
Planning Applications Sub-Committee

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

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

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 12 below.

New items of exempt business will be dealt with at item 12 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 12.

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 - 18)

To confirm and sign the Minutes of the PASC held on 27 November 2006.

6. DELEGATED DECISIONS (PAGES 19 - 36)

Decisions made under delegated powers between 6 November 2006 and 26 November 2006.

7. PERFORMANCE STATISTICS (PAGES 37 - 40)

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

8. PLANNING APPLICATIONS (PAGES 41 - 42)

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.

9. 72 - 96 PARK ROAD N6 (PAGES 43 - 56)

Erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units. Development includes alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage. RECOMMENDATION: Grant permission subject to Section 106 Legal Agreement.

10. UNIT 7B TOTTENHAM HALE RETAIL PARK, BROAD LANE N15 (PAGES 57 - 68)

Creation of an internal mezzanine floor providing an additional 929sqm of floorspace to be used for retail purposes (A1). Alterations to elevations including insertion of fire exit door to front elevation. RECOMMENDATION: Grant permission subject to conditions.

11. TREE PRESERVATION ORDERS (PAGES 69 - 78)

To confirm the following Tree Preservation Orders:

1. 56 Harcourt Road N22
2. 14 Beaconsfield Road N15

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

13. SITE VISITS

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

14. DATE OF NEXT MEETING

Monday 15 January 2007 ~ (Special PASC)
Monday 22 January 2007 ~ (Scheduled meeting)
Monday 26 February 2007 ~ (Scheduled meeting)

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30 November 2006

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MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006

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

* Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC109.	<p>APOLOGIES</p> <p>An apology for absence was received from Cllr Dodds and for lateness from Cllr Hare.</p>	
PASC110.	<p>URGENT BUSINESS</p> <p>The Chair moved that there be a variation to the order of the agenda that item 16 be considered after item 11. The variation was agreed by the committee.</p>	
PASC111.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest received.</p>	
PASC112.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PASC113.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Application Sub Committee meeting held on 30 October 2006 be approved and signed as a correct record.</p>	
PASC114.	<p>APPEAL DECISIONS</p> <p>The Committee was advised of the appeal decisions determined during October 2006. The Committee noted that the Council had lost an appeal to erect a telecommunications mast. Members requested that statistics be provided for the current year on the number of appeals within this category which had been upheld.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That further information be provided on the number of appeals upheld for the current year related to telecommunication masts. 2. That the report be noted. 	
PASC115.	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 16 October 2006 and 5 November 2006.</p>	

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	<p>RESOLVED</p> <p>That the report be noted.</p>	
PASC116.	<p>PERFORMANCE STATISTICS</p> <p>The Committee were asked to note the performance statistics on Development Control and Planning Enforcement Action. It was noted that there were no major applications determined in October 2006 and that the figures were generally in line with Haringey's and Government targets. Members felt it would be useful to know the percentage of applications rejected and approved each month.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That the percentage of applications rejected and approved each month be provided in the performance statistics report. 2. That the report be noted. 	
PASC117.	<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>	
PASC118.	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (30/10/2006): 1-4 CONNAUGHT HOUSE, 38 CONNAUGHT GARDENS N10</p> <p>The Committee were informed that the decision on this application had been deferred from the last meeting for a site visit. The application site lies within a residential area comprising a of mix of two, three and four storey houses.</p> <p>A previous applications for the redevelopment of the site was refused and dismissed on appeal the main reason being overlooking. The current application had been submitted to overcome the overlooking and was lower by one metre than the previous scheme.</p> <p>There were currently eight trees subjected to Tree Preservation Orders to be retained.</p> <p>Cllr Hare entered the proceedings.</p> <p>The Committee discussed in detail the provisions for car parking and the number of allocated spaces per dwelling. Members were advised that the site had its own frontage and there would be space for on street parking. Members requested whether it was possible for a communal satellite dish to be installed for use by all the properties.</p>	

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Officers advised that it was usually a condition applied to the development of flats rather than houses.

Members agreed to grant the application subject to conditions and an additional condition to install a communal satellite dish and also subject to a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2006/1497
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
27/11/2006

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

Proposal: Demolition of existing building and erection of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing Numbers: PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A.

Conditions:

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

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

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

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

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

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

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed

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development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent.

All such work to be agreed with the Council's Arboriculturalist.d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

6. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

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

Reason: To avoid overdevelopment of the site.

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

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scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

10. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

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

INFORMATIVE: Further to Condition 3 above, the Council will wish to see the use of brick work on the flank east-facing elevation of House Number H1 facing Connaught Gardens.

INFORMATIVE: Further to Condition 4 above, the Council will wish to see a detailed landscaping scheme showing:

- a) Screen planting on the rear northern boundary of the site.
- b) Levels, terracing and planting to the rear garden of the rear units and
- c) Planting including shrubs or small trees in the frontage of each property and at the flank wall of House H7.

REASONS FOR APPROVAL

The current application follows the refusal of two previous schemes for the site and the dismissal of two related appeals. It is considered that the design of the current scheme has incorporated appropriate changes in response to the planning issues identified in the previous refusals and appeal decisions and as such is considered an appropriate design for the site. The scale, bulk and height of the proposed terrace is considered appropriate and buildings would not have an overbearing impact on any neighbouring properties. The proposed development through the use of oriel style windows and other design changes to the southern elevations of the dwellings would prevent any issues of overlooking or loss of privacy to neighbouring properties from arising, while still providing for adequate living conditions for future

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	<p>occupiers of the dwellings. The proposed development is considered consistent with Policies UD 3 'General Principles', UD 4 'Quality Design', HSG 1 'New Housing Developments', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements', and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PASC119.</p>	<p>12-14 HIGH ROAD & WHYMARK HOUSE, WHYMARK AVENUE N22</p> <p>The Committee were informed that this application was a reworking of an approved application for the erection of a 1 and 2 storey extension at 1st and 2nd floor levels. The most recent application proposed to reuse the existing building on site as part of the redevelopment of the property. The current application sought to demolish this building and construct a replacement with similar dimensions. The reasons for this was given as structural concerns and a report had been supplied. Previous concerns in respect of the blank brick work at ground floor level in Whymark Avenue had been taken into consideration and the new plans detailed the insertion of a door and two windows in the side elevation.</p> <p>Members discussed concern regarding the use of the ground floor level as a retail outlet and that this may lead to loading and unloading at unsocial hours. The Committee was advised that this could be included as a condition stipulating the loading and unloading times. Members requested that boxes for post were located on the inside of the development.</p> <p>The Committee agreed to grant the application subject to conditions and an additional conditions stating the loading and unloading times and subject to a Section 106 Legal Agreement.</p>	
<p>PASC120.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee were advised that three of the TPO's were unopposed and that an objection had been received for 39 Grove Avenue N10, a walnut tree located in the front garden of the property. The owner had objected on the grounds that a TPO would prevent him from pruning the tree. The Arboriculturalist had advised the owner that an application to the Council for pruning works to be carried out was possible.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Orders be confirmed:</p> <ol style="list-style-type: none"> 1. 62-70 Coolhurst Road N8 2. 39 Grove Avenue N10 3. Middlesex University, White Hart Lane N17 	

