicant shall first have entered into an Agreement or Agreements with the Council [under

Section 106 of the Town and Country Planning Act 1990 (As Amended) in order to secure:

- The provision of affordable housing at 50% of the total units, to achieve: 50 habitable rooms for shared ownership units and 23 habitable rooms for renting.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £349,000.
- Car free scheme to prevent current or future occupiers being eligible for residents parking permits for existing or future restricted parking areas in the area.
- A contribution of £10,000 towards the scheme for the 'art wall' at Tiverton School.
- A cost recovery charge of £10,470; 3% of the total value of the S106.
- Participation in the Construction Web Initiative.

and

(2) That the Agreement referred to in Resolution (1) above is to be completed no later than 19 March 2007 or within such extended time as the Council's Assistant Director (PEPP) shall in her sole discretion allow; and

RECOMMENDATION 2

(3) 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 the planning application

GRANT PERMISSION

Registered No. HGY/2006/2483

Applicant's drawing Nos. P102_001-01, P102_001-02, P102_001-03, P102_001-04, P102_001-05, P102-100-01B, P102-100-02, P102-100-03, P102 -200-01A, P102- 200-02, P102-200-03, P102_200-04, P102-200-05, P102_300-01, P102_300-02, P102_300-03, P102_300-04, P102-SK-20, 21, 22, 23 & 24 & Design & Access Statement.

subject to the following planning 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 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.

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

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

6. 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.

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

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

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

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

9. 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.

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

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

11. 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.

12. That precise details of the fenestration to the rear of the of the south block overlooking Tiverton Primary School playground shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being commenced.

Reason: To avoid overlooking of the school playground.

13. Prior to the commencement of the development hereby approved, a method statement must be produced setting out the chronology of events with regard to tree protection. This method statement should include engineering specifications for fence design and a revised site plan showing the tree protection zone.

Engineering details will also be required for the construction of the new boundary wall and raised beds to the front of the site. The statement should also include precise details of the site compound, storage areas and service runs.

Reason: To ensure the adequate protection of the existing trees.

14. That a scheme illustrating a vehicular access strategy for construction traffic, refuse collection, other service vehicles and disabled provision be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the approved scheme.

Reason: In order to confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

15. Prior to the commencement of the development hereby approved, a Travel Plan and a Transport Assessment Report must be submitted to and approved by the Local Planning Authority. Detailing should be as specified in SPG 7b 'Travel Plans' and SPG 7c 'Travel Assessments' dated October 2006

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.

16. 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.

17. That the existing hoardings on the site shall be removed and not reinstated without planning permission.

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

18. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation, air quality assessment 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.

REASONS FOR APPROVAL

The scheme is acceptable and complies with national, regional and relevant local Policies G3 'Housing Supply', UD1 'Planning Statements', UD2 'Sustainable Design and Constructions', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M9 'Car-Free Residential Developments', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', HSG 9 'Density Standards' and HSG10 'Dwelling Mix'.

(3) That, in the absence of the Agreement referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application be refused for the following reason:

The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Policy HSG4 'Affordable Housing' and Supplementary Planning Guidance 10b 'Affordable Housing' of Unitary Development Plan

(4) In the event that the Planning Application is refused for the reasons set out in Resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

(i) there has not been any material change in circumstances in the relevant planning considerations, and

(ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and

(iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

**PLANNING , POLICY & DEVELOPMENT SERVICE
DEVELOPMENT CONTROL DIVISION**

MINUTES

Meeting : **Development Control Forum - 381 – 481 Seven Sisters Road
(HGY/2006/2483) – Cleared Minutes**

Date : **17th January 2007**

Place : **Stamford Hill Primary School, Berkeley Road, N15 6HD**

Present : **Paul Smith (Chair); Cllr Bevan , Cllr Kober, Approx 15 Local
Residents, Architect and representative from Family Mosaic**

Minutes by : **Tay Makoon**

Distribution :

		Action
1.	<p>Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting. He explained the agenda and that the meeting is being minuted. He explained the agenda and accompanying information about the scheme.</p>	
2.	<p>Presentation from applicants</p> <p>Proposal Demolition of existing garages and erection of 3 x 3 storey building comprising 12 x 4 bed houses, 13 x 1 bed flats, 13 x 2 bed flats and 4 x 3 bed flats and associated landscaping (Revised scheme HGY/2005/1592).</p> <p>The applicant described the revised scheme and using visual presentation showed plans , site and location, Townscape character, Existing elevation from seven Sisters Road, Existing Elevation from Pulford Road, Existing elevation of garages and North section of the site, Existing survey plan, explanation of the proposed site plan, percentage of green spaces, and how some of the concerns raised by residents had been taken into account by reducing the density and proving more open space, breaking the frontage up so it creates a better feel. Has the minimum of 10% renewable energy. Tenure is shared ownership and socially rented, reduced homes from 68 to 42. The houses are now pushed back.</p>	
3.	<p>The issues raised by residents are</p> <ul style="list-style-type: none"> • Over Crowding • Parking • Over Density 	

- Design
 - Lack of facilities for young people
 - Lack of sunlight
 - Railings – remove to make it safer
- The above concerns were raised by the residents,

4.

Questions from the floor

- Q1: The building still looks high and will block sunlight.
Answer: The new scheme is now 3 storeys with a pitched roof. It appears higher but it is 3 storeys instead of 4 on the last scheme.

- Q2: It will block sunlight in Pulford Road Houses.
Answer: It will not block sunlight in Pulford road. At the moment the wall and bill board hoardings are there and it does not block sunlight. This scheme will not take away sunlight.

- Q3: Cllr Basu – How will you be solving the parking problem, even though this is a car free development people will still be parking in nearby streets.
- Statement – from Cllr Basu -Concerned about density problems, it will be over populated, schooling and health facilities, where is the open space for children to play.

Answer: People living in this scheme will not be able to buy a permit.

- Q4: What are the guidelines with regards to hours of sunlight are there any guidelines which states residents must have a certain amount of hours of sunlight before it becomes a breach?

Answer: We have to use bench mark rules in terms of sunlight and these all meet with standards guidelines.

Q5: Cllr Kober – 3 concerns

Welcome additional green space and low density, the three concerns are character from the front – It could be much improved, Parking permits – where will these people park, 12 houses is that enough

- Statement: This development does not enhance the area and could be better designed.
- Is it safe to build on this land?

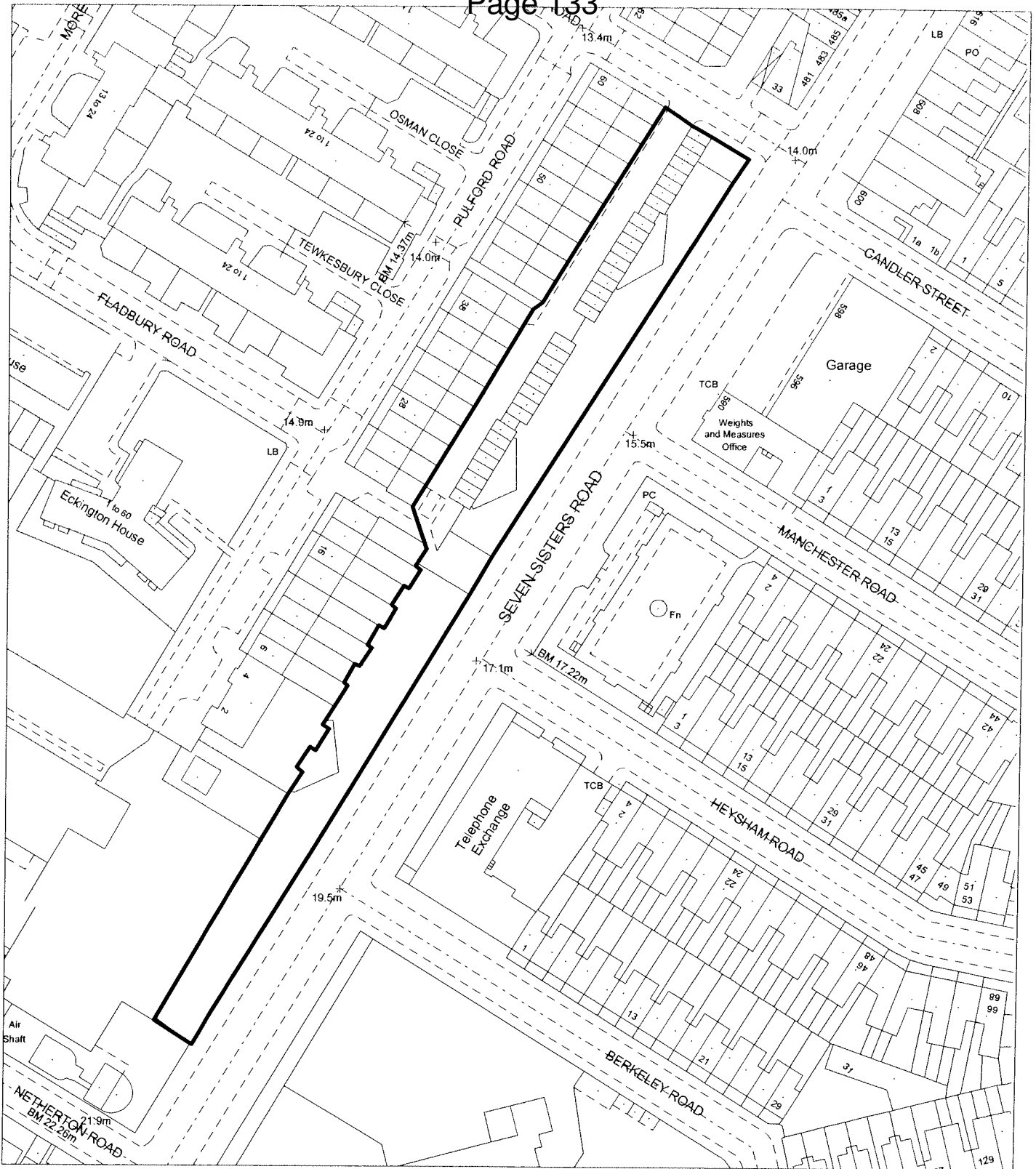
Answer: Structural engineer have done comprehensive test and have yes it is safe to build on the land.

- Cllr Kober – Statement No Key Worker Housing

The meeting ended by Paul Smith reminding everyone to submit comments to the Planning Service if not already done so and that further representation can be made at the Planning Application Sub-Committee when the applications go to committee. Paul Smith thanked everyone for attending and participating in the meeting.

End of meeting

--	--	--



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

Site plan

381 - 481 Seven Sisters Road, N15



**Directorate of
Environmental
Services**

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

	Drawn by	AJ
	Scale	1:1250
	Date	02/02/2007

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No. 14

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2007/0109

Ward: White Hart Lane

Date received: 15/01/2007

Last amended date: N/A

Drawing number of plans S5139/D/0001, S50139/D/0002, S50139/D/0003, S50139/D/0004, S50139/D/0005, S50139/D/0006, S50139/D/0007, S50139/D/0008, S50139/D/0009, S51039/D/0010, S50139/D/0011, S50139/D/0012, S50139/D/0013, S50139/DP/0014, S50139/D/0015, S50139/D/0016, S50139/D/0017, S50139/D/0018, S5139/D/0019, S5139/D/0020, 0657/TS/001, 0657/LL/102, 0657/LL/103, 0657/LP/301, 0657/LP/302 & 0657/LP/303.

Address: The Lodge, Church Lane N17.

Proposal: Construction of underground mortuary; alterations including partial demolition and single storey infill extension to existing vacant office buildings; excavation of vehicle access and turning areas; landscaping.

Existing Use: Vacant Council Offices

Proposed Use: Mortuary and Offices

Applicant: Keith Betts Haringey Council

Ownership: Haringey Council

PLANNING DESIGNATIONS

Metropolitan Open Land
Area of Archaeological Importance
Ecologically Valuable Site Grade II
Historic Park (Local Historic Interest)
Tottenham Cemetery Conservation Area

Officer Contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to Direction from Government Office for London (GOL)

SITE AND SURROUNDINGS

The application relates to a property situated within the Tottenham Cemetery Conservation Area. The site adjoins Tottenham cemetery and is accessed from Church lane immediately opposite Bruce Castle Park. The site is designated Metropolitan Open Lane (MOL).

PLANNING HISTORY

- OLD/1971/0125 - Continuation of use of approx. 1920 sq.ft. of floor space for office purposes GRANTED 07/01/1971.
- OLD/1972/0150 - Erection of single storey prefabricated building for use as offices with sanitary accommodation GRANTED 04/01/1972.
- OLD/1972/0152 - Construction of covered way between new pre-fabricated building and the lodge. GRANTED 05/12/1972.
- OLD/1984/0218 - Use as temporary office accommodation GRANTED 27/04/1984.
- OLD/1988/1270 - Conversion on the lodge into 4 residential units. Erection of 2 storey residential development comprising 11 houses (2 and 3 bedroom) with landscaping and parking. Removal of 2 existing prefabricated structures. WITHDRAWN 15/11/88.
- OLD/1991/0769 - Use of site for office purposes. (Outline Application) (Council Own Development).
- HGY/2002/1058 - Erection of single storey temporary classroom building GRANTED.
- HGY/2003/0136 - Erection of 2 x 5m high columns for CCTV cameras GRANTED.

DETAILS OF PROPOSAL

The application proposes the construction of an underground mortuary; alterations including partial demolition and single storey infill extension to existing vacant office buildings; excavation of vehicle access and turning areas; landscaping. The proposed mortuary will provide a central pathology, post-mortem and mortuary services base for the London Borough's of Haringey and Enfield hospitals, ambulance service, undertakers and the police. The refurbished Lodge building would have a floor area of 283 square metres, and the underground mortuary 356 square metres. 7 vehicle car park spaces are proposed and 3 cycle parking spaces.

The application proposes the conversion of the ground floor of the existing building into a kitchen / dining room, reception office, boiler room, shower and WC, viewing

room and waiting room. While the first floor of the converted building would contain offices, store room and tank room. The excavated underground mortuary would have a plant room staff changing rooms, WC, cleaners rooms and offices as well as the main mortuary room, body store and body handling room.

The application proposes the demolition of a small single storey extension that currently links the two buildings that form the existing Lodge. A new infill extension between these two buildings is proposed and this would in turn be connected to the proposed lift shaft and the main mortuary rooms underground. A glazed lightwell extension would be located beside the elevator shaft and this would provide natural light to the underground mortuary.

The existing mortuary operation currently operates from a building located next to Hornsey Depot and is adjoined by a Coroners Court. The Coroners Court is due to relocate to a site in Barnet and therefore does not form part of this application. The existing mortuary and the proposed new mortuary development would provide mortuary facilities for the London Borough's of Haringey and Enfield. The mortuary is one of three that serve the London (North) jurisdiction.

CONSULTATION

02/02/2007

Colin Smith Prospect Place

Ward Councillors

Tottenham CAAC

Prospect Place & Bruce Castle Residents Association

Conservation Team

Policy Team

Transportation Team

Building Control

Council Arboriculturalist

Government Office for London

Two site notices

One departure site notice

14/02/07

English Heritage Greater London Archaeological Advisory Service

1 – 10 Prospect Place, N17

The Rector, All Hallows Church, Church Lane, N17

The Priory, Church Lane, N17

Head Teacher, Risley Ave School, The Roundway, N17

Head teacher Lancastrian School, Kings Road, N17

2 – 18 (e) All Hallows Rd, N17

Manager Bruce Castle Museum, Lordship Lane, N17

158 – 168 (e) Church Rd, N17

Antwerp Arms, Church Rd, N17

1 – 15 (o) 8 & 10 Cemetery Rd, N17

RESPONSES

An objection letter with 26 names attached was received:

We, as well as many other local residents that we have spoken to, (but haven't time to get further details of, today), want it known that we are not in favour of the above application. In fact we are writing to object strongly to the above application in its present form and in particular to the way that the whole (or lack of) consultation process has been handled with regard to this sensitive site.

1]. Firstly, we were angry to hear it rumoured in December that there were advanced plans to build a new mortuary on this attractive site in Church Lane opposite Bruce Castle Park - when we had been told nothing. There was no prior community consultation! We were not informed or consulted as to the best way to develop this site from the outset - and then suddenly this planning application arrives in January which has been presented in a panic as a "fait accompli" - the only possible option apparently - which also it seems has to be rushed through committee as quickly as possible.

We have all been concerned for many years over the shoddy treatment of this site: from the moment that ugly portakabins were erected - again without any prior consultation with local people - and mature trees were cut and felled - up until recently, when the building was locked up and left to rot, with alcoholics and druggies dancing round bonfires in the garden every night. The ugly huts were removed eventually but detritus and devastation were left in their wake.

This site is at the centre of the last piece of old Tottenham that conjures up John Betjeman's published vision of "Constable and Cotman country in Tottenham". It is of unique value. Many of us local people have felt for some years that this Lodge building should be renovated and the site turned over to a good community use - but when we enquired about it we were always told that as a first option it had been offered for use as a coroner's court. Now, it has changed to become this mortuary apparently.

We are opposed to this proposed use and to any semi-industrial development of this site. We do not think that it is appropriate and that there are other more discreet sites in the cemetery that could be used. We have always thought that whatever use this site was put to in the future should entail the refurbishment of the building and the gardens for some form of community use, i.e.: a valuable public use for those living in the surrounding very poor and deprived Tottenham communities to enjoy, not a private refrigerated storehouse for the dead in a concrete bunker, which has to be built at such a high cost to the local environment.

2]. Secondly, if this mortuary has to be built here on the Lodge site, as Council officers and local councillors now seem to be saying. (Some local Councillors are trying to force the issue by sending out leaflets containing wishful thinking and "spin" exaggerating the extent of support from local people for this proposal) - then quite simply they are putting the building in completely the wrong place!

Building it in the planned position that they have chosen, will cause the maximum environmental disruption and damage to the Lodge site, as well as noise, pollution and distress to residents directly overlooking the site whilst it is being built.

Building the mortuary by digging down and putting a large concrete-filled structure underground north of the Lodge in what was the old original walled garden area will:

i). Be a major intervention and an environmental disaster which will disrupt most of this green site with sunken roads and a huge concrete bunker/building - and most importantly will completely destroy a reverted natural wilderness with dense tree and creeper cover that is presently home to a considerable amount of wildlife - birds, mammals and insects. Birds will be nesting as their homes are destroyed!

ii). Be building a mound to cover the proposed embedded concrete mortuary that is much bigger than it appears in the watercolour sketch drawing. This “pretty” drawing is a distorted, rose-tinted illusion, presumably to sell the scheme. It bears little relation to the reality of what will be there and the extent of the intervention.

If you walk the site with the plans you quickly realise this - as well as the scale of the destruction this building will cause. It will take many years to become a green space again, if ever - and we believe it will be spoilt permanently. It will certainly never again be the home to wildlife and birds that it is today.

After much deliberation and discussion it is our considered opinion that if the mortuary has to be built on the Lodge site, because as has been stated there is too little time to find somewhere else more suitable, then we should all of us insist that it is built on the most obvious and suitable place for it, which is on the existing large “brownfield” concrete slab south of the Lodge building.

This was also the preferred site of Haringey officers and the mortuary architects apparently. On this site there used to be a single storey classroom building - for many years before they built the more recent temporary classrooms there. This building must have had some semi-permanent status as it was there, we believe, for a very long time, enough time to fall into ruin. So therefore why can't a discreet and attractive, environmentally friendly, single story building be built for the mortuary in its place.

We believe that we should all fight for this obvious solution for a number of reasons:

1). A much greener, attractive, single storey eco-building could be built, which would be mostly hidden by the high wall round the Lodge and could also be grass-covered and hidden even further if required. This building would be replacing a large classroom / workshop which was on the existing concrete slab for many, many years and so the new building could probably be dug down by about a metre or so without adversely affecting existing trees in order to reduce its profile.

2). Building here would be much less disruptive to the whole site, to the surrounding environment and to the neighbours - including the birds.

3) Also not nearly so much of the site would need to be taken up with the invasive road-building that is needed in these plans to service the sunken facility.

4). This mortuary building would be much, much cheaper to build.

5). The new mortuary here would be much more accessible (right next to the existing car park and entrance) and so would be easier to service and run.

6). Building here would require considerably less intervention and so would be much less offensive to nearby residents and to resident wildlife in terms of noise and mess - and as a result again would be much more environmentally friendly.

7). In fact the new building could be much more environmentally friendly all round, using ecobuilding materials and techniques - and renewable energy sources on the whole site to help reduce its carbon footprint.

8). The rest of the site could then be given over to a valuable community environmental/gardening project use, which could maintain these gardens with attractive planting and would be a big plus for this very deprived super output area in Tottenham and make us all very much happier.

Please could you bring this objection plus the above comments and suggestions to the attention of the applicants and inform them that we will support them in whatever ways we can as local residents, in any attempts they make to put this building in the most appropriate and suitable place, by deputation to the department that handles this Metropolitan Open Land if need be.

Also, if this scheme goes to committee unaltered, would you inform us, if and when this scheme is going to a Planning Committee. So that we can then gather all our many local supporters, take our signed petition of opposition and hopefully speak against it.

One letter from a local resident supporting the application was received:

I am very happy with Haringey Council's decision to construct a mortuary on this site; the presence of a public building, properly maintained and supervised, will act as a useful deterrent to local vandalism, fly-tipping etc, as well as provide a necessary civic facility.

Environmental Health - Can you condition HGY/2007/0109 to supply a site investigation report, risk assessment & details of any remediation required.

Transportation - There are no objections on highway and transportation grounds.

Council Arboriculturalist -

Tree coverage

There are many trees within the proposed development site and on adjacent land that must be considered as part of this planning application. To the front of the existing building are Norway maple and Beech previously managed as pollards, to the South are located a mixture of Pine, Silver birch, Ash, Sycamore and London plane.

Towards the rear of the building an informal orchard exists with various fruit trees and Poplar and Willow. Adjacent to the boundary with the Cemetery are a row of self-seeded Sycamore trees. Many of the trees are of low value and categorised in the tree survey accordingly. A number are dead or are colonised with Ivy.

Those that are located around the eastern and southern perimeter of the site are of a higher value and are specified for retention. The most significant tree on site is T29 (Cedar), off site it is T36 (London plane) and there is also a mature London plane in the adjacent Churchyard, not included in the survey.

Proposed layout

The proposed layout indicates the new mortuary and access roads to be constructed to the rear of the existing building. The mortuary is to be situated in the former orchard.

10 trees will require removal to facilitate the new structure and access road, many of which are of low quality and value being in a poor condition with a low life expectancy (less than 10 years).

The extension to the existing building will have no impact on the trees to be retained on site. The footprint is extended to the rear and side only into areas with no trees.

Tree works

A total of 22 trees are highlighted for removal from the site (Visual analysis drawing LL/103). All are of low value and their loss can be mitigated with the planting of adequate replacement trees of a suitable size and species. All tree works must be undertaken in accordance with BS 3998: Recommendations for tree works.

The Wildlife and Countryside Act 1981 affords legal protection to birds and their nests. The trees and climbing vegetation in this site provides numerous suitable nesting sites. To avoid damage or disturbance, tree works should be restricted to the winter or only after a thorough inspection of all possible nesting sites has been undertaken.

Tree protection

The Arboricultural report has specified a Root Protection Area (RPA) for the trees to be retained, in accordance with the recommendations in BS5837:2005 Trees in relation to construction. However, no Arboricultural Implication Assessment or Tree Protection Plan has been included.

An Arboricultural Method Statement must be prepared detailing the protective measures to be implemented, listing the chronology of events and including a Tree Protection Plan. This must be produced to specify exactly what measures are to be implemented to ensure the future health of the existing trees to be retained and those significant specimens on adjacent land.

It must include a specification for protective fencing, storage areas, mixing of materials, services routes and soft landscaping, with reference made to the BS5837:2005 Trees in relation to construction.

New trees and shrubs

It is proposed to plant a number of new trees. The species chosen appear suitable to the location and site conditions. However, at least 22 new trees (minimum nursery size 12-14cm stem girth) must be planted to mitigate the tree losses and to retain the overall tree population. The new trees, shrubs and ground vegetation will increase local bio-diversity and the character of the Conservation Area.

All new trees and shrubs require aftercare. A three-year programme to include regular maintenance must be implemented as a minimum requirement to ensure successful establishment. Any new trees that fail to establish within a three-year period must be replaced.

Conclusions

In my opinion, the proposed development can be constructed with minimal impact on the site and the existing trees to be retained. Robust planning conditions must be attached to ensure this.

An Arboricultural Method Statement must be prepared detailing the tree protective measures to be implemented, including a Tree Protection Plan and a specification for protective fencing in accordance with BS5837:2005 Trees in relation to construction.

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

Planning Policy Officer–

The **London Plan** deals with Metropolitan Open Land at Policy 3D.9 and states that: “the Mayor will and boroughs should maintain the protection of MOL from inappropriate development”. Policies should give the same level of protection as Green Belt. The policy also sets out the criteria for MOL designation, including “land that contributes to the physical structure of London by being clearly distinguishable from the built up area”.

Planning Policy Guidance 2 “Green Belt” contains guidance for MOL in London. Para 3.4 of the Guidance sets out the instances where built form may be acceptable on MOL – these include:

- “agriculture and forestry;
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it;
- limited extension, alteration or replacement of existing dwellings”.

Policy OP 3.2 of the Council’s UDP is concerned with MOL, and largely repeats the advice given in PPG2. It states that:

“The openness of MOL as shown on the Proposals Map will be preserved. The character and quality of MOL will be safeguarded. Development which is inappropriate will not be given planning permission except in very special circumstances. Limited development serving the needs of the visiting public may be permitted, if clearly ancillary to the identified purposes of MOL. Within MOL planning permission will not be granted for development other than:

a) the construction of a new building for one of the following purposes:

- (i) agriculture or forestry;
- (ii) essential facilities for outdoor sport or recreation, for cemeteries or for other uses of land which preserve the openness of the MOL and do not conflict with its purposes;
- (iii) limited infilling or redevelopment of major existing developed sites.

b) the re-use of existing buildings within MOL provided that the proposal:

- (i) does not have a materially greater impact than the present use on the openness of the MOL, or on the fulfilment of its purposes;
- (ii) is for a building of permanent and substantial construction which is capable of conversion without major or complete reconstruction;
- (iii) is for a building with a form, bulk and general design which is in keeping with its surroundings;
- (iv) does not include a building extension or associated

uses of land around the building which might conflict with the openness of the MOL and the purposes of including land in it.