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	4. 63 Windermere Road N10	
PASC121.	<p>14 VIEW ROAD N6</p> <p>Officers presented the report and advised that the two tabled documents before the Committee were objections which had been noted. Officers had since met with the Highgate Conservation Area Committee to discuss their objections.</p> <p>The property was situated on the corner of View Road and View Close and located within the Highgate Conservation Area. It was considered that the proposed building would enhance and add character to the area and add to the variety of styles and types of houses within the neighbourhood.</p> <p>A resident of View Close spoke objecting to the proposal stating that View Close was an estate of ten houses and the proposal to demolish one of the houses would destroy the unity of the area as it was the gateway to the estate. Each of the houses was built on a concrete raft and the proposal for 14 View Road was to remove the raft. The demolition of the raft would affect the water table in the area and cause damage to the conservation area and environment. The objector requested the Committee to reject the application in its present form.</p> <p>The applicant spoke and advised the Committee that the proposal was to build one house. It was the case that 14 View Road was not part of the ten houses which formed part of the estate of View Close and therefore did not need to remain part of this group of houses. The house currently had little historical or architectural interest. The proposed house would provide low emissions, ground floor source of heating and would be a development to fit in with the area.</p> <p>Members discussed features of the proposal and questioned the use of the light well and basement. They were informed that the light well was the entrance to the property and would be used to store bicycles. It was intended to use the basement as a storage area.</p> <p>The Chair moved a motion to agree the recommendation. On a vote there being seven for and one abstention. The application was granted subject to conditions. Cllr Hare requested that his abstention be noted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1357 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/11/2006</p> <p>Location: 14 View Road N6</p> <p>Proposal: Demolition of existing house and erection of replacement 2 storey three bedroom dwelling house with rooms at basement level.</p>	

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	<p>Recommendation: Grant Subject to Conditions</p> <p>Decision: Grant Subject to Conditions</p> <p>Drawing Numbers: 511(SK)022 (B), 001A, 002B,C 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions. 2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity. 3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity. 4. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority. Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area. 5. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority. Reason: In order to safeguard the trees in the interest of visual amenity of the area. 6. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the 	
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branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

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

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

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

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

9. That before any work is started, a pre - commencement site meeting is specified and arranged and attended by all parties (Architect, Consultant Arboriculturalist, Planner Officer, Local Authority Arboriculturalist and Contractors to confirm the protective measures to be installed for trees.

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

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

Reason: To avoid overdevelopment of the site.

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

REASONS FOR APPROVAL

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

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	<p>Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PASC122.</p>	<p>14 VIEW ROAD N6 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the above demolition. On a vote there being 7 for and 1 abstention, the Committee agreed to grant conservation area consent subject to conditions as planning permission for the above application was granted. Cllr Hare requested his abstention be noted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1358 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/11/2006</p> <p>Location: 14 View Road N6</p> <p>Proposal: Conservation Area Consent for the demolition of the existing house.</p> <p>Recommendation: Grant subject to condition.</p> <p>Decision: Grant subject to condition.</p> <p>Drawing Numbers: 511 (SK) 022 (B), 001A, 002B, C, 003C, 004D, E, 005D, 006C, 007C, 008C & 009B.</p> <p>Conditions:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed demolition of existing house and erection of replacement 2 storey three bed dwelling house with rooms at basement level would not harm the character and appearance of Highgate conservation area or the amenity of the adjoining properties since it is a replacement building. The proposal is therefore considered to be in compliance with the provision of Policies G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG3 'Protecting Existing Housing', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p>	

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	Section 106: No	
PASC123.	<p>21-29 TEWKESBURY ROAD N15</p> <p>Officers presented the report and informed the Committee that the site comprised a vacant corner plot formerly a builders storage yard on the junction of Overbury Road and Tewkesbury Road. The back of the property fronted onto Seven Sisters Road and had been marketed without success. The development of the site included 9 dwellings, commercial use on the ground floor with ancillary parking and cycle storage.</p> <p>Members raised several concerns regarding the proposed development:</p> <ul style="list-style-type: none"> • The S106 contribution was felt to be inadequate. • The trees surrounding the site should not be damaged during the development and should be monitored. • The use of the commercial units on the ground floor. B1 use is for light industry should this be under a block of flats. • There is only provision for five car parking spaces two being allocated for use with the ground floor units. • Insufficient cycle racks provided. • The type of shutters to be used should be open style. <p>Members discussed in detail their concerns and requested that further conditions be imposed on the development as follow:</p> <ol style="list-style-type: none"> 1. That the cycle rack provision be increased in line with number of residential units. 2. The shutters provided should be latticed open style. 3. That commercial unit be classed as B1A only. 4. That the trees are protected. <p>Members also requested that an informative be supplied that no parking permits be provided in the CPZ.</p> <p>The Committee decided to grant the application subject to conditions and S106 legal agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/1265 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 27/11/2006</p> <p>Location: 21 - 29 Tewkesbury Road N15</p> <p>Proposal: Redevelopment of site including erection of a 4 storey block with set back 4th floor comprising 4 x one bed and 5 x two bed self contained flats on the upper floors, communal roof garden at 3rd floor level and B1 commercial use at ground floor with ancillary parking</p>	

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	<p>and cycle storage. Creation of new crossover to Tewkesbury Road, N15.</p> <p>Recommendation: Grant subject to conditions and Section 106 Legal Agreement.</p> <p>Decision: Grant subject to conditions and Section 106 Legal Agreement.</p> <p>Drawing Numbers: Ex-01, 02, 03; PR-01A, 02A, 03B, 04A, 05A, 06A, 010A, 011A, 012A & 013A.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions. 2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity. 3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area. 4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties. 5. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter. Reason: In order to protect the visual amenities of the neighbourhood. 6. That not more than 9 separate residential units shall be constructed on the site. Reason: In order to avoid overdevelopment of the site. 	
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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.

10. That cycle racks shall be provided sufficient for 1 bike space per flat details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works and permanently retained to the satisfaction of the Council thereafter.

Reason: In order to ensure appropriate provision for bicycle storage within the scheme.

11. That the shutters to the front elevation shall be 'open style' details of which are to be submitted to and approved by the Local Planning Authority prior to the commencement of the works and implemented and permanently retained as such thereafter to the satisfaction of the Council.

Reason: In order to ensure a satisfactory appearance to the property.

12. That the use of the ground floor commercial area shall be for B1(a) office use only and for no other use without the prior consent in writing of the Local Planning Authority.

Reason: In order to ensure an acceptable commercial use within the residential accommodation above.

13. That details of the foundations particularly in relation to the effect of the proposed building on the trees on the adjoining properties to the north east of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to protect the root systems of the adjoining trees and ensure that they are not damaged by the proposed new building.

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

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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

	<p>works commence.</p> <p>INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.</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 Planning Applications Sub Committee felt that the materials should be carefully chosen to be of high quality particularly in relation to the brick to be used in the construction of the new building.</p> <p>INFORMATIVE: The Planning Applications Sub Committee stated that the occupiers of the building would not be eligible for parking permits in relation to the nearby controlled parking zone. This matter would also be contained in the Section 106 Agreement concerning this scheme.</p> <p>REASONS FOR APPROVALThe proposal complies with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 'Good Design', UD5 Mixed Use Development, HSG9 Density Standards, EMP5 Promoting Employment Uses, M10 Parking for Development of Haringey Unitary Development and appropriate Supplementary Guidance.</p> <p>Section 106: Yes</p>	
<p>PASC124.</p>	<p>COLD STORE, CRANFORD WAY N8</p> <p>The Committee were advised that this application site was located to the rear of the main buildings which fronted Tottenham Lane and was within the Cranford Way Defined Employment Area. The proposal was a combination of new buildings and works to existing buildings.</p> <p>Officers advised the Committee that there would need to be amendments to some of the conditions outlined in the report:</p> <p>Condition 4 – It was accepted by the applicant that the hours of construction would be from 07:00am.</p> <p>Condition 5 – The wording would need to be changed to incorporate the following “The accommodation hereby approved shall be implemented”.</p> <p>Condition 6 – Refers to class B1A but was limited to those offices shown on the plans/drawings to be approved.</p> <p>Members requested that a further condition be imposed that the number of cycle racks to be provided be increased to ten. Members agreed to grant the application subject to conditions.</p>	

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
MONDAY, 27 NOVEMBER 2006**

INFORMATION RELATING TO APPLICATION REF: HGY/2006/2067
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
27/11/2006

Location: Cold Store, Cranford Way N8

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing Numbers: CGL 782-01, 02D & 03C.

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 0700 or after 1800 hours Monday to Friday or before 0700 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

5. That the accommodation for car parking and/or loading and unloading facilities hereby approved shall be 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

**MINUTES OF THE PLANNING APPLICATIONS SUB-COMMITTEE
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	<p>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.</p> <p>6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used for purposes within Use Classes B1(c), B2 and/or B8 only with the exception of the 280m² of floorspace contained in the two storey extension and the 148m² of floorspace comprising the mezzanine in the new single unit as shown on the approved plans and which will be used as B1(a) offices and shall not be used for any other purpose including any purpose within Class B unless approval is obtained to a variation of this condition through the submission of a planning application. Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.</p> <p>7. That details of a scheme for the provision of 10 cycle racks shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority. Reason: In order to ensure the satisfactory provision of cycle racks provision within the proposed development.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme complies with the relevant policies in the adopted Unitary Development Plan July 2006, for commercial development in Defined Employment Areas and is considered to be appropriate in terms of the nature and scale of development, and will not result in any significant adverse impact on the surrounding area.</p> <p>Section 106: No</p>	
<p>PASC125.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no items of urgent business submitted.</p>	
<p>PASC126.</p>	<p>SITE VISITS</p> <p>None requested.</p>	
<p>PASC127.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 11 December 2006 ~ (scheduled meeting) Monday 15 January 2007 ~ (special meeting) Monday 22 January 2007 ~ (scheduled meeting)</p> <p style="text-align: center;">The meeting ended at 9:00pm</p>	

COUNCILLOR SHEILA PEACOCK

Chair

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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 11 December 2006

Report of: Interim Director of Environmental Services

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

Report Title:
 Decisions made under delegated powers between 6 November 2006 and 26 November 2006.

1. PURPOSE:

To inform Members of the above Sub Committee of decisions made under delegated powers by the Heads Of Development Control (North & South) and the Chair of the above Committee.

2. SUMMARY:

The applications listed were determined between 6 November 2006 and 26 November 2006.

3. RECOMMENDATIONS:

That the report be noted.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

Report Authorised by:



Shifa Mustafa

Assistant Director Planning Policy & Development

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PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
06/11/2006 AND 26/11/2006**

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The Planning staff and case files are located at 639 High Road, Tottenham, London N17 8BD.
Anyone wishing to inspect the background papers in respect of any of these cases should contact Development Control Customer Care Team on (020) 8489 5508 between the hours of 8.45am and 5.00pm.

WARD: **Alexandra**

Application No:	HGY/2006/1966	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/11/2006
Location:	Flat 3, 64 Muswell Road N10 2BE		
Proposal:	Erection of rear dormer window and insertion of 5 x rooflights		
Application No:	HGY/2006/1918	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/11/2006
Location:	23 Grasmere Road N10 2DH		
Proposal:	Erection of rear dormer window and insertion of 3 x rooflights to front elevation		
Application No:	HGY/2006/1982	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/11/2006
Location:	Ground Floor Flat, 186 Victoria Road N22 7XQ		
Proposal:	Demolition of existing lean to extension and erection of replacement single storey rear extension.		
Application No:	HGY/2006/1970	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	21/11/2006
Location:	15 Cranbourne Road N10 2BT		
Proposal:	Erection of single storey structure in rear garden		
Application No:	HGY/2006/1901	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	21/11/2006
Location:	Albert Close Garage Site Albert Close N22 7AL		
Proposal:	Variation of Condition 7 attached to planning reference HGY/2004/1389 to allow relocation of 9 no. car parking spaces to south side of the road.		
Application No:	HGY/2006/1922	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/11/2006
Location:	63 Windermere Road N10		
Proposal:	Crown lift to 5 metres above ground and thin crown by 30% to one Lime tree.		
Application No:	HGY/2006/1928	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	10/11/2006
Location:	24 Bidwell Gardens N11		
Proposal:	The erection of a single storey rear extension, rear dormer window with balustrade and conversion of roof to form gable end. Insertion of 3 x rooflights to front elevation.		
Application No:	HGY/2006/1887	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	10/11/2006
Location:	16 Wroxham Gardens N11		
Proposal:	Erection of rear dormer window.		

Application No: **HGY/2006/1870** Officer: David Paton
 Decision: REF Decision Date: 14/11/2006
 Location: 35 Palace Gates Road N22 7BW
 Proposal: Formation of crossover to a classified road.

Application No: **HGY/2006/1881** Officer: Luke McSoriley
 Decision: GTD Decision Date: 21/11/2006
 Location: 1A Barnard Hill N10
 Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to Planning Permission reference HGY/2005/2134.

Application No: **HGY/2006/1902** Officer: Luke McSoriley
 Decision: GTD Decision Date: 21/11/2006
 Location: Albert Close Garage Site Albert Close N22 7AL
 Proposal: Variation of condition 5 attached to planning reference HGY/2004/1389 to change the north boundary treatment between the new buildings from brickwork to a 1.8m high close boarded timber fence.

Application No: **HGY/2006/1923** Officer: Luke McSoriley
 Decision: GTD Decision Date: 21/11/2006
 Location: 57 Grosvenor Road N10 2DR
 Proposal: Erection of single storey front / side extension and conversion of garage to habitable living space.

WARD: **Bounds Green**

Application No: **HGY/2006/2004** Officer: Frixos Kyriacou
 Decision: PERM DEV Decision Date: 23/11/2006
 Location: 21 Richmond Road N11 2QR
 Proposal: Erection of single storey rear extension

Application No: **HGY/2006/1871** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/11/2006
 Location: 54 Palmerston Road N22 8RF
 Proposal: Conversion of existing House in Multiple Occupation to provide 5 x one bed self contained (supported) flats

Application No: **HGY/2006/1916** Officer: David Paton
 Decision: REF Decision Date: 22/11/2006
 Location: R/O 1A - 1B Spencer Avenue N13
 Proposal: Demolition of existing garages and erection of single storey building to be used as a warehouse.

Application No: **HGY/2006/2047** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2006
 Location: 19 Park Road N11
 Proposal: The use of the property as two self contained flats.

WARD: **Bruce Grove**

Application No: **HGY/2006/1903** Officer: Luke McSoriley
Decision: REF Decision Date: 17/11/2006
Location: 10 Elsdon Road N17 6RY
Proposal: Retrospective planning application for conversion of property into 2 x two bed self contained flats.

Application No: **HGY/2006/1860** Officer: Luke McSoriley
Decision: GTD Decision Date: 14/11/2006
Location: 483, 487 & 489 High Road N17
Proposal: Installation of new shopfronts to 483, 487 and 489 High Road, N17 and rehabilitation of main roof.

Application No: **HGY/2006/1875** Officer: Tara Jane Fisher
Decision: REF Decision Date: 14/11/2006
Location: 159 Lordship Lane N17 6XF
Proposal: Change of use of property from A1 (retail) to A3 (cafe / restaurant).

Application No: **HGY/2006/1929** Officer: Valerie Okeiyi
Decision: REF Decision Date: 10/11/2006
Location: 1A Handsworth Road N17
Proposal: Conversion of property into 2 x one bedroom dwellings.

Application No: **HGY/2006/0990** Officer: David Paton
Decision: NOT DEV Decision Date: 16/11/2006
Location: 57 Mount Pleasant Road N17 6TR
Proposal: Use of property as childrens care home to accommodate 4 children and 2 supervising staff.

WARD: **Crouch End**

Application No: **HGY/2006/1915** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 21/11/2006
Location: 9 Cecile Park N8
Proposal: Enlargement of existing basement and creation of lightwell to front elevation. Alteration to steps to front elevation.

Application No: **HGY/2006/1818** Officer: Brett Henderson
Decision: GTD Decision Date: 07/11/2006
Location: Site Rear of 44 The Broadway N8
Proposal: Demolition of existing garages and erection of 1 x 2 storey two bedroom house with parking space.