It is clear from the above that the proposal to use the site for a mortuary is not one of the uses defined as being appropriate development in MOL. Where a use is incompatible with the MOL designation, PPG2 calls for the applicant to show why permission should be granted:

“Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt when considering any planning application...concerning such development” (para 3.2).

Of particular concern in terms of open space are two of the aspects of the proposal that are visible at the surface of the site:

1. The access ramp is located on an axis that minimises impact on the main trees within and adjoining the site – notably the poplar with the garden, and the London Plane at the NE corner of All Hallows Churchyard. It is a minimum width to allow one way working only and will be finished in Breedon gravel to fit with the semi-rural context. The sides will be graded to allow for grass planting, while the western part of the site is included to provide adequate separation from the ramp and the enhancement of the planting. The lower part of the ramps will be covered with a timber pergola to provide screening of the outer walls of the Mortuary. To conclude, everything possible has been done to ensure that the ramp is as unobtrusive as possible, particularly from outside the site.
2. The lift link has been designed to fit with the existing building – between the original building and the later addition – while allowing for segregation of visitors and clinical spaces. The lift housing cannot be any lower, and neither can it be located in any other location owing to these functional constraints. Its design is consciously modern, but the palette of materials used complements the existing building and makes it as unobtrusive as possible.

In addition to the above, the applicants have taken considerable care to ensure that there is a sophisticated and yet sympathetic landscaping scheme in place to not just minimise the impact of the proposal on the open space and the conservation area, but also to improve the already very established and valuable landscaping that exists. The landscaping preserves and builds on the existing good quality features, while at the same time removing or improving the poor quality ones in order to enhance the site. Hard landscaping too has been given some considerable thought to ensure that it is compatible with the history of the site – stone paving, resin bound aggregate for pedestrians, gravel (porous) for car parking etc.

On balance, taking into account all material considerations, including the requirement of the borough to relocate the mortuary, and the approach that has

been taken to minimise as far as is possible the impact of the proposal on the MOL, I am of the opinion that the application should be supported. Policy OS2 a) (ii) of the UDP allows the construction of a new building for essential facilities for outdoor sport or recreation, for cemeteries or for other uses of land which preserve the openness of the MOL and do not conflict with its purposes (my underlining). I am of the opinion that the scale of the proposal underground is considered, with the benefits of the above ground improvements, to meet these criteria. Further, the application provides a possible use for a building in an isolated location and where it might otherwise remain empty and further deteriorate.

Conservation Officer –

The Lodge site, Church Lane, is proposed as the site for a new Haringey Mortuary. It is located adjacent to All Hallows Church, listed Grade II*, and it lies within an Area of Archaeological Interest, as well as the Tottenham Cemetery Conservation Area.

There are concerns regarding the scale of such a large development in such a sensitive site; however I consider the design concept can be successful. It is essential, however, that the proposed Mortuary remains an underground structure with a green roof as envisioned, and does not project out of the ground any further than illustrated. This should ensure that the views across the site are retained, and its visual impact of the development is minimised. The new building needs to be of the highest detail design quality, including the detail design of the lift tower which is visually prominent element of the proposals. The existing Lodge building and the existing stone wall, decorative railings, gate to the Church Lane boundary need to be properly restored, and the landscaping works need to be properly implemented.

I recommend permission subject to conditions requiring submission and approval of detailed proposals for the proper repair and refurbishment of the existing Lodge building, repair and refurbishment of the existing stone wall, decorative railings and gate to the Church Lane boundary of the site, detailed proposals for the site boundary treatment with Tottenham Cemetery and All Hallows Church, detailed design and facing materials of the lift tower and Samples of all proposed facing materials. This is required to ensure a high quality development on this sensitive site located within the setting of All Hallows Church and within Tottenham Cemetery Conservation Area.

English Heritage –

Thank you for consulting me on the above application. I read the submitted archaeological desk based assessment with great interest, as this site has the potential to be highly significant.

The site is situated adjacent to the 14th century church of All Hallows, and slightly encroaches into the historic churchyard boundary. It is known that there was a Saxon church in the immediate vicinity, as this is mentioned in the 11th century Domesday book, although the exact location of this is unknown. Map evidence has also demonstrated that it is likely that an early 17th century building is present on the southern portion of the site. The potential for archaeological remains to be impacted upon by the proposed development is considered to be high.

Of particular concern is the possibility of Saxon or medieval inhumations. The location of the early church has not been identified although it must be very close, and remains of it or its cemetery could be on the site. The finding of a Saxon cemetery or burials is exceptionally rare, particularly outside of the known cemeteries and burials in *Lundenwic* (modern Covent Garden). In the medieval period, it was common practice for certain member of the population, particularly those on the 'fringe' elements of society – such as criminals, dissenters, etc – to be buried out with church grounds, and such outlying inhumations are not uncommon.

If such remains are encountered on the site, it would be the general course of action to recommend preservation *in situ*. However, as a basement is proposed on the site for other planning considerations, re-engineering may not be a feasible alternative, although we would wish to explore that option. It may be that there would be no other alternative than to undertake a full excavation as mitigation, which would include a full assessment and analysis of any human remains. This is a potentially very costly undertaking, and one which the applicants should be aware of before committing to the development.

At present, therefore, I do not consider that there is sufficient information to allow for an informed decision to be made regarding the archaeological implications of the proposal, and would recommend to the Council that an archaeological evaluation is undertaken **prior** to the determination of the application.

I would be pleased to discuss the parameters of the evaluation with the Council or the applicants, and would be able to prepare a Brief if required.

RELEVANT PLANNING POLICY

Central Government Guidance

Planning Policy Guidance 2 'Green Belt'
Planning Policy Guidance 1 'Delivering Sustainable Development'
Planning Policy Guidance 15 'Planning and the Historic Environment'

London Plan

Metropolitan Open Land at Policy 3D.9

Unitary Development Plan (2006)

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
G2 Development and Urban Design
G7 Green Belt, Metropolitan Open Land & Green Chains
G10 Conservation
AC1 The Heartlands Wood Green
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
ENV6 Noise Pollution
CLT1 Provision of New Facilities
CW1 New Community Facilities
M3 New Development Location and Accessibility
UD10 Parking for Development
OS1 Green Belt
OS2 Metropolitan Open Land (MOL)
OS7 Historic Parks, Gardens and Landscapes
OS17 Tree Protection

Supplementary Planning Guidance

SPG 1a 'Design Guidance and Design Statements'
SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'

ANALYSIS / ASSESSMENT OF THE APPLICATION

Metropolitan Open Land

Normally any development apart from small sports facilities is not considered appropriate on Metropolitan Open Land (MOL) and a mortuary is not a use that is defined as being appropriate development in MOL. In order for the proposed mortuary development to be approved a case for 'very special circumstances' must be made.

The London Plan states that MOL will be protected as a permanent feature, and afforded the same level of protection as the Green Belt. Appropriate development should minimise any adverse impact on the open character of MOL through sensitive design and siting and be limited to small scale structures to support outdoor open space uses. While the proposed development does not relate to outdoor open space use, the reuse of existing buildings on the site and the underground design of the main mortuary building can be considered as measures that minimise the potential adverse impact of the development on the open character of the MOL.

Planning Policy Guidance 2 (PPG2) 'Green Belts' details a general presumption against inappropriate development within MOL. Such development should not be approved, except in very special circumstances. PPG2 states that it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this case it is considered that the very special circumstances in which development of this MOL land can be permitted include the following:

1. The proposed development would enable restoration and reuse of an attractive building that is already situated on MOL as well as being situated within the Tottenham Cemetery Conservation Area. A suitable use for the existing Lodge building needs to be found and it has been vacant for a considerable amount of time and is currently in a state of disrepair.
2. Most of the proposed structure would either be located within the existing buildings on the site or underground. As such the design of the development in making use of existing buildings and locating the main section of the mortuary underground will preserve the open nature of the site.
3. The small bulk, height and scale of additional structures that are proposed on the site above ground and the location and design of these structures will ensure that the open nature of the MOL would be retained. The construction of a large section of the mortuary facility underground minimises the potential adverse impacts of the development on the MOL and ensures that the open character of the site will be retained.
4. The proposed development would enable the regeneration of part of the Haringey Heartlands area where the current Hornsey mortuary is situated in.
5. The mortuary is an essential service and no other sites owned by the London Borough of Haringey are considered as suitable as The Lodge property.
6. As the existing buildings on the property are situated on MOL land it is considered that the potential uses of these buildings and the wider site are significantly limited. The proposed mortuary is one use that is well suited to the open nature of the site and a use for which an underground design can be utilised.

The proposed development is considered to be an innovative design that would not have a materially greater impact than the present use on the openness of the MOL and is considered consistent with a) above.

The proposed development is considered acceptable in that only minor extensions to the existing buildings on the site are required for their conversion to mortuary use. In addition the placement of a large section of the mortuary and car parking area below ground level does not conflict with the openness of the MOL. The proposed access driveway will be located in the same position as the existing access. The site is already extensively fenced with a combination of brick walls and cast iron fencing. In terms of c) above the existing buildings on the site are of permanent and substantial construction and are capable of conversion without complete construction.

It considered that the proposed development would preserve the openness of the site and would safeguard the character and quality of the MOL. The proposed conversion of existing buildings on the site and placement of the majority of additional facilities underground means that the proposed mortuary use would preserve the openness of the MOL while not conflicting with the purposes of the MOL. The proposed development is considered consistent with Policy OS2 Metropolitan Open Land (MOL).

An objection letter has been received suggesting that the Mortuary building should not be constructed underground but rather a single storey building should be constructed where previous buildings were once located on the site. However the issues discussed above relating to MOL make it clear that such a development would be very unlikely to gain approval.

Existing Mortuary and Assessment of Alternative Sites

The application indicates that the existing building that the mortuary currently operates from in Hornsey is no suitable for mortuary purposes. The Hornsey building does not provide good working conditions for employees and is also inadequate in terms of the provision of facilities for visiting bereaved relatives. The building that the mortuary currently operates from has not had any major upgrades since it was constructed in the 1960's. The application also states that the existing facility does not meet current Health and Safety standards and is limited in its staff facilities and facilities for the bereaved.

A number of alternative site to Hornsey were considered with The Lodge site being assessed as the most suitable site. The application points out that suitable locations for a mortuary are limited with mortuary use being seen as incompatible with residential uses and industrial sites ruled out due to need for bereaved to visit. The application argues that Local Authorities are not in a position to purchase land on the private market and this limited the consideration of alternative sites to those properties already owned by the London Borough of Haringey.

The Lodge is considered an appropriate site for the following reasons:

1. Its proximity to Tottenham Cemetery and All Hallows Church. The proposed use of the site as a mortuary is considered to complement these two existing land uses. In addition Bruce Castle Park is situated opposite The Lodge site and this means that the application site is not positioned adjacent to residential, commercial or industrial land uses.
2. Tottenham Cemetery, All Hallows Church, and Bruce Grove Park all contribute to the quiet nature of the area and this in turns provides a setting that would be sensitive to visiting bereaved families. The open nature of The Lodge property also enables the proposed development to incorporate a pleasant garden area for bereaved people visiting the site.
3. A suitable use for the existing Lodge building needs to be found.

Impact on Appearance of Conservation Area

It is considered that the proposed development would have a positive impact on the appearance of the Tottenham Cemetery Conservation Area. The existing Lodge building situated on the site is in a state of disrepair and has been vacant for a considerable period of time. The Lodge building was originally the cemetery keepers cottage and dates from the early 20th century. The building is constructed of stock yellow brick with a slate roof. The building is not a listed building or locally listed building but is an attractive building that complements the open nature of the site. It is considered that if renovated and repaired the building would make a positive contribution to the character and appearance of the conservation area.

While the main section of the mortuary building would be located underground a small extension that would link the two existing buildings is proposed along with an elevator shaft, ventilation shaft and a glazed extension over a proposed lightwell. In terms of new structures proposed the most visible and prominent of these would be the proposed elevator shaft. The elevator shaft obviously has to be situated above ground and as it provides access to the underground section of the mortuary. The proposed shaft would be constructed of yellow stock brick to match the existing buildings on site and it is also proposed to clad the shaft eastern / roadside elevation of the shaft in trellis. This would enable creeper plants to be grown over the trellis and may help to lessen the visual prominence of the structure. The proposed link extension between the two buildings would be positioned behind an existing building on the site and as such the majority of this structure would not be visible from the street. Both the link extension, the elevator shaft and the glazed extension over the lightwell would be flat roofed structures which limits their prominence. The proposed elevator shaft cannot be located in any other location as it provides mechanical access between the underground mortuary and the related use of the converted buildings at ground floor level. The proposed lift shaft, lightwell extension and the extension linking the existing buildings and lift shaft would not detract from the appearance and character of the Tottenham Cemetery Conservation Area.

The proposed development is considered consistent with policies CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Areas'.

Archaeological Issues

While the reuse of the existing buildings on the site is not expected to give rise to any archaeological issues the excavation to allow for the construction of the main mortuary building and the construction of the other additional structures proposed for the site could. A detailed archaeological report was supplied as part of the application and it is recommended that if the application is approved appropriate archaeological conditions are be attached.

Residential Amenity Issues

The closest residential dwellings to The Lodge site are those on Prospect terrace which are located approximately 40 metres away. It is considered that the proposed development would not detract from the residential amenity of these properties. This is due in part to the application proposing reuse of the existing buildings on the site and also due to the construction of the main mortuary underground. The additional structures that the application proposes above ground are relatively small in height, bulk and scale and the closest of the new structures would be approximately 35 metres away as such the proposed development would have no impact on these residential properties.