Application No: **HGY/2006/1819** Officer: Brett Henderson
Decision: GTD Decision Date: 07/11/2006
Location: Site Rear of 44 The Broadway N8
Proposal: Conservation Area Consent for the demolition of existing garages and erection of 1 x 2 storey two bedroom house with parking space.

Application No: **HGY/2006/1925** Officer: Kristy Plant
Decision: GTD Decision Date: 21/11/2006
Location: Ground Floor Flat B 15 Elder Avenue N8 9TE

Proposal: Erection of single storey rear extension and alterations to rear elevations to create an additional bedroom. Development to include partial demolition of rear garden wall.

Application No: **HGY/2006/1723** Officer: Brett Henderson
Decision: GTD Decision Date: 14/11/2006
Location: Flat B, 79 Ferme Park Road N8 9JA

Proposal: Erection of single storey rear conservatory extension

Application No: **HGY/2006/1876** Officer: Kristy Plant
Decision: REF Decision Date: 07/11/2006
Location: 41 Coolhurst Road N8 8ET

Proposal: Erection of single storey garage to side of existing house and excavation of front garden to provide driveway.

WARD: **Fortis Green**

Application No: **HGY/2006/1959** Officer: Joyce Wong
Decision: GTD Decision Date: 24/11/2006
Location: 35 Beacon Lodge, Eastern Road N2

Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1906** Officer: David Paton
Decision: GTD Decision Date: 21/11/2006
Location: 188 Creighton Avenue N2 9BJ

Proposal: Erection of additional first floor and extension at ground floor level to existing building. Conversion of garage to habitable living space. Alterations to elevations.

Application No: **HGY/2006/1835** Officer: Joyce Wong
Decision: GTD Decision Date: 10/11/2006
Location: Seymour Court, Colney Hatch Lane N10

Proposal: Tree works involving: A - Pear, remove deadwood.
B - Ash, cut back.
C & D - Sycamore, remove deadwood.
T1 - Holm Oak - lift, thin by 20% cut back from property.
(Site Plan Attached)

Application No: **HGY/2006/1712** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/11/2006
Location: 46 Fortismere Avenue N10 3BL

Proposal: Tree works to include reduction and thinning of crown by 20% to 1 x Holm Oak tree.

Application No: **HGY/2006/1865** Officer: Matthew Gunning
Decision: GTD Decision Date: 06/11/2006
Location: 47 Fordington Road N6 4TH

Proposal: Demolition of existing structure and erection of single storey extension to side and rear.

Application No: **HGY/2006/1805** Officer: Luke McSoriley
Decision: GTD Decision Date: 08/11/2006
Location: Woodland Terrace, Twyford Avenue N2 9NL
Proposal: Tree works including felling and trimming to various trees at site 72 - 74 Twyford Avenue, N2.

Application No: **HGY/2006/1852** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/11/2006
Location: 32A Coppetts Road N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1995** Officer: Luke McSoriley
Decision: GTD Decision Date: 21/11/2006
Location: 2 Kings Avenue N10 1PB
Proposal: Erection of single storey building in rear garden.

Application No: **HGY/2006/1950** Officer: Luke McSoriley
Decision: GTD Decision Date: 22/11/2006
Location: 50 Grand Avenue N10
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to rear elevation. Creation of habitable living space at lower ground floor level and alterations to rear elevation including insertion of new doors and fenestration.

WARD: **Harringay**

Application No: **HGY/2006/1905** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 22/11/2006
Location: 124 Pemberton Road N4
Proposal: Use of property as 2 self contained flats.

Application No: **HGY/2006/1845** Officer: Oliver Christian
Decision: REF Decision Date: 07/11/2006
Location: 6 Hampden Road N8
Proposal: Change of use of property to 24 hour minicab office.

Application No: **HGY/2006/1837** Officer: Oliver Christian
Decision: GTD Decision Date: 06/11/2006
Location: 269 - 271 Seven Sisters Road N4 2DE
Proposal: Display of illuminated fascia sign and 2 x projecting box sign

Application No: **HGY/2006/1812** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/11/2006
Location: Flat B, 298 Wightman Road N8
Proposal: Replacement of inverted pitched roof with new flat roof.

Application No: **HGY/2006/1898** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 14/11/2006
Location: 6 Raleigh Road N8 0HY
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1972** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 21/11/2006
Location: 23 Cavendish Road N4
Proposal: Erection of front dormer window.

Application No: **HGY/2006/1908** Officer: Tara Jane Fisher
Decision: REF Decision Date: 21/11/2006
Location: 11 Burgoyne Road N4
Proposal: The use of the property as 11 self contained flats.

WARD: **Highgate**

Application No: **HGY/2006/1954** Officer: David Paton
Decision: PERM DEV Decision Date: 21/11/2006
Location: 18 Milton Park N6 5QA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1909** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 17/11/2006
Location: 8 Cholmeley Crescent N6 5HA
Proposal: Replacement of existing rear extension with new single storey rear extension.

Application No: **HGY/2006/1882** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 14/11/2006
Location: 59 Hornsey Lane Gardens N6 5PA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1864** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 13/11/2006
Location: 52 Milton Park N6
Proposal: Removal of existing rooflights and installation of new dormer window to front roofslope.

Application No: **HGY/2006/1867** Officer: Luke McSoriley
Decision: GTD Decision Date: 10/11/2006
Location: 18 Bishopswood Road N6 4NY
Proposal: Felling and replacement of existing Hawthorn to right side, and crown reduction by 25 - 30% of Horse Chestnut to rear.

Application No:	HGY/2006/2021	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	10/11/2006
Location:	Land South Of Sports Ground, Hampstead Lane N6		
Proposal:	Approval Of Details pursuant to Condition 13.2 (details of external colour of physical elements of the installation) attached to appeal reference APP/Y5420/A/06/2018065, planning reference HGY/2006/0616.		
Application No:	HGY/2006/1795	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/11/2006
Location:	Three Oaks, Courtenay Avenue N6 4LR		
Proposal:	Tree works to include felling of 1 x Oak tree.		
Application No:	HGY/2006/1879	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	15/11/2006
Location:	Blue Orchard, Courtenay Avenue N6		
Proposal:	Tree works to various trees in rear garden: Robinia - fell to ground level. Oak - reduce crown by 25%, remove deadwood, reduce to 3m scaffold pollard to rejuvenate. Birch - fell to ground level. Leylandii - fell to ground level.		
Application No:	HGY/2006/1943	Officer:	Joyce Wong
Decision:	REF	Decision Date:	20/11/2006
Location:	14 Southwood Lawn Road N6		
Proposal:	Crown reduce 30% and lift lowest branches to 1 Nootka Cypress tree to front of property.		
Application No:	HGY/2006/1895	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	21/11/2006
Location:	29 Holmesdale Road N6		
Proposal:	Erection of 2 storey rear extension.		

WARD: Hornsey

Application No:	HGY/2006/1650	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/11/2006
Location:	Rear Of 18 - 20 Hornsey High Street N8		
Proposal:	Change of use of garage at rear of property to bar / restaurant / function room.		
Application No:	HGY/2006/1977	Officer:	Kristy Plant
Decision:	NOT DEV	Decision Date:	07/11/2006
Location:	163 Rathcoole Gardens N8		
Proposal:	The use of the property as a single dwellinghouse.		
Application No:	HGY/2006/1873	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	07/11/2006
Location:	42 South View Road N8		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2006/1896** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/11/2006
Location: Hornsey School For Girls Inderwick Road N8 9JF

Proposal: Erection of 2 x temporary single storey portakabin classroom blocks providing an additional 4 classrooms and 2 stores.

Application No: **HGY/2006/1885** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 14/11/2006
Location: Rear of 58 - 60 High Street N8

Proposal: Retrospective planning application for erection of single storey rear lean-to extension and railing to rear of property

Application No: **HGY/2006/1763** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/11/2006
Location: 27 Harold Road N8

Proposal: Erection of a single storey rear extension.