A new access driveway providing access to the underground clinical and staffing parts of the mortuary would be formed where the existing access drive to The Lodge is currently located. This access point for the new driveway would be situated between All Hallows Church and a corner of Bruce Castle Park. The proposed drive and access point are located a considerable distance from the nearest residential properties and as such vehicle movements to and from the mortuary would not have an adverse impact on the residential amenity of any properties. The proposed mortuary use of the site is unlikely to give rise to any noise disturbance due to the low numbers of vehicle movements expected and also due to the nature of the proposed use. The proposed development is considered consistent with policies UD3 General Principles and UD2 Sustainable Design and Construction.

Traffic / Parking Issues

7 vehicle car park spaces are proposed and 3 cycle parking spaces as part of the development and this level of parking provision is considered adequate for this specific development. All visitors arriving by car are expected to park on the street. The Councils Transportation department have viewed the application and have no objection to the proposed development. The proposed development is considered consistent with policy M10 Parking for Development.

In terms of traffic generation the application states that in 2005 (which was a typical year in terms of workload), the existing mortuary dealt with 690 cases. The application then states that this does not equate to 1,380 vehicle movements as many journeys involve several cases at once. In terms of arrival and departures of vehicles carrying bodies to and from the mortuary a total of fewer than 20 arrivals / departures would be expected per week. It is expected that two-thirds of arrivals would take place outside normal working hours and this would equate to fewer than 10 vehicle arrivals and departures per week. The vehicles that transport bodies to and from the site are commonly light goods vehicles or estate cars. Funeral Directors rarely use hearses as they are both expensive and are considered indiscreet. All other vehicle movements to and from the site would take place during normal working hours. Other vehicular movements would comprise servicing, deliveries and visits by next of kin.

The expected amount of traffic generated from the proposed use is not considered excessive and the proposed use would not detract from the residential amenity of any residential areas near the application site.

Landscaping / Trees

A detailed arboricultural report prepared by Wynne-Williams Associates Ltd was supplied as part of the application. The report notes that a number of trees present on the site are in poor condition or of low quality and the application proposes the removal of these trees. A tree replanting scheme is detailed in the application along with the retention of a large number of existing trees that are moderate quality. The Council Arboricultural Officer has been consulted and has not objected to the proposed development. If the application is approved a number of conditions relating to the health of existing trees and the replanting of new trees are recommended. The proposed development is considered consistent with policy OS17 'Tree Protection'.

The application also includes a landscaping scheme prepared by Wynne-Williams Associates Ltd and this scheme provides an analysis of the existing landscape and a new landscape scheme that makes use of the existing landscape features of the site. It is considered that the proposed landscape scheme would improve the visual appearance of the site significantly and would also contribute to the value of the site as MOL.

Boundary Treatment

A low stone-faced brick surmounted with 1.8m high ornamental cast iron railings is positioned along the Church Lane frontage of the site. The application indicates that the wall and iron fence will be retained, the wall and iron fence is currently in poor condition in places.

A relatively recently constructed brick wall is positioned along the southern boundary of the site and this wall will be retained the application also indicates that this wall may require some repainting restoration work.

It is recommended that if the application is approved a condition requiring the restoration of the brick all walls positioned along the boundaries and in particular the low stone-faced brick and ornamental cast iron railing along the Church lane frontage be attached to the decision.

The existing boundary treatment surrounding the application site with a combination of brick walls and cast iron railings make a positive contribution to visual appearance of the application site. The restoration and re-pointing of the existing boundary treatment would preserve and enhance the visual character of the property as well as the Tottenham Cemetery Conservation Area.

SUMMARY AND CONCLUSION

The design of the proposed development is one that would minimise any potential adverse impact on the open nature of the Metropolitan Open Land. The design would do this mainly through the conversion of existing buildings on the site, limiting the size of new structures that will be visible above ground and also through the construction and placement of the majority of the proposed mortuary facilities underground. It considered that the proposed development would preserve the openness of the site and would safeguard the character and quality of the MOL

There are number of special circumstances relating to the proposed use of the site as a mortuary and these include the following; the proposed development would enable restoration and reuse of an attractive building that is already situated on MOL as well as being situated within the Tottenham Cemetery Conservation Area. A suitable use for the existing Lodge building needs to be found and it has been vacant for a considerable amount of time and is currently in a state of disrepair. The relocation of the existing Mortuary in Hornsey would enable the regeneration of part of the Haringey Heartlands area which the current Hornsey mortuary is situated within. The mortuary is an essential service and no other sites owned by the London Borough of Haringey are considered suitable. In addition a use needs to be found for the existing buildings on the property and the proposed mortuary is one use that is well suited to the open nature of the site in that it is a use for which an underground design can be utilised.

The existing Lodge building situated on the site is in a state of disrepair and has been vacant for a considerable period of time. The proposed conversion of the existing buildings, restoration works to boundary treatment, tree works, and landscaping will all contribute to preserving and enhancing the historic character of

the Tottenham Cemetery Conservation Area. In addition the proposed development would not give rise to any residential amenity issues.

RECOMMENDATION

GRANT PERMISSION subject to Direction from Government Office for London (GOL)

Registered No. HGY/2007/0109

Applicant's drawing No.(s) S5139/D/0001, S50139/D/0002, S50139/D/0003, S50139/D/0004, S50139/D/0005, S50139/D/0006, S50139/D/0007, S50139/D/0008, S50139/D/0009, S51039/D/0010, S50139/D/0011, S50139/D/0012, S50139/D/0013, S50139/DP/0014, S50139/D/0015, S50139/D/0016, S50139/D/0017, S50139/D/0018, S5139/D/0019, S5139/D/0020, 0657/TS/001, 0657/LL/102, 0657/LL/103, 0657/LP/301, 0657/LP/302 & 0657/LP/303.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

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

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
 - a. those existing trees to be retained.
 - b. those existing trees to be removed.
 - c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
 - d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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. All tree works must be undertaken in accordance with BS 3998: Recommendations for tree works.
Reason: To ensure works to trees are undertaken in a manner that avoids damage and / or disturbance.
8. An Arboricultural Method Statement must be prepared detailing the protective measures to be implemented, listing the chronology of events and including a Tree Protection Plan. This must be produced to specify exactly what measures are to be implemented to ensure the future health of the existing trees to be retained and those significant specimens on adjacent land. It must include a specification for protective fencing, storage areas, mixing of materials, services routes and soft landscaping, with reference made to the BS5837:2005 Trees in relation to construction.
Reason: To ensure the future health of the existing trees on the site that are to be retained
9. Prior to any works commencing on site a pre-commencement site meeting between the Agent, All Contractors, Local Authority Arboriculturalist and Council Planning Officer must take place to confirm protective measures to be implemented.
Reason: To ensure existing trees on site are adequately protected during the construction phase.
10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
11. Details of a scheme for the restoration of the existing boundary walls and railings on the site are to be supplied and approved by the local planning Authority prior to any works commencing on site.
Reason: To ensure that the existing boundary treatment on the site is retained and restored to adequate standards and in the interests of visual amenity.
12. Details of a scheme for securing the site are to be supplied to and approved by the Local Planning Authority prior to works commencing on site.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements.

13. No development shall take place until the applicant has secured the implementation of a programme of archeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. the archeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure proper archeological investigation of the site.

REASONS FOR APPROVAL

The design of the proposed development is one that would minimise any potential adverse impact on the open nature of the Metropolitan Open Land. The design would do this mainly through the conversion of existing buildings on the site, limiting the size of new structures that will be visible above ground and also through the construction and placement of the majority of the proposed mortuary facilities underground. It considered that the proposed development would preserve the openness of the site and would safeguard the character and quality of the MOL

The existing Lodge building situated on the site is in a state of disrepair and has been vacant for a considerable period of time. The proposed conversion of the existing buildings, restoration works to boundary treatment, tree works, and landscaping will all contribute to preserving and enhancing the historic character of the Tottenham Cemetery Conservation Area. In addition the proposed development would not give rise to any residential amenity issues.

The proposed development is considered consistent with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and OS2 'Metropolitan Open Land (MOL)' of the Haringey Unitary Development Plan.

This page is intentionally left blank

**PLANNING & ENVIRONMENTAL CONTROL SERVICE
DEVELOPMENT CONTROL DIVISION**

MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM** –The Lodge, Church lane, N17
(Mortuary) – HGY/2007/0109
Date : 1st February
Place : Risley School, Tottenham N17
Present : Paul Tomkins (Chair), Tay Makoon, Cllr Hare, Cllr Adje, Cllr Bevan, Keith Betts Local Residents(approx 15), Tottenham Journal, Keith Betts, Architects and their representatives
Minutes by : Tay Makoon

Distribution :

Item		Action
	<p>Paul Tomkins introduced the meeting by welcoming everyone and introducing officers, members. He also explained the purpose of the meeting that it was not a decision making meeting and that the meeting is being minuted and the minutes will be attached to the officers' report when reported to the Planning Application Sub-Committee. He went through the agenda and pointed out the housekeeping rules.</p> <p>The proposal Construction of underground mortuary alterations including partial demolition and single storey infill extension to existing vacant office buildings, excavation of vehicle access and turning areas, landscaping</p> <p>Presentation By Keith Betts- Head of Environmental Health Keith talked about the background information in getting this application to this stage. It took 5 years to get to this stage; it will be shared by Haringey and Enfield. He described the purpose of the site and what is being proposed is a mortuary, where the coroner will send unexpected death to undergo post mortem to ascertain the cause of death. The families of the deceased will be stressed and grieving and will need to be in a supporting environment. The site is felt to be the most suitable location as it already house a cemetery near by with the restoration of the lodge will provide a sympathetic environment for the bereaved families. The lodge is will be restored it will have a discreet entrance, with offices for mortuary staff. The deceased will be brought to the mortuary in an unmarked vehicle and will go directly to the underground mortuary to be unloaded and stored until post mortem can be carried out. The families visiting the</p>	

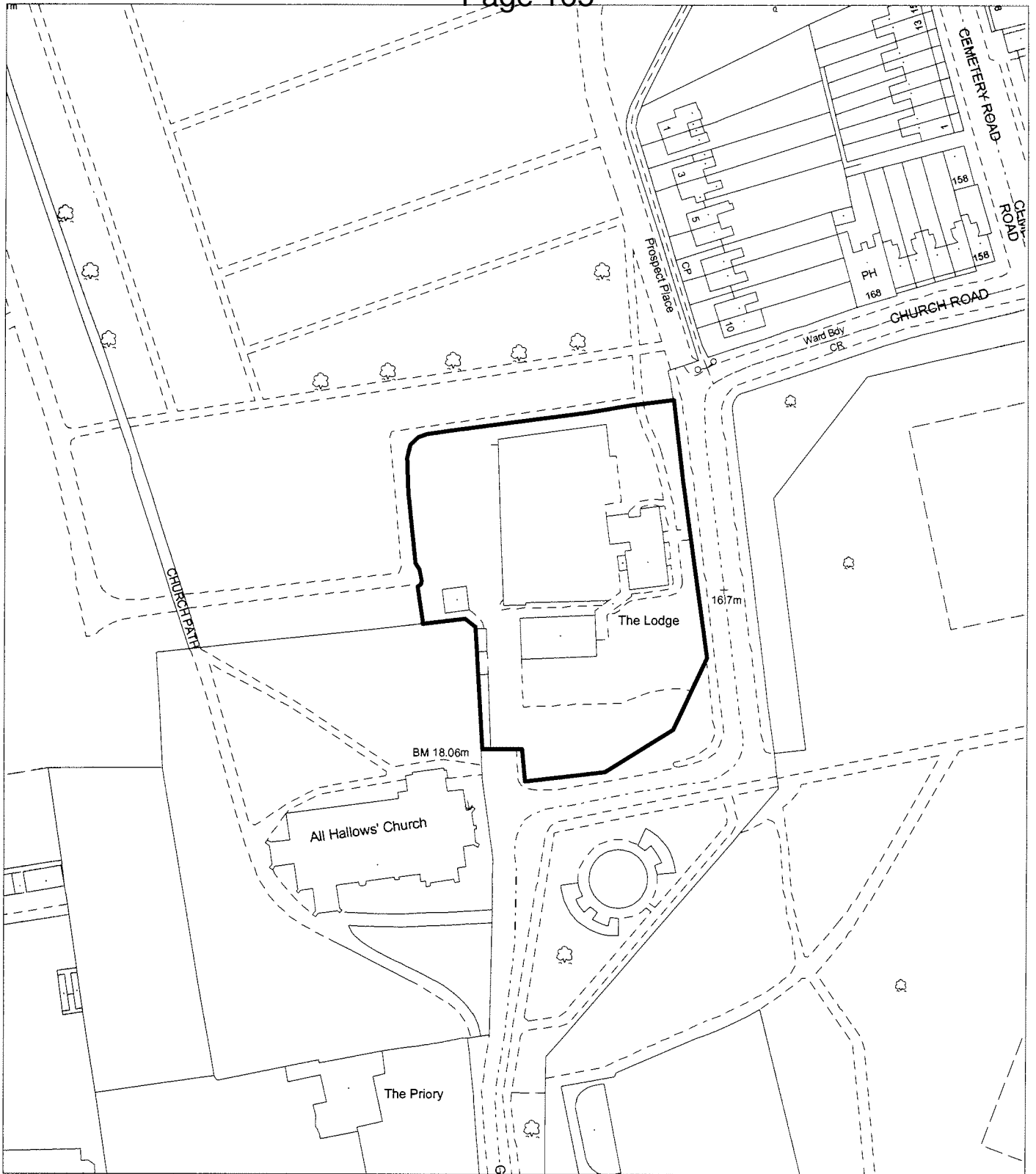
Item		Action
	<p>deceased will be shown to a waiting room and will have access to the bereavement garden which will be peaceful and calming. The mortuary will have minimum car parking spaces; it will be a no noise operation. It will be a 24hours seven days a week operation. Post mortem will be carried out Monday, Tuesday and Friday.</p> <p>Main Issues</p> <ul style="list-style-type: none"> • Relocation of existing mortuary facility • Location adjacent to cemetery and church • Development on Metropolitan Open Land • Design • Impact on Conservation Area • Vehicle access • Landscaping • MOL <p>Questions from the Floor</p> <p>Q1: When is the proposed demolition for the restoration take place? Answer: The lodge is being partially demolished and replace the link 90% of the building is being kept.</p> <p>Q2: Who took the decision to place the mortuary here and why has it taken this long to inform local residents as it was 5 years in the making? Answer: The decision was made by the Council to move the Mortuary from Hornsey as the location was no longer viable. The research to relocate took 2 years and a further 3 years to secure funding from the Government and make sure it was value for money. The proposal is costing two and a quarter million pounds and 1.5 million is coming from the Government. 500 thousand from Enfield. We only secured funding from the Government in April 2006, The Planning Service knew about this application the later part of last year.</p> <p>Q3: Why is the new built above the ground, the design is not very nice? Answer: We did look at other alternatives and this is the best option. However, PT said the Council is still looking at the finer details and will look at this again.</p> <p>Q4: I like the design but not the timber cladding as it will look awful. Answer: It will not be timber cladding, stock brick is what will be used.</p> <p>Q5: Why can't you relocate the underground layout to the land west of the site, it is a large piece of land and could accommodate Answer: The Land is Metropolitan Open Land and has a high protection designation and due to this designation makes it impossible to use the land to the west. We did look at other options, renovating the lodge was the best option.</p> <p>Q6: Whilst I like the idea of the underground mortuary, the site will attract crime and prostitution. What security will you be having on the site and will it be 24hours? Answer: The site will be managed with CCTV cameras, discreet lighting</p>	