Application No: **HGY/2006/1935** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/11/2006
Location: 71 High Street N8 7QB

Proposal: Listed Building Consent for the demolition of party wall forming flank wall to adjacent building (no.73).

Application No: **HGY/2006/1933** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/11/2006
Location: 71 High Street N8 7QB

Proposal: Partial demolition of party wall forming flank wall to adjacent building (number 73 High Street, N8).

WARD: **Muswell Hill**

Application No: **HGY/2006/1980** Officer: David Paton
Decision: PERM DEV Decision Date: 21/11/2006
Location: 19 Park Avenue South N8

Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2006/1858** Officer: David Paton
Decision: GTD Decision Date: 14/11/2006
Location: 19 Ellington Road N10 3DD

Proposal: Creation of garage at front lower ground level and erection of 2 storey extension over. Alterations and extension to roofline and alterations to elevations including new fenestration and creation of new porch to front of property.

Application No: **HGY/2006/1817** Officer: David Paton
Decision: REF Decision Date: 08/11/2006
Location: 85 Woodland Rise N10

Proposal: Replacement of existing extension with new single storey rear extension. Conversion of garage to habitable living space. Rebuilding of existing porch and alterations to elevations.

Application No: **HGY/2006/1891** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 06/11/2006
Location: 15 Ellington Road N10 3DD
Proposal: Erection of single storey side / rear extension and erection of rear dormer window with balustrade and creation of gable end. Alterations to elevation (certificate of lawfulness)

Application No: **HGY/2006/1888** Officer: Matthew Gunning
Decision: GTD Decision Date: 10/11/2006
Location: Garden Flat 64 Muswell Hill Road N10 3JR
Proposal: Alterations to property including removal of boiler structure to rear, changes to fenestration and creation of decking area.

Application No: **HGY/2006/1862** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 14/11/2006
Location: 56 Farrer Road N8 8LB
Proposal: Erection of single storey rear extension and rear dormer window.

Application No: **HGY/2006/1945** Officer: Joyce Wong
Decision: GTD Decision Date: 21/11/2006
Location: The Grove Lawn Tennis Club Cascade Avenue N10
Proposal: Tree works to include felling of 1 x Horse Chestnut tree next to road.

Application No: **HGY/2006/1940** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 21/11/2006
Location: 87 Park Avenue South N8 8LX
Proposal: Erection of rear dormer window with balustrade and insertion of 4 x rooflights to front elevation.

Application No: **HGY/2006/1889** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/11/2006
Location: 8 Wood Vale N10 3DP
Proposal: Erection of single storey rear extension.

WARD: Not Applicable - Outside Borough

Application No: **HGY/2006/1874** Officer: Frixos Kyriacou
Decision: RNO Decision Date: 21/11/2006
Location: Tesco Stores Ltd Coppetts Centre, North Circular Road N12
Proposal: Demolition of existing vehicle repair/servicing facility and extension of existing store, reconfiguration of existing petrol filling station together with changes to landscaping and servicing (Observations to L.B. Barnet)

WARD: Noel Park

Application No: **HGY/2006/2046** Officer: Luke McSoriley
Decision: GTD Decision Date: 23/11/2006
Location: 11 Cheapside, High Road N22 6HJ
Proposal: Display of internally illuminated fascia sign and projecting box sign

Application No: **HGY/2006/1931** Officer: Ruma Nowaz
Decision: REF Decision Date: 21/11/2006
Location: 2 The Broadway N22 6DS

Proposal: Variation to Condition 4 (hours of operation), attached to Planning Permission reference HGY/2006/0254, to allow premises to open from 08.00am to 02.00am Sundays to Thursdays and 08.00am to 04.00am Fridays and Saturdays.

Application No: **HGY/2006/1737** Officer: Matthew Gunning
Decision: REF Decision Date: 16/11/2006
Location: 120 - 128 Mayes Road N22 6SY

Proposal: Demolition of existing buildings and erection of 2 x 3 storey blocks comprising 4 x one bed and 14 x two bed self contained dwelling units (outline planning application).

Application No: **HGY/2006/2020** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 06/11/2006
Location: 157 - 159 Hornsey Park Road N8 0JX

Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/053940

WARD: **Northumberland Park**

Application No: **HGY/2006/1833** Officer: Joyce Wong
Decision: REF Decision Date: 08/11/2006
Location: 1 Prospect Place N17 8AT

Proposal: Listed Building Consent for erection of part single / part 2 storey side / rear extension.

Application No: **HGY/2006/1831** Officer: Joyce Wong
Decision: REF Decision Date: 08/11/2006
Location: 4 Prospect Place N17 8AT

Proposal: Listed Building Consent for erection of single storey rear extension.

Application No: **HGY/2006/1832** Officer: Joyce Wong
Decision: REF Decision Date: 08/11/2006
Location: 1 Prospect Place N17 8AT

Proposal: Erection of part single / part 2 storey side / rear extension.

Application No: **HGY/2006/1830** Officer: Joyce Wong
Decision: REF Decision Date: 08/11/2006
Location: 4 Prospect Place N17 8AT

Proposal: Erection of single storey rear extension.

WARD: **St. Ann's**

Application No: **HGY/2006/1926** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/11/2006
Location: 3 Olive Grove N15

Proposal: Variation to approved plans (HGY/2005/0790 - appeal reference APP/5420/A/05/1190583 for conversion of loft space including erection of rear dormer window and insertion of rooflights to create a 1 x one bedroom flat) to allow the insertion of an additional dormer window.

Application No:	HGY/2006/1913	Officer:	Brett Henderson
Decision:	REF	Decision Date:	21/11/2006
Location:	325 West Green Road N15		
Proposal:	Retrospective planning application for retention of single storey rear extension and change of use of rear of premises to social club.		
Application No:	HGY/2006/1930	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	21/11/2006
Location:	Ground Floor, 95 Woodlands Park Road N15		
Proposal:	The use of the ground floor as two studio flats.		
Application No:	HGY/2006/1911	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	15/11/2006
Location:	29 Grove Road N15 5HJ		
Proposal:	Erection of single storey side / rear extensions.		
Application No:	HGY/2006/1868	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	14/11/2006
Location:	65 Haringay Road N15 3HU		
Proposal:	Use of property as 2 x one bed self contained flats.		
Application No:	HGY/2006/1856	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	14/11/2006
Location:	50 Stanhope Gardens N4		
Proposal:	Retrospective planning application for the retention of single storey rear extension.		
Application No:	HGY/2006/1848	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	14/11/2006
Location:	1A Etherley Road N15		
Proposal:	Erection of 4 x dormer windows (2 on east elevation, 1 on west and 1 on north) and insertion of rooflights to allow conversion of roofspace into 1 x one bed flat and 1 x studio flat.		
Application No:	HGY/2006/1893	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	14/11/2006
Location:	61 Woodlands Park Road N15		
Proposal:	Conversion of property into 2 x one bed and 1 x two bed self contained flats.		
Application No:	HGY/2006/2009	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/11/2006
Location:	24 Kimberley Gardens N4		
Proposal:	Use of property as 2 flats.		

Application No: **HGY/2006/1921** Officer: Brett Henderson
Decision: GTD Decision Date: 22/11/2006
Location: 80 Wellington Avenue N15
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2006/1914** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/11/2006
Location: 596 - 598 Seven Sisters Road N15
Proposal: Display of internally illuminated fascia signs and totem signs.

Application No: **HGY/2006/1844** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 07/11/2006
Location: 132 Wargrave Avenue N15
Proposal: Retrospective planning application for the retention of single storey rear extension.

Application No: **HGY/2006/1843** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 07/11/2006
Location: 61A St Johns Road N15
Proposal: Creation of balcony at rear first floor level with spiral stairs to ground floor.

Application No: **HGY/2006/1827** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 07/11/2006
Location: 55 Oakdale Road N4
Proposal: Erection of rear dormer window and insertion of rooflights to front elevation. Alterations to rear elevations including insertion of new French doors.