Item		Action
	<p>at entrances and back.</p> <p>Q7: This is a high crime area and the security measures you are proposing is not adequate, you need 24 hour security Answer: We will do our up most to stop people going onto the site; we can work with the community enforcement officers to provide cover as well as a contact person on call.</p> <p>Q8: I don't like the mortuary being there, why do you feel you need to move the mortuary from Hornsey. Answer: The reason for choosing this site is that we wanted to restore the lodge and make use of the location as it is close to the cemetery; this was by far the most suitable location.</p> <p>Q9: I am concerned that this is a 24hr operational site and the disruption caused by people coming and going. Answer: There should be very little disruption as the coroner's office would notify the mortuary when a delivery is being made and the duty officer will come and open the building to receive the delivery and the deceased person will then be refrigerated until the post mortem is carried out. It is only after those times are the families of the deceased will be arriving to view the body. Until then the operation will be very low key.</p> <p>Q10: Is it necessary to remove so many trees from the site. Answer: Not many trees are being removed, the architect showed the trees being removed.</p> <p>Q11: I think 24hr hour use is a sensitive issue, it is already a badly lit road and largely used by school children and fly tipping. Why can't you change round the layout to improve traffic, with better lighting. Answer: This is a Council owned building and we need to look at the wider issue.</p> <p>Q12: Cllr Hare – I have four points to raise. 1) Surfaces will they be permeable? Answer: Yes, hard surfaces, black paving, and permeable surfaces 2) With regards to retaining the character – can you put infrared security? Answer: Yes it is a possibility and we will 3) With regards to the lift shaft it does stick out- it may improve the visual aspect by putting a trellis or wine mesh for ivy to grow on. Answer: It is a good idea and we will take that on board. 4) Landscaping – You need to focus on nature species Answer: Yes - We will be doing that.</p> <p>Q13: How much will you get for the Hornsey Site and will you be investing some of that in Tottenham also are there any plans to bring the coroners court to the Tottenham site. Answer: The coroners office will be moving to Barnet High Court and in terms of investment in Tottenham it is already being invested.</p> <p>Q14: Can you guarantee there will be no further developments in the future. Answer: We can't guarantee what will happen in the future, but you can rest assured that any future developments will require planning</p>	

Item		Action
	<p>permission.</p> <p>Q15: How long will the construction work take to complete? Answer: About 10 to 12 months; from mid-summer 2007 to mid-summer 2008.</p> <p>PT brought the meeting to a close and asked that objections be sent to the Planning Service if not already done so and to liaise with officers from the Highways department to met and discuss concerns. PT explained that there was an opportunity for further representation when the application goes to the planning application sub-committee and further details are available from the website or by contacting the Planning Service.</p> <p>PT Thanked everyone for attending and participating in the meeting.</p> <p>End of Meeting</p>	

Item		Action

This page is intentionally left blank



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

Site plan The Lodge, Church Lane N17

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

	Drawn by	AA
	Scale	1:1250
	Date	07/03/2007

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No.15

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE**Reference No:** HGY/2007/0251**Ward:** Harringay**Date received:** 30/01/2007**Last amended date:** N/A**Drawing number of plans:** 1419/AG(0)2-01 Rec D, 1419/AG(0)5-01 Rec A & 1419/AG(0)6-01 Rec A.**Address:** Harvey Mews, Harvey Road N8**Proposal:** Demolition of existing garages and erection of 5 x 3 storey 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconies to front elevation and parking for 5 cars. (Amendments to the basement level previous application HGY/2005/0808).**Existing Use:** Demolished Garages**Proposed Use:** Houses**Applicant:** Ajaks Properties Ltd**Ownership:** Private**PLANNING DESIGNATIONS**Local Shopping Centre
Road - Borough**Officer contact:** Frixos Kyriacou**RECOMMENDATION**

GRANT PERMISSION with conditions and subject to a legal agreement

SITE AND SURROUNDINGS

The application concerns a 630m² backland site presently occupied by car repair workshops. The site is bounded by the rear gardens of residential properties to the south (Oakley Gardens), the west (Montague Road) and the east (Harvey Road). To the north, the site faces the rear of the properties on Tottenham Lane. These properties comprise commercial uses on the ground floor with residential accommodation above. Access to the site is via a narrow, poorly surfaced road adjacent to 2 Harvey Road.

PLANNING HISTORY

07/05/74 – Erection of a single-storey forward extension, part demolition of roof and re-erection as flat roof and alterations to front elevation GRANTED.

15/10/76 – Use as a light industrial workshop GRANTED.

13/09/76 – Change of use from office / warehousing to warehousing and printing GRANTED.

17/02/78 – Use for light industrial GRANTED.

10/12/85 – Erection of 6 new houses and associated parking and landscaping REFUSED.

24/09/01 – Partial demolition of existing garage buildings and reconstruction to provide 5 no. 2-bed houses with integral garages WITHDRAWN.

27/09/01 – Erection of 5 live / work units (two storeys) GRANTED.

18/03/03- Erection of five, 3 storey live-work units. REFUSED for the following reason:

1. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality by reason of its overall size and bulk and poor relationship to the existing pattern of development in the area, resulting in an overbearing impact on adjoining properties and loss of outlook for the occupants, contrary to Policies DES 1.10 and DES 1.9 'Privacy and Amenity of Neighbours of the Haringey UDP.

Application HGY/2005/0808- Demolition of existing garages and erection 5 x3 storey 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconies to the front elevation and 5 parking spaces. Approved 18/01/2007.

DETAILS OF PROPOSAL

The proposal is to demolish the existing workshops and to erect 5 no. three-storey residential units on the site. The units would comprise on the lower ground floor two bedrooms, which would look out onto small gardens, on the ground floor there would be either a bedroom or living room and the first floor would contain an open plan kitchen, dining room and living room.

The houses would be in the form of a terrace, sited on the boundary with 4, 6, and 8 Harvey Road and stretching across the site to the boundary with 2a, 2b and 2 Montague Road, The building would be stepped back from the rear boundaries of 2-12 Oakley Gardens. House 1 would be 4.7m back with house 5.3 m.

The properties would be three storeys in height with a maximum height of 8.8m from the new excavated lower ground level, but only 6.2m from existing ground level. The width of the terrace would be 32.7m.

The proposals would be a flat roof design, and the roof would be green sedum roof. The building would be built in predominantly white render, with some steel section and glass blocks.

This application varies from the previously approved through the enlargement of the basement at the front of the building to provide additional bathroom and utility facilities.

CONSULTATION

2 – 26 Harvey Road

59 – 91 including flats above: Tottenham Lane

2 – 12 Oakley Gardens

2a, 2c 2 – 20 Montague Road

Gilmartin Associates (managing agents for 73, 75, 77 & 79 Tottenham Lane)

Transportation

RESPONSES

One letter was received from the occupier of Harvey Road.

1. Two-storey building more acceptable
2. Concern over the garden wall

Transportation – No objection.

Scientific Officer - Condition on contamination.

The Fire Brigade is satisfied with the proposals subject to the sprinkler installation conforming to the current British Standard.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006:

UD2 SUSTAINABLE DESIGN AND CONSTRUCTION

UD3 GENERAL PRINCIPLES

UD4 QUALITY DESIGN

EMP4 NON EMPLOYMENT GENERATING USES

HSG8 DENSITY STANDARDS

HSG1 NEW HOUSING DEVELOPMENTS

M10 PARKING FOR DEVELOPMENT

ANALYSIS / ASSESSMENT OF THE APPLICATION

This scheme is a variation on the existing approval. The changes are an additional basement area for each house of just over 12m², together with luxcrete pavement lights to light the basement. There is not considered to be any material changes to the approval, no new issues are raised by virtue of the changes to the basement.

Since the Committee resolved to approve the previous application the Unitary Development Plan has now been formally adopted. The previous report referred to Draft polices of the new plan, again there are new issues raised in the new plan policies.

Therefore the previous report is attached for members as it covers all the issues. **(See attached report 2005/0808 as Appendix 1).**

SUMMARY AND CONCLUSION

This scheme is a minor revision to planning approval HGY/2005/0808 which can be implemented. It involves some additional basement area. The amendments do not raise any new planning issues.

RECOMMENDATION

APPROVE PERMISSION

Registered No. HGY/2007/0251

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference no. HGY/2007/0251 subject to a pre-condition that Ajaks Properties Ltd shall have first entered in to an agreement with the Council under section 106 of the Town and Country Planning Act 1990 (As Amended) by section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £ 25,000 as an educational contribution.

RECOMMENDATION 2

GRANT PERMISSION

Registered No HGY/2007/0251

Applicant's drawing Nos. 1419/AG(0)2-01 Rec D, 1419/AG(0)5-01 Rec A & 1419/AG(0)6-01 Rec A.

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 details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

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

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

4. That the levels of all thresholds of the site in relation to the surrounding area and details of boundary treatment be submitted to and approved by the Local Planning Authority.

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

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

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

6. 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.

7. 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 and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: In order to protect the health of future occupants of the site.

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

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

9. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General 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.

10. Before the commencement of any works on site, a suitable fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: To protect the adjoining neighbours from loss of privacy.

Informative 01: You are advised that pursuant to Condition 8 above, the provision of a "brown roof" rather than a sedum roof should be considered and that further to Condition 3, a permeable paving system should be permitted.

Informative 02: This consent does not constitute a consent from the Highway Authority authorising works on the Highway. You will have to obtain the consent of the Highway Authority prior to undertaking works to the Highway.

Informative 03: 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

This application is a variation to the approved scheme HGY/2005/0808, the amended scheme for additional basement area does not raise any new issues to that approved.

This page is intentionally left blank

Appendix 1

Planning Applications Sub Committee 28 November 2006

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/0808

Ward: Hornsey

Date received: 27/04/2005

Last amended date: N/A

Drawing number of plans: EX.01, EX. 02, EX.03, EX.04, PP.00, PP.02, PP.03, PP.04, PP.05, PP.06, PP.07, PP.08, PP.09, PP.10, PP.11, C.01, C.02, C.03, C.04.

Address: Harvey Mews, Harvey Road N8

Proposal: Demolition of existing garages and erection of 5 x 3 storey 2 or 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconys to front elevation and parking for 5 cars.

Existing Use: Mixture of garages and commercial uses.

Proposed Use: Residential

Applicant: Ajaks Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Local Shopping Centre
Road - Borough

Officer contact: Frixos Kyriacou

RECOMMENDATION

GRANT PERMISSION with conditions and subject to a legal agreement

SITE AND SURROUNDINGS

The application concerns a 630m² backland site presently occupied by car repair workshops. The site is bounded by the rear gardens of residential properties to the south (Oakley Gardens), the west (Montague Road) and the east (Harvey Road). To the north, the site faces the rear of the properties on Tottenham Lane. These properties comprise commercial uses on the ground floor with residential accommodation above. Access to the site is via a narrow, poorly surfaced road adjacent to 2 Harvey Road.