WARD: **Stroud Green**

Application No: **HGY/2006/1920** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 22/11/2006
Location: 5 Albany Road N4
Proposal: Retrospective planning application for erection of side dormer window.

Application No: **HGY/2006/1584** Officer: Brett Henderson
Decision: GTD Decision Date: 16/11/2006
Location: 88 Stroud Green Road N4 3EN
Proposal: Change of use of premises from A1 (internet café) to A3 (cafe / restaurant).

Application No: **HGY/2006/1859** Officer: Brett Henderson
Decision: GTD Decision Date: 14/11/2006
Location: 68 Ridge Road N8
Proposal: Erection of single storey rear extension and insertion of new window to side elevation at first floor level.

Application No: **HGY/2006/1823** Officer: Brett Henderson
 Decision: GTD Decision Date: 07/11/2006
 Location: 118 Inderwick Road N8
 Proposal: Alterations to property including provision of French doors to replace existing window and creation of window to replace existing door to rear of property at ground floor level.

WARD: Tottenham Green

Application No: **HGY/2006/1919** Officer: Brett Henderson
 Decision: GTD Decision Date: 22/11/2006
 Location: 38 Hanover Road N15
 Proposal: Erection of 2 x single storey rear extensions.

Application No: **HGY/2006/1912** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 21/11/2006
 Location: B & Q , Unit 10 Tottenham Hale Retail Park Broad Lane N15
 Proposal: Display of new 3.5m high internally and halo illuminated sign to North (car park elevation) and reinstatement of 1 x externally illuminated signs to each of the South, West and East elevations.

Application No: **HGY/2006/1897** Officer: Brett Henderson
 Decision: REF Decision Date: 21/11/2006
 Location: 14 Wakefield Road N15
 Proposal: Creation of terrace at rear first floor level, alterations to elevations including insertion of new doors to side and rear, enlargement of windows and formation of rooflights to existing extensions.

Application No: **HGY/2006/1884** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 14/11/2006
 Location: Rear of 37 - 53 Broad Lane N15
 Proposal: Erection of single storey shed and change of use of land to create hand car wash.

Application No: **HGY/2006/1851** Officer: Brett Henderson
 Decision: GTD Decision Date: 14/11/2006
 Location: First & Second Floors, 42 West Green Road N15
 Proposal: Conversion of 1st and 2nd floors to create 1 x one bed and 1 x two bed self contained flats.

WARD: Tottenham Hale

Application No: **HGY/2006/2151** Officer: Brett Henderson
 Decision: GTD Decision Date: 22/11/2006
 Location: Former Council Depot, Stoneleigh Road N17
 Proposal: Approval Of Details pursuant to Conditions 7 (materials), 10 (timber finish) & 12 (polycarbons) attached to planning permission reference HGY/2006/0219.

Application No: **HGY/2006/1883** Officer: Oliver Christian
 Decision: GTD Decision Date: 14/11/2006
 Location: Kiosk in Underground Station Tottenham Hale Station Station Road N17
 Proposal: Erection of mini-cab kiosk within station with 3 dedicated parking spaces at Berol House, Ashley Road, N17 (renewal of temporary permission HGY2003/1774).

Application No: **HGY/2006/1863** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 07/11/2006
 Location: HSBC Bank Plc 448 - 454 High Road N17 9JN
 Proposal: Installation of ATM machine.

WARD: West Green

Application No: **HGY/2006/1869** Officer: Brett Henderson
 Decision: GTD Decision Date: 14/11/2006
 Location: Rear of 2 - 12 Carlingford Road N15
 Proposal: Approval Of Details pursuant to Condition 4 (landscaping) attached to Planning Permission reference HGY/2005/0319.

WARD: White Hart Lane

Application No: **HGY/2006/1924** Officer: Matthew Gunning
 Decision: REF Decision Date: 22/11/2006
 Location: 291 The Roundway N17
 Proposal: Demolition of existing garage, rear extension and outbuildings and erection of a two storey side extension with pitched roof over and replacement single storey rear extension.

Application No: **HGY/2006/1855** Officer: Matthew Gunning
 Decision: GTD Decision Date: 10/11/2006
 Location: Unit 6 St Georges Industrial Estate, White Hart Lane N22 5QL
 Proposal: Display of non-illuminated fascia signage and totem sign.

WARD: Woodside

Application No: **HGY/2006/2147** Officer: Luke McSoriley
 Decision: GTD Decision Date: 22/11/2006
 Location: 11 Wolseley Road N22
 Proposal: Approval Of Details pursuant to Condition 5 (materials) attached to planning permission reference HGY/2005/0840.

Application No: **HGY/2006/1821** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 22/11/2006
 Location: White Hart Lane Community Sports Centre White Hart Lane N22
 Proposal: Development of existing disused playing court creating a multi-use games area with associated floodlighting, weld mesh fencing and access path.

Application No: **HGY/2006/1947** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 21/11/2006
 Location: 36 Homecroft Road N22 5EL
 Proposal: Erection of single storey shed / summer house in rear garden.

Application No: **HGY/2006/2075** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2006
 Location: 29 Cranbrook Park N22
 Proposal: The use of the property as two self contained flats.

Application No: **HGY/2006/1900** Officer: Joyce Wong
Decision: REF Decision Date: 17/11/2006
Location: Site adjoining 39 Eldon Road N22 5DX
Proposal: Erection of 1 x 2 storey two bedroom dwelling house.

Application No: **HGY/2006/1886** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 17/11/2006
Location: 48 Perth Road N22 5QY
Proposal: Erection of rear dormer window and alterations to form gable end. Insertion of 2 x rooflights to front elevation.

Application No: **HGY/2006/1877** Officer: Joyce Wong
Decision: REF Decision Date: 10/11/2006
Location: Garage adjoining 11 Ranelagh Road N22
Proposal: Erection of additional floor to existing garage to create 1 x one bed flat.

Application No: **HGY/2006/1838** Officer: Ruma Nowaz
Decision: REF Decision Date: 10/11/2006
Location: 314 High Road N22
Proposal: Change of use from two retail units to children's nursery for 40 two to five year olds.

Application No: **HGY/2006/1841** Officer: Tara Jane Fisher
Decision: REF Decision Date: 06/11/2006
Location: 242 High Road N22 8JX
Proposal: Erection of 2 x two storey extensions to side of property to house lift and machine room

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 11 December 2006

Report of: Interim Director of Environmental Services

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

Report Title:
Development Control and Planning Enforcement Work Report.

1. PURPOSE:

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

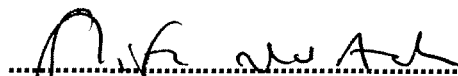
2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 27 November 2006 Committee meeting.

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:


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Shifa Mustafa

Assistant Director Planning Policy & Development

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Planning Applications Sub-Committee 11 December 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

Development Control statistics are not available due to the short time span between the 27th November committee meeting and the date of this committee meeting.

The statistics will be reported to the Sub-Committee meeting on the 22nd January 2007.