PLANNING HISTORY

- 07/05/74 – Erection of a single-storey forward extension, part demolition of roof and re-erection as flat roof and alterations to front elevation GRANTED.
- 15/10/76 – Use as a light industrial workshop GRANTED.
- 13/09/76 – Change of use from office/warehousing to warehousing and printing GRANTED.
- 17/02/78 – Use for light industrial GRANTED.
- 10/12/85 – Erection of 6 new houses and associated parking and landscaping REFUSED.
- 24/09/01 – Partial demolition of existing garage buildings and reconstruction to provide 5 no. 2-bed houses with integral garages WITHDRAWN.
- 27/09/01 – Erection of 5 live/work units (two storeys) GRANTED.
- 18/03/03- Erection of five, 3 storey live-work units. REFUSED for the following reason :

1. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality by reason of its overall size and bulk and poor relationship to the existing pattern of development in the are, resulting in an overbearing impact on adjoining properties and loss of outlook for the occupants, contrary to Policies DES 1.10 and DES 1.9 'Privacy and Amenity of Neighbours of the Haringey UDP.

DETAILS OF PROPOSAL

The proposal is to demolish the existing workshops and to erect 5 no. three-storey residential units on the site. The units would comprise on the lower ground floor two bedrooms, which would look out onto small gardens, on the ground floor there would be either a bedroom or living room and the first floor would contain an open plan kitchen, dining room and living room.

The houses would be in the form of a terrace, sited on the boundary with 4, 6, and 8 Harvey Road and stretching across the site to the boundary with 2a,2b and 2 Montague Road, The building would be stepped back from the rear boundaries of 2-12 Oakley Gardens. House 1 would be 4.7m back with house 5.3 m.

The properties would be three storeys in height with a maximum height of 8.8m from the new excavated lower ground level, but only 6.2m from existing ground level. The width of the terrace would be 32.7m.

The proposals would be a flat roof design, and the roof would be green sedum roof. The building would be built in predominantly white render, with some steel section and glass blocks.

CONSULTATION

2 – 26 Harvey Road

59 – 91 including flats above: Tottenham Lane

2 – 12 Oakley Gardens

2a, 2c 2 – 20 Montague Road

Gilmartin Associates (managing agents for 73, 75, 77 & 79 Tottenham Lane)

Transportation

RESPONSES

One letter of objection was received from the occupant of 10 Oakley Gardens on the grounds that the development would remove the back wall of his property and demolish his shed.

Two Residents of Oakley Gardens object on the following grounds:

Loss of privacy

Noise from the car -park.

Security Issues

Clear infringement of boundaries.

Plans not in keeping

Safety of cars crossing the pavements

Transportation – No objection.

Scientific Officer- Condition on contamination.

Three letters of support were received.

RELEVANT PLANNING POLICY

Adopted UDP 1998

EMP 1.1 'Employment Protection'

EMP 1.4 'Sites Outside Defined Employment Areas'

HSG 2.1 'Dwelling Mix for New Build Housing'

HSG 2.2 'Residential Density'

HSG 2.3 'Backland Housing'

DES 1.1 'Good Design and How Design Will be Assessed'

DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'

DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'

DES 1.9 'Privacy and Amenity of Neighbours'

DES 1.10 'Overdevelopment'
DES 5.1 'Character of Residential Areas'
TSP 7.1 'Parking for Development'

Haringey Unitary Development Plan 2004:

UD1A SUSTAINABLE DESIGN AND CONSTRUCTION
UD2 GENERAL PRINCIPLES
UD3 QUALITY DESIGN
UD9 PARKING FOR NEW DEVELOPMENT
EMP3R NON EMPLOYMENT GENERATING USES
HSG8 DENSITY STANDARDS
HSG 1 NEW HOUSING DEVELOPMENTS

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main planning issues to be considered are:

- i) Whether the proposed use of the residential units is acceptable in principle;
- ii) The impact of the development on the amenity of adjoining occupiers.

Acceptability of the use in principle

a) Loss of Employment

The land is currently in employment generating use. Policy EMP 1.1 'Employment Protection' of the UDP states that: "*Land or buildings in employment generating use, for which there is a clear demand, will be retained in that use.*" Paragraph 1.27 states that: "*Exceptions to retention may be considered where the land or buildings are not considered suitable for continued employment use on environmental, amenity or transport grounds.*"

Policy EMP 1.4 'Sites Outside Defined Employment Areas' of the UDP states that: "*Proposals for redevelopment of sites currently in employment generating use will be considered against the criteria set out in Policy EMP 1.1.*"

No marketing has taken place of the existing employment buildings on the site. The area from site visit appears to be used for the storage of cars and car repairs, site visits reveal that the environmental conditions of the site at the rear is poor and while there would be some loss of employment, in this case there would be a significant improvement in the quality of the environment. In addition residential development has in part been approved in the form of live-work units and the current level of employment is low.

It is therefore considered that there is a case for allowing residential development on this site and allowing a loss of employment on the basis of an environment improvement to the site.

b) Density

The development is well above the density for backland development however bearing in mind there is an existing planning position which in mass terms is of a similar impact, it is considered the proposals could not be refused planning permission on this ground. In this case density it is considered to be of secondary significance to the impact on the surrounding properties.

The density calculation is based on a site area of 0.0617 hectares and 25 habitable rooms.

Planning Policy Guidance Note 3 (PPG3 March 2000) and the Town and Country Planning (Residential Density) (London, South East England, South West England, East of England and Northamptonshire) Direction 2005 requires that schemes should not be developed at densities of below 30 dwellings per hectare (approximately 150 habitable rooms per hectare). Local planning authorities should encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare) and should seek greater intensity of development at places with good public transport accessibility. However, PPG3 states that new housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. Therefore, appropriate densities are determined by location and public transport accessibility, setting in terms of existing building form and massing and housing type and mix. **In this case the development proposals equate to 90 dwellings per hectare.**

Section 38(2) of the Planning and Compulsory Purchase Act 2004 states that in London, the "development plan" comprises the London Plan and the local development plan (currently Haringey's UDP). London Plan policy 4B.3 seeks to ensure that development proposals achieve the highest possible intensity of use compatible with local context. Boroughs should develop UDP policies in accordance with the density ranges set out in Table 4B.1 of the Plan. Table 4B.1 is a density location matrix, which allows sites to be assessed against location and setting (character and townscape) criteria to calculate the appropriate density range for different types of residential development. Setting is defined by three categories:- central, urban and suburban. The Mayor of London has produced an indicative character map based on ward level data from the 2001 Census. This map illustrates that Haringey has a combination of central and urban settings. **The Mayor's Plan indicates a density of 200-450hrph in this case the density would be 405 hrph.**

Policy HSG 2.2 of Haringey's adopted UDP (March 1998) includes a density range of 175 - 250 habitable rooms per hectare (hrh) which is normally applied to applications for residential developments. It sets out circumstances where lower densities may be required and where higher densities may be acceptable up to upper limit of 350 hrh.

The Council has reviewed its UDP density policy and density range. The emerging UDP (Revised Deposit Draft September 2004) is currently the subject of a public inquiry. Emerging Policy HSG8 applies a density range of 200 - 400 hrh, as a general guideline, to residential development. It also allows higher density development up to 700 hrh in defined locations. The density range is to be applied flexibly and in accordance with the London Plan taking into account location, setting and housing type.

The emerging UDP is required to be in general conformity with the London Plan.

c) Backland Development:

SPG 3C outlines the criteria for backland development, this site would appear to fall within the criteria outlined in paragraphs 2.1 and 2.2 of the SPG. Policy HSG 2.3 Backland Housing of the current UDP sets a ceiling of a density of 145 hrph.

In this case the buildings are 3 storeys in height while the policy argues for a maximum of two storeys, however the development is still considered to be subordinate to its surroundings.

The development is well above the density for backland development however bearing in mind there is an existing planning position which in mass terms is of a similar impact, it is considered the proposals could not be refused planning permission on this ground.

Amenity of adjoining occupiers

The development for which planning permission has already been granted is for a two-storey, flat-roofed building 6.1m in height at the rear (at the point where it is set back from the rear boundary by 1m) and 5.7m in height at the front (facing Harvey Mews). It is important to note this scheme did not appreciate the change in levels on site and the gardens of Oakley Gardens.

Under the current scheme, the height of the building would be increased to 8.8m at the rear (where it is set back from the rear boundary by 4.7m -3.6m) While the height is higher the building is set back from the existing rear building line and from that position approved. In addition due to the difference in levels which was not appreciated in the approved the height of the building would be no different to that approved as this proposal would in corporate a lower ground level which would reduce the impact of the proposal.

IMPACT ON OAKLEY GARDENS.

The site is surrounded on all sides by residential properties. The rear of the proposed development would directly face the rear of the houses in Oakley Gardens. These properties are two-storey at the front with an additional lower ground floor at the rear. The view from their rear windows is of the rendered rear flank wall of the existing workshop and the pitched roof set back above that, slopping away from their rear gardens.

The rear gardens of the properties are approximately 2m below the ground floor level of the existing workshops in Harvey Mews. The height of the existing workshop along the rear boundary of the houses in Oakley Gardens is estimated to be approximately 5m to 6m above the ground level of the rear gardens of these properties. The height of the proposed building (at the point where it would be set back from the rear boundary by 4.7m -3.7m) would be approximately 8.8m above the ground level of the rear gardens. The building would be a minimum of 16m away from the habitable room windows at the rear of the houses in Oakley Gardens.

The rear elevation of the proposed building would be set back from the boundary with the Oakley Gardens properties. This staggering of the building line would help to break up the mass of the building. It is considered the proposals would not be unduly dominant when compared to the existing building and the approved building.

In relation to privacy and overlooking it is considered the height of the rear wall at 4m would provide adequate screening between the fenestration at lower ground floor level of the site and the properties in Oakley Gardens. The windows at the upper level would be obscured glazed or a high level and therefore the level of overlooking and loss of privacy would be minimal.

IMPACT ON HARVEY ROAD.

As far as the properties in Harvey Road are concerned, those most affected would be nos. 6 and 8. These properties currently face the side elevation of the existing workshops at a distance of approximately 10m. The northern flank wall of the proposed building would be approximately the same height as the pitched roof ridge of the existing building, there would be some increase in the overall mass of the building, but this would be less than that originally approved.

It will be necessary to ensure there is adequate screening of the side elevation to ensure no undue overlooking of the adjoining properties, however this issue can be safely dealt with by a planning condition.

IMPACT ON PROPERTIES IN MONTAGUE ROAD.

As far as the properties in Montague Road are concerned, those most affected would be nos. 2 and 2A). Their rear windows would face the flank wall of the new building at a distance of approximately 7m. The increase in height would be minimal over that already granted, therefore the impact on the amenity of those properties would be no greater than that approved.

IMPACT ON PROPERTIES IN TOTTENHAM LANE :

The frontage of the new building would face the rear of the properties along Tottenham Lane. These are three storey properties in commercial use at ground floor level with residential accommodation on the upper floors. The habitable room windows at the rear of these properties would be some 19m away from the facing habitable room windows of the proposed development and 15m from the rear terrace, which would overlook the mews. While these distances are slightly substandard it is adequate to ensure a reasonable degree of privacy for the occupiers of both the existing and the

proposed dwellings. The outlook for the occupiers of the existing accommodation would also be improved to some extent, since they currently overlook the existing poor quality workshop buildings.

OTHER MATTERS:

Section 106 Matters.

Education

The scheme involves 5 units of residential accommodation each of three bedrooms; this equates to a residential contribution of £16,836.00.

This scheme is based on the lower tariff as the new tariff was introduced the day after the submission of the application. Also taking into account the existing approval where no section 106 was agreed at that time and the fact that consent could still be implemented, it is considered this is a reasonable approach.

Amenities of Future Occupiers

The scheme provides amenity space for all the units. The amenity space is in the form of rear gardens and balconies. However no house would achieve the 50 square metres of private rear gardens required by SPG 3a. Notwithstanding this point the variety amenity space provided would be an adequate replacement. It is considered in terms of its context that the scheme would provide a suitable level of residential accommodation.

SUMMARY AND CONCLUSION

The scheme that was granted planning permission in September 2001 was originally proposed to be a three-storey development. This was later reduced to two storeys following negotiations.

While this development is three storeys, a comparative study of the approved scheme does not reveal substantial difference in the height and mass of the building. In addition this building is set back further away from the rear boundaries in Oakley Gardens and also involves significant excavations to allow the building to be dropped in height.

It is therefore considered the proposal would not have a detrimental impact on the amenities of adjoining neighbours and would also provide a significant improvement on the amenities of the mews, which would improve the outlook of residents in Tottenham Lane. (DES 1.9 'Privacy and Amenity of Local Residents': and DES 1.10 'Overdevelopment').

The loss of employment is clearly outweighed by the provision of housing and the improvement in the amenity of the locality. (DES 1.1 'Employment Protection'; DES 1.4 'Sites Outside Defined Employment Areas').