ENFORCEMENT REPORT FOR 1st TO 30th November 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	3 Cranley Gardens, London N10 3AA	01/11/06
	Unit 6 Gaunson House, Markfield Road, London N15 4QQ	01/11/06
	132 Tower Gardens Road, London N17 7QB	03/11/06
	24 Hanover Road, London N15 4DL	08/11/06
	43 Belmont Road, London N15 3LU	08/11/06
	45 Vartry Road, London N15 6PR	08/11/06
	98 Avondale Road, London N15 3SH	10/11/06
	209-211 Philip Lane, London N15 4HL	10/11/06
	1A Lawrence Road, London N15 4EE	10/11/06
	38 Hornsey Park Road, London N8 OJP	14/11/06
	2 De Quincey Road, London N17 7DL	16/11/06
	800 – 802 High Road, London N17 0DH	16/11/06
	816 High Road, London N17 0EY	16/11/06
	818 High Road, London N17 0EY	16/11/06
	565A High Road, London N17 6SB	16/11/06
	67 Bounds Green Road, London N11 2ED	16/11/06
19 Nursery Street, London N17 8AP	22/11/06	
Unit 5, 12-48 Northumberland Park, London N17 0TX	22/11/06	
S.330 - REQUESTS FOR INFORMATION SERVED	Unit 6 Gaunson House, Markfield Road, London N15 4QQ (Change of use to Church) (TG)	03/11/06
	132 Tower Gardens Road, London N17 7QB (MDF Door Replacement) (TG)	08/11/06
	24 Hanover Road, London N15 4DL (Unauthorised extension) (TG)	08/11/06
	43 Belmont Road, London N15 3LU (Conversion from 2 flats to 6 flats) (TG)	08/11/06
	45 Vartry Road, London N15 6PR (Conversion from 2 flats to 5 flats) (TG)	14/11/06
	98 Avondale Road, London N15 3SH (Conversion into 4 flats) (TG)	15/11/06
	38 Hornsey Park Road, London N8 OJP (Steel Staircase and conversion to a flat) (TG)	16/11/06
	209-211 Philip Lane, London N15 4HL (Change of use to social club) (TG)	20/11/06
	1A Lawrence Road, London N15 4EE (Unauthorised social club) (TG)	20/11/06
	2 De Quincey Road, London N17 7DL (Removal of hedge border) (TG)	20/11/06
800-802 High Road, London N17 0DH (Attachment of advertising to Grade	20/11/06	

	<p>II Listed building) (TG)</p> <p>816 High Road, London N17 0EY (Attachment of advertising hoarding to Grade II Listed building) (TG)</p> <p>818 High Road, London N17 0EY (Attachment of 2 banner advertisements and 2 illuminated signs) (TG)</p> <p>565A High Road, London N17 6SB (Erection of wooden flat roofed structure for use as a storage shed) (TG)</p> <p>67 Bounds Green Road, London N11 2ED (Erection of 2.2m high chain link fence) (TG)</p> <p>19 Nursery Street, London N17 8AP (Erection of single storey rear shed) (TG)</p> <p>Unit 5, 12-48 Northumberland Park, London N17 0TX (Change of use to Social Club) (TG)</p>	<p>20/11/06</p> <p>20/11/06</p> <p>20/11/06</p> <p>22/11/06</p> <p>22/11/06</p>
ENFORCEMENT NOTICES SERVED	3 Cranley Gardens, London N10 3AA (Lightwells and rear extension) (TG)	06/11/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED	27 Grand Parade, London N4 1LG (Operating beyond permitted hours) (TG)	22/11/06
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		
SUCCESSFUL PROSECUTIONS		
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN	3 Cranley Gardens, London N10 3AA (Conversion into maisonettes)	03/11/06

HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 11 December 2006

Report of: Interim Director of Environmental Services

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

Report Title:

Planning application reports for determination.

1. PURPOSE:

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

2. SUMMARY:

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

3. RECOMMENDATIONS:

See following reports.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

Report Authorised by:


 Shifa Mustafa

Assistant Director Planning Policy & Development

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Planning Applications Sub Committee 11 December 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1839

Ward: Muswell Hill

Date received: 18/09/2006

Last amended date: 23/11/2006

Drawing number of plans: E01-00; E02-00, 01, RF; E08-01, 02, 03, 04; 05; P02-00A, 01A, 02A, P08-01A, 02A, 03A, 04A & 05A.

Address: 72 - 96 Park Road N8.

Proposal: Erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units. Development includes alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage.

Existing Use: Commercial

Proposed Use: Commercial/residential

Applicant: Mr Stephen Oratis Orantez

Ownership: Private

PLANNING DESIGNATIONS

Road - Classified

Officer Contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site is located on Park Road and on the corner with Lynton Road, just outside the Crouch End Conservation Area. At present the site comprises of a two storey detached warehouse building, with retail units on the frontage to Park Road which have recently been refurbished. The surrounding area is mixed use and it includes residential, retail and offices.

Adjoining the site to the north-west is a four-storey building comprising of retail and other commercial units on the ground floor with flats on the upper floors (Veryan Court). To the North-east of the site is a housing development comprising 48 flats (The Grove). Directly opposite the site, on the other side of Park Road is residential properties comprising of two-storey flats.

Park Road is a narrow and heavily trafficked road. Lynton Road is used by heavy goods vehicles to gain access to the loading bay on the south-east side of the existing warehouse building to the rear. This road is also used for

vehicular access to the offices and studios at the rear of the warehouse building. The road is blocked off after that point and there is no direct vehicular access from Park Road to the residential properties further along Lynton Road.

PLANNING HISTORY

- 28/04/98** Change of use of part of ground floor from B1 to A3 (Food and Drink) use – Refused. An appeal against that decision was dismissed in December 1998.
- 31/03/03** Erection of five storey building, reducing to three storeys and two storeys on the north-west and south-east elevations, comprising one commercial unit and 40 residential units, with basement and ground floor parking for 57 cars and raised podium providing amenity area. (Amended scheme) – Resolved to approve subject to Section 106 Legal Agreement; however the Agreement never signed by applicants so no permission granted.
- 31/08/04** Change of use from warehouse to retail at ground floor level to form 5 retail units and alterations at 1st floor level to form 2 separate office areas. Changes to fenestration – Granted and implemented.

DETAILS OF PROPOSAL

The proposal is for the erection of two additional storeys to the existing building and side extension comprising of four-storeys to create 2 x two bedroom flats, 2 x one bedroom flats and 3 x three bedroom flats on the proposed third and fourth floor and new commercial units on the frontage.

The proposal also includes the provision of 5 car-parking spaces and an area for secure bicycle parking and pram storage and covered bin storage. The third floor would be mansard styled as the floor is dominated by dormer windows. The development will have a brickwork finish with a tiled roof and double glazed timber windows. The first and second floor levels will have small balconies to the front elevation.

CONSULTATION

Transportation Group
Cleaving
Legal Services
Building Control
Ward Councillors
Policy
Conservation Team
Site Notices
1-6 (c) 59a Park Road
68, 68a, 70, 61-87 (o) Park Road
1-28 (c) Veryan Court, Park Road

29-45 (o) Lynton Road
1-3 (c) 59 Park Road
1st & 2nd floor flats 1-3 (c), 59, 1-16 (c), 59a, 68a, 68 Park Road
Works, The Grove
Unit @ 47 Lynton Road
1-6 (c) Topsfield Close
The Grove, Lynton Road
Palace Road

RESPONSES

Design Team – Overall the scheme is acceptable in terms of its design. The proposal is for a scheme that is in keeping with the heights of neighbouring development and the principle elevation (Park Road) displays a regular and rational arrangement that accords elevational treatments in the wider area. Therefore there are no objections.

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

Transportation Team - Although this site is located in an area with low public transport accessibility level, the W7 bus route on Park Road offers some 26 buses per hour (two-way), for frequent bus connection to and from Finsbury Park tube station. We have subsequently considered that majority of the prospective residents/staff/patrons of this development would use public transport for their journeys to and from the site. We have therefore deemed that this level of vehicular trips (7 in/out vehicle movement in the am peak) would not have any significant adverse effect on the adjacent roads.

Furthermore, the applicant has recognised that notwithstanding that this area has not been identified within the Council's UDP as that with car parking pressure, this stretch of Park Road is heavily parked on both sides and, has therefore proposed 5 car parking spaces and some bicycle racks with secure shelter as indicated on Plan No.PO2-05. These in our opinion are adequate and in line with the maximum car parking standard stipulated in the Council's SPG and, would minimise the car parking impact of this development on the adjoining highway network. The applicant has also demonstrated on Plan No.PO2-05 that servicing lorries (mgv's) would be able to manoeuvre from and onto Lynton Rd without encroaching the on-site car parking bays or indeed reversing from Lynton Rd onto Park Rd.