RECOMMENDATION

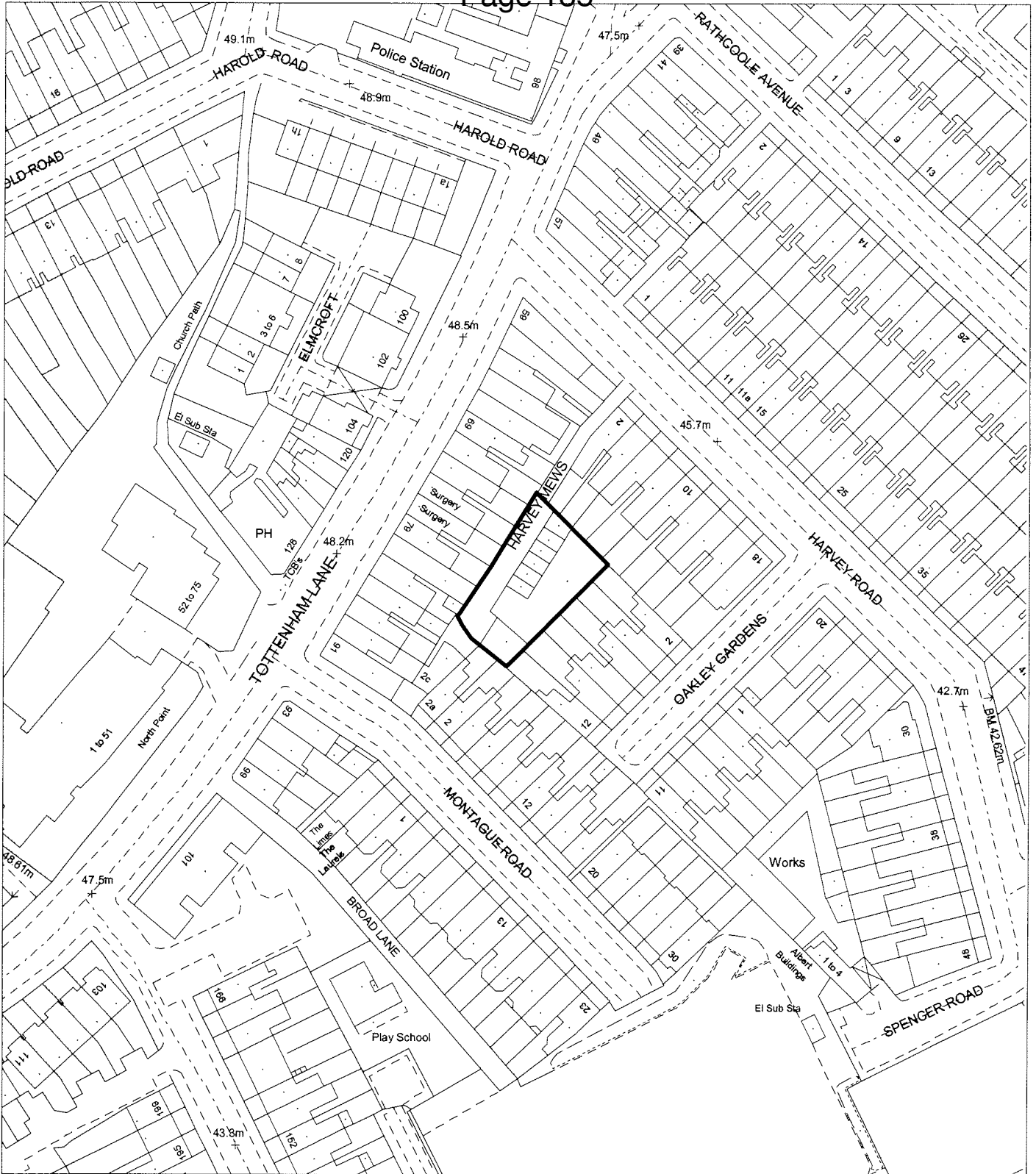
APPROVE PERMISSION

Registered No. HGY/2002/1805

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference no. HGY/2005/0808 subject to a pre-condition that Ajaks Properties Ltd shall have first entered in to an agreement with the Council under section 106 of the Town and Country Planning Act 1990 (As Amended) by section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £16,836 as an educational contribution.

This page is intentionally left blank



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

Site plan Harvey Mews, Harvey Road N8

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

	Drawn by	AA
	Scale	1:1250
	Date	07/03/2007

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No.16

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2007/0254

Ward: Seven Sisters

Date received: 02/02/2007

Last amended date: 09/03/2007

Drawing number of plans: 679-001 to 006 inclusive, 679-007A, 679-008B, 679-009A, 679-010A, 679-011A, 679-012, 679-013, 679-014, 679-015A, 679-016A, 679-017, 679-020, 679-021 & 679-022A.

Address: 21 - 27 Overbury Road N15

Proposal: Redevelopment of site to include demolition of existing buildings and erection of 1 x 3 storey block comprising of 363.55sqm of commercial (B1) floor space at ground floor level and 1 x one bed, 1 x 3 bed and 6 x two bed flats at 1st and 2nd floor level. Provision of communal garden at roof level and refuse and cycle storage at ground floor.

Existing Use: Mixed use

Proposed Use: Mixed use

Applicant: Staterule Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

SITE AND SURROUNDINGS

The site comprises a 2 storey building on Overbury Road part of a terrace of similar buildings close to the junction with Tewkesbury Road.

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 3 storey block comprising 1 x 1 bed, 6 x 2 bed and 1 x 3 bed self contained flats on the upper floors with accessible roof garden at 3rd floor level and B1 commercial use at ground floor with waste storage facility and cycle storage.

The proposal has been amended from that originally submitted with the front elevation being altered: Additionally the internal layout has been changed to provide a 3 bed unit by the removal of two, one bed units.

CONSULTATION

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

RESPONSES

The proposal mirrors that recently approved on the adjoining site; regarding that development the Design Team – comments were as follows - This is a sensitively designed mixed use scheme which sits well on the site, and harmonizes with the local area.

The proposal has been amended to reflect the comments of the Council's design officer.

The development will enhance the local area in this part of Seven Sisters and enliven the street frontage to Overbuy Road by the providing new entrances and overlooking windows.

The scheme is acceptable in design policy terms and approval is recommended

Transportation Group –

This development proposal is located within a walking distance of Seven Sisters Road bus route, which provides some 22 buses per hour (two-way), for frequent connection to Seven Sisters and Manor House tube stations. We have subsequently deemed that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. Also, this site is within Seven Sisters Controlled Parking Zone operating from Monday to Saturday, between 0800hrs and 1830hrs and controls parking at this location. In addition, we have deemed that due to the site's characteristics, this development is suitable for dedication as a car-free development.

Although it was observed that Overbury Road is heavily parked during the day, most of the car parking pressure is associated with existing daytime business activities in this area. The applicant has also proposed 8 cycle racks with secure shelter as detailed on Plan No. 679/007, in line with the cycle parking standard in the adopted 2006 UDP. We have also considered that the proposed development will not generate any significant traffic or indeed car parking demand that would adversely affect the adjoining highway network.

However, our site visit has confirmed that some improvements need to be made to pedestrian conditions at this location. In particular, there is the need to replace the damaged lighting column and relocate / replace few of the bollards around the junction of Overbury Road with Tewkesbury Road. Few vehicles were also observed encroaching the footway at this junction, hence this problem will have to be addressed through construction of double yellow lines and installation of bollards. Pedestrians at this location would also benefit from improved traffic calming measures along Overbury Road.

Consequently, the highway and transportation authority would not object to this application subject to the condition that the applicant enters into a S.106 agreement which would mean that:

1. The applicant contributes a sum of £15,000 (Fifteen thousand pounds) towards improved lighting, footway protection / entry treatment and traffic calming measures along Overbury Road.

Reason: To improve the conditions for pedestrians at this location.

2. "The residential unit is 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 (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £700 (Seven hundred pounds) towards the amendment of the TMO for this purpose.

Reason: To encourage residents of this development to use sustainable travel modes.

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Statement- 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 Statement 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

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 of 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.

M9: Car Free Development

Assess the appropriateness for car free developments

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 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'.

PPS3 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.

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 454hrh based on a gross site area of 0.0528 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.

Policy HSG 9 'Dwelling Mix' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 1 x three bed, 1 x one bed and 6 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'.

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 three 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 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 frontage by the provision of new entrances and overlooking windows.

The amended scheme is acceptable in design policy terms and approval is recommended.

The secure rear boundary provides 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.

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 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.

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.

Policy UD3 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.

Waste management, Access and Parking

The scheme proposes a car-free development, secure bicycle parking spaces within 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 waste storage facility 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 and is satisfied that the scheme can be a car-free development.

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 £39,206.

Footway improvements within the vicinity – The applicant is required to contribute £15,000 toward footway improvements within the immediate locality also the applicant must contribute a sum of £700 (Seven hundred pounds) towards the amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development (£15,700).

Administrative recovery charges – £2,745.

SUMMARY AND CONCLUSION

The proposed development accords with Council Policy EMP4 'Non Employment Generating Uses'. The site is not within a DEA and the proposed development incorporates commercial use on the ground floor with the potential to create new employment on the site.

The location 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 will be car-free.

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/2007/0254, 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 12, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £39,206 toward local education facilities, £15,700 toward footway improvements and Traffic Management Order within the vicinity, also administrative recovery costs of £2,745.

RECOMMENDATION 2

(1) That planning permission be granted in accordance with planning application reference number HGY/2007/0254 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 £39,206, also £15,700 toward footway improvements and a Traffic Management Order within the vicinity and recovery / administrative costs of £2,745.

(2). That, following completion of the Agreement referred to in resolution (1) planning permission be granted in accordance with planning application reference number HGY/2007/0254 & applicant's drawing No's: 679-001 to 006 inclusive, 679-007A, 679-008B, 679-009A, 679-010A, 679-011A, 679-012, 679-013, 679-014, 679-015A, 679-016A, 679-017, 679-020, 679-021 & 679-022A. - 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 8 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.

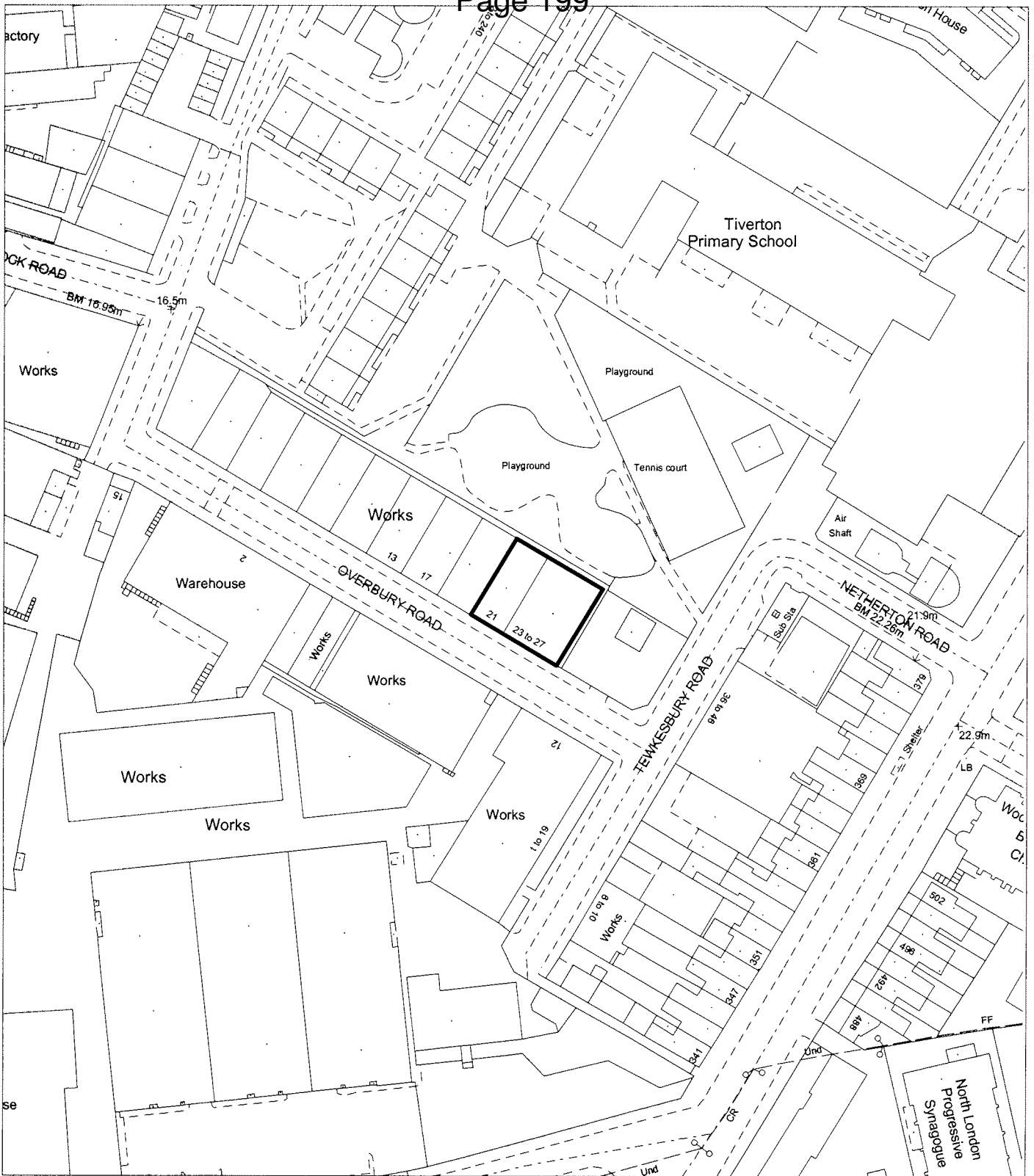
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

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', M9 'Car Free Development' of the Haringey Unitary Development and appropriate Supplementary Planning Guidance.



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

Site plan
21 - 27 Overbury Road, N15

HARINGEY COUNCIL
Directorate of Environmental Services

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

	Drawn by	AA
	Scale	1:1250
	Date	08/03/2007

This page is intentionally left blank

Planning Applications Sub Committee 26 March 2007

Item No.17

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2007/0242

Ward: Northumberland Park

Date received: 29/01/2007

Last amended date: N/A

Drawing number of plans: 664/SL01, 664/SL02, 664/PL01, 664/PL02, 664/PL03, 664/PL04, 664/PL05, 664/PL06 & 664/PL07.

Address: Former Public House, 159 Park Lane N17

Proposal: Change of use of ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats.

Existing Use: Vacant Public House

Proposed Use: Residential

Applicant: JEB Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Agreement.

SITE AND SURROUNDINGS

The application site is a two storey building that fronts onto both Park Lane and Somerton Grove outside the conservation area, but all access provisions are from Somerton Grove. To the rear of the site is a park and to the west is a row of terrace houses and to the east is a block of flats.

PLANNING HISTORY

OLD/1984/1243 – Erection of new covered area at rear and new boundary wall.
GRANTED – 15/05/84.

OLD/1985/1197 – Erection of single-storey extension. GRANTED – 13/05/85.

DETAILS OF PROPOSAL

Change of use of ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats.

The existing building will be preserved externally on the front and side facades with alterations to the lower northern end of the wall and the rear elevation has minor alterations and removal of formal steel escape. The boundary wall and access gate facing Somerford Grove will be rebuilt in matching brickwork and new gates fitted. A garden will be formed at the rear with soft landscape planting detail.

CONSULTATION

Transportation group
Cleansing
Ward Councillors
157 Park Lane
161 to 165 Park Lane
102 – 110 (e) Park Lane

RESPONSES

Residents

- The Park Lane Medical Practice at 104 - 108 Park Lane – is concerned about the dumping of rubbish that would have a health and safety risk to the public.
- The resident at 84 Bruce Castle Road is concerned if another pub in Tottenham is lost to housing. Almost half the pubs have been lost in Tottenham High Road. There will be nowhere to meet socially.

Transportation Group

The proposed site is in an area with a low public transport accessibility level, although the location has not been identified by the Councils UDP policy HSG11 as a site suffering from parking pressures. The site is outside the Park Lane parking restrictions. The applicant has proposed constructing 9 self contained units however the applicant has not proposed providing any off street parking, a development of this size would be expected to provide 6 off street parking spaces. A visit conducted on the 20th February 2007 observed that this location is heavily and cannot support the level of on street parking required for the proposed development. Consequently the transportation and highways authority cannot support this application.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design

HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG10 Dwelling Mix
M10 Parking for Development
M9 Car-Free Residential Developments
CW2 Protecting Existing Community Facilities

Supplementary Planning Guidance

SPG 1a Design Guidance
SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
SPG 10c Educational Needs Generated by New Housing

ANALYSIS / ASSESSMENT OF THE APPLICATION

The redevelopment of the site does raise a number of issues and these can be considered under the follow headings:

- 1) The Principle of Conversion
- 2) Layout and Mix
- 3) Amenity Space
- 4) External Changes
- 5) Parking
- 6) Section 106 Head of Terms

1. The Principle of Conversion

Policy HSG1 states that the Council will increase the supply of housing in the borough in order to meet targets through identifying sites and approving changes of use where appropriate. Policy HSG2 states that a change of use to residential will be considered if the building can provide satisfactory living conditions. Policy CW2 states that a change of use of a community facility will only be granted if the facility is derelict or out of use, and no other community groups are willing or able to use it.

Although the change of use of the site to residential will mean the loss of a public house which function as a local meeting place and is very important to local users, in this case the site has been vacant for over one year and no other community groups have been interested. Within 60 metres of the site is another public house and there are a number of existing community facilities in the locality. The site is also suitable for residential because it has a well located playground to the rear, community facilities and shops.

An appeal was dismissed at the end of 2006 for the change of use of The Fountain Public House situated at 125 - 127 West Green Road to residential. In that case however the proposal involved the demolition of a building that contributed to the conservation area and there were no other public houses in close proximity to the site.

2. Layout and Mix

Policy HSG 10 states that all new residential developments, including conversions, should provide an appropriate mix of dwelling types and sizes. The proposal must also be assessed in terms of dwelling size and room size requirements in line with SPG 3a. Unit 1 on the lower ground floor consists of a 1 bed unit has a total internal floor area of 48.3sqm. The ground floor Unit 2: is a 2 bed (53.1sqm), Unit 3: is a 1 bed (45.1sqm) and Unit 4: is a 3 bed (75.4sqm). The first floor unit 5: is a 1 bed (40.8sqm), Unit 6: is a 1 bed (44.6sqm) and Unit 7: is a 2 bed (55.2sqm). The second floor Unit 8: is a 1 bed (47.8sqm) and Unit 9 is a 2 bed (62.6sqm).

Although units 2, 3, 5, 6 and 7 are marginally below the minimum floor areas set out in table 4 of SPG 3a, the flats however are well lit and are of a good standard of accommodation. The Council cannot therefore not withhold planning permission under these circumstances. As such the proposal is not contrary to SPG 3a.

3. Amenity Space

SPG 3a states that all new residential development, including conversions where appropriate, should provide external amenity space and this should be appropriate to the needs of the likely occupants wherever possible.

The amenity space at the rear to serve all 9 units is 80sqm that does meet the minimum requirement of 25sqm per unit set out in SPG 3a. The Council however wishes to ensure that the needs of children are fully considered at the initial design stage in order to provide a safe, secure and supervised play area. At the rear of the site is the Somerford Grove public open space which would be an amenity space for the future occupants of the site.

4. External Changes

SPG 3a states that the conversion of properties into self contained flats should ideally be carried out within the existing building without the need for any extensions. In this case the proposed conversion seeks to make use of the existing envelope of the building with the exception of a very small infill and small extension at ground floor level to the rear wing of the building.

The other external changes involve alterations to the lower northern end of the wall and the rear elevation and minor alterations and removal of former steel fire escape. The boundary wall and access gate facing Somerford Grove will be rebuilt in matching brickwork and new gates fitted. A garden will be formed at the rear with soft landscape planting detail.

5. Parking

Although the transportation group object to the proposal due to lack of on-site parking; the location of the site has not been identified by Policy HSG 11 as a site suffering from parking pressure and it is outside the Park Lane parking restriction in accordance with Policy M9. Given that the previous use as a Public House would have involved some traffic generation both from the customers and from deliveries to

the site, it is not considered that there are sufficient grounds for refusal due to lack of parking.

6. Section 106 Head of Terms

It is recommended that the applicant enters into an agreement with the Council in order to secure £29,872 educational contribution because of the expected child yield from the development. This figure is based on the guidance (formula) set out in SPG 10c Educational Needs Generated by New Housing Development.

Environmental Contribution

As the proposal would have a significant affect on the local environment, it is considered that a sum of £10,000 for environmental improvements in the vicinity would assist in integrating the scheme into the locality. Such improvements may include tree planting and traffic calming measures.

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recover costs. This has been calculated at 5%; so the overall total for the Section 106 is £41,865.

SUMMARY AND CONCLUSION

The proposal for the change of use of the ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats is acceptable. Although there are a number of shortfalls, the proposal makes efficient use of the existing building without really compromising its external appearance, the standard of accommodation is satisfactory and provides adequate amenity space for future occupiers. In addition the scheme provide a mix of housing ranging from one bedroom flats to family sized units of three bedrooms. Although parking has not been provided it is considered that due to the previous use it would not result in a significant increase in parking pressures on the road. As such the proposal is compliant with Policies HSG1 'New Housing Development', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', UD3 'General Principles', CW2 'Protecting Existing Community Facilities', UD4 'Quality Design', M9 'Car-Free Residential Developments' and SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.

RECOMMENDATION 1

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2007/0242, subject to a pre-condition that PCA Architects and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements 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 £29,872 as an Educational Contribution, £10,000

as environmental improvements and £1,993.00 as recovery costs; i.e. a total of £41,865.

(1.1) That the Agreements referred to in Resolution (1) above is to be completed no later than 25/03/07 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in her sole discretion allow; and

(1.2) 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/2007/0242 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 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/2007/0242

Registered No. HGY/2007/0242

Applicant's drawing No.(s): 664/SL01, 664/SL02, 664/PL01, 664/PL02, 664/PL03, 664/PL04, 664/PL05, 664/PL06 & 664/PL07.

Subject to the following condition(s):

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

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

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

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

3. The external materials to be used for any extensions to the building shall match in colour, size, shape and texture those of the existing building.

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

locality.

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

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

5. A suitable soundproofing scheme to provide effective resistance to the transmission of airborne and impact sound shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a direct result of inadequate soundproofing.

6. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

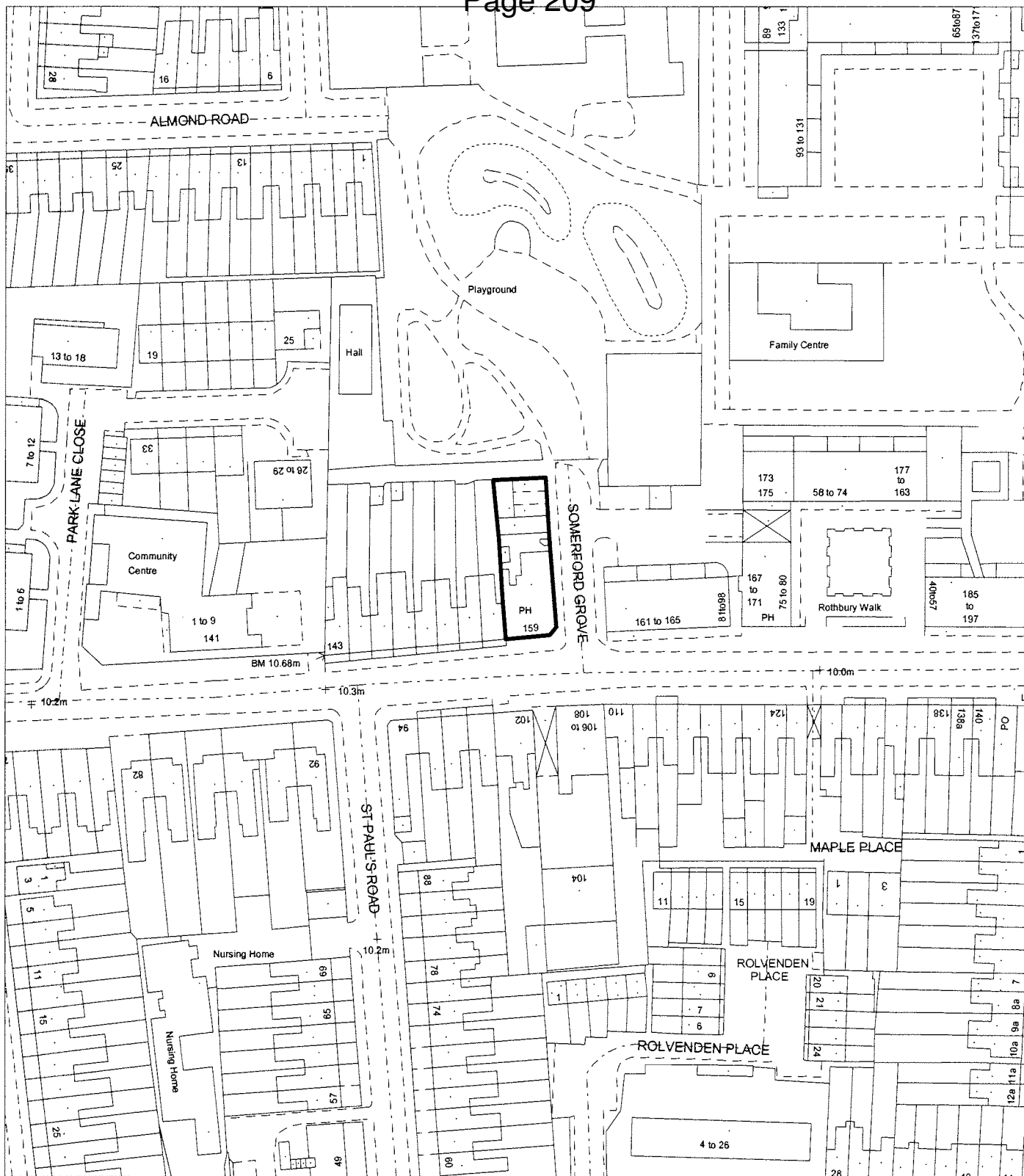
7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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 for the change of use of the ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats is acceptable. Although there are a number of shortfalls, the proposal makes efficient use of the existing building without really compromising its external appearance, the standard of accommodation is satisfactory and provides adequate amenity space for future occupiers. In addition the scheme provide a mix of housing ranging from one bedroom flats to family sized units of three bedrooms. Although parking has not been provided it is considered that due to the previous use it would not result in a significant increase in parking pressures on the road. As such the proposal is compliant with Policies HSG1 'New Housing Development', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', UD3 'General Principles', CW2 'Protecting Existing Community Facilities', UD4 'Quality Design', M9 'Car-Free Residential Developments' and SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.



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

Site plan

159 Park Lane, N17

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

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

	Drawn by	AA
	Scale	1:1250
	Date	08/03/2007

This page is intentionally left blank