However, there is the concern that vehicles currently park on the forecourt of this premises, contrary to condition 5 of previous application (HGY/2004/1385) on this site which was "to prevent parking on the forecourt and protect the amenity of local residents and pedestrians". Also from the site observation, it appears that the gaps in the existing bollards at the southern end of this property on Lynton Rd, is wide enough to allow vehicular access. The applicant has not put forward a proposal to alleviate this problem. Consequently, the highway and transportation authority would not object to this application

6 Letters of Objection received from Local residents on the following grounds:

- The overall outlook will be spoilt for local residents
- Will cut out light for residents
- Will be higher than opposite buildings
- More congestion in the area
- More environmental pollution
- Noise
- Does not increase visual continuity of the streetscape along Park Road
- Out of scale with its characterful and modest surroundings and does not add to visual amenity.
- 5 car parking spaces not adequate for the commercial use and residential units
- Existing roof is asbestos based – concerns over safe removal
- Industrial waste bins will be removed, but there is no indication on plans for replacement
- Proposed allocation of waste bins for residential inadequate
- No detail on access space on the very narrow road for delivery vehicles to existing commercial units and the very limited turning space. The development would only exacerbate this danger.

RELEVANT PLANNING POLICY

HSG1 New Housing Developments

HSG9 Density Standards

HSG10 Dwelling Mix

UD3 General Principles

UD4 Quality Design

UD6 Mixed use Development

UD7 Waste Storage

M10 Parking for Development

SPG1a Design Guidance and Design Statement

SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

SPG7a Parking Standards

SPG8a Waste and Recycling

SPG12 Educational Needs Generated By New Housing Development

ANALYSIS/ASSESSMENT OF THE APPLICATION

The application site has already had two planning applications granted in recent years one in 2003 and the other in 2004. The application granted in 2003 was for a mixed use commercial and residential, including 40 new residential units. The application granted in 2004 was for retail units and offices over two floors. The application site does not actually lie within any Conservation Area but lies just outside the Crouch End Conservation Area; so it may affect the setting.

Since these previous approvals the site has implemented a row of commercial uses at the ground floor level, which has added to the vitality and viability of the area and local shopping parade. The proposal would introduce a truly mixed use scheme.

The main Planning issues to be considered are as follows:

1. The Principle of residential use
2. Residential Density
3. Height, bulk, scale and design of the building
4. Standards of Accommodation
5. Impact of the building on adjoining occupiers
6. Traffic Generation and parking
7. Comments on letters of objection
8. Matters to be included in a Section 106 Agreement

1. The Principle of residential use

The previous application in 2003 that allowed a mixed use on the site with commercial on the lower floors and residential on the upper floors dealt with the principle of residential. Therefore it is felt that the principle of residential is acceptable and appropriate within the locality. The existing building is mainly used as retail and as a warehouse. The site is not located in a defined employment area in the Unitary Development Plan. There would still be an employment use retained within the new development in the form of 4 new additional commercial units and the existing at ground floor level. The commercial units will be conditioned to keep the uses within retail, offices etc.

There would be no loss of employment, the existing commercial units on the ground floor will be retained and the introduction of 4 new commercial units. The surrounding area is in mixed use and it includes residential development opposite the site to the west and the surrounding roads. The site has good access to public transport and local services. Providing residential units contributes towards the achievement of the Council's housing targets, as outlined in Policy HSG1.

Affordable Housing; this proposal is part of an overall mixed use scheme comprising retention of warehousing at the rear, retail on the ground floor, business units, as well as the nine proposed flats. The scale of residential development is below the threshold at which the Council can require an element of affordable housing.

2. Residential Density

The proposal is to provide a total of 9 residential units comprising of 3 three-bed flats, 2 one-bed and 4 two bed flats. The proposal is for a mixed use; therefore the density has been worked out calculating the total net site area apportioned between the various uses. It has been calculated that 28% of the site would be used for residential and 72% commercial. There would be 36 habitable rooms within the 9 flats. Some of the habitable rooms such as the

living, dining room and kitchen areas have been calculated as two habitable rooms due to their size. The floor area of the residential element is 0.08 of a hectare; therefore the density would be 450 habitable rooms per hectare. This density is acceptable under Policy HSG9 Density Standards, where part D of this policy which states that high density ranges would be acceptable in mixed use schemes. The previous scheme granted permission 2002/1877 was approved at a density of 499 habitable rooms per hectare.

3. Height, bulk, scale and design of the building

The proposal will include the extension to the existing property fronting Lynton Road and the erection of two additional floors, making the new development four-storeys. There have been a number of concerns from local residents about the overall height and scale of the proposed building. However the Council has to consider what was granted permission in 2003, which in parts rose to 5 storeys.

The surrounding properties, in particular the adjoining property is Veryan Court, which comprises of four-storeys, have heights of more than two-storeys. The public house adjacent and on the corner with Lynton Road is approximately 12 metres in height. The proposed development is just less than 12 metres in height. The residential flats opposite the site are only two-storey with the distance between them 23 metres, but further along the road towards the Broadway the buildings are primarily three-storey, with the ground floor serving commercial and the upper floors residential.

To the rear of the building are existing warehouses that are two-storeys and beyond this are some residential flats on the Grove. The distance from these residential properties to the proposed site is between 39 and 41 metres. Therefore it is considered that the additional two floors would not appear out of scale with the surrounding buildings.

The proposed design is considered contemporary with most residential units having French doors and small balconies to the front elevation. The proposed windows will be double glazed timber painted windows. The residential entrances will be situated off the main front facing Park Road. One entrance will front Lynton Road and the other on the side elevation on Park Road. The commercial units will be accessed from the front elevation fronting Park Road and each commercial unit will have its own entrance.

The scheme has been designed to have a communal garden on the proposed second floor level and two small private gardens on the third floor for two of the units. With its proposed mixed use the proposal is acceptable within its context. The area is characterised by three-four storey properties that have a mixed use.

4. Standards of Accommodation

The proposed development would provide a mix of flat types, there will be 3 x three bedroom flats, 2 x one bedroom flats and 4 x two bedroom flats. The space standards in each flats is in accordance with SPG3a, the proposed flats

offer satisfactory natural light, outlook and privacy. The scheme also provides small balcony areas and a communal garden area of 178m².

The proposal includes a bin store and a secure bicycle and pram storage area situated on the Lynton Road entrance. In addition the proposal incorporates 5 off street car parking spaces also located on the Lynton Road frontage. As mentioned before the residential units will have two entrances to gain access to the upper floors. The residential units will all have their own private entrances access through a central corridor on the second floor. The standard of accommodation and the level of facilities provided are acceptable and in accordance with the relevant SPG's.

5. Impact of the building on adjoining occupiers

The proposed building would be located close to the boundary with Veryan Court. However the proposed footprint is L shaped. At the point at which the proposed building is closest to Veryan Court, there are no facing windows. On the second and third floor levels there are facing windows but due to the separation between the two buildings there is a set back of 22 metres from any facing window, therefore it is considered that there will not be a loss of privacy or any degree of overlooking to the existing occupants of Veryan Court. The other surrounding properties are also considered to be a suitable distance away from the proposed development; therefore there will be little impact on the surrounding residential units in terms of privacy and overlooking. The proposed balconies front the highway and therefore will not cause considerable overlooking. The existing warehouses to the rear of the proposed development, although lower in height will not be affected.

6. Traffic generation and parking

Some residents have expressed concerns over the traffic generation and additional car parking demand and have raised issues regarding the level of proposed car parking being adequate. The site is in close proximity to Crouch End Broadway, where there is good public transport links, with a number of bus routes passing along Park Road or the surrounding areas. The Transportation Team have agreed that 5 off-street car parking spaces are adequate for the number of units.

Part of the site is currently used as a loading/unloading area for large trucks making deliveries to the warehouses. This will remain unchanged with the additional 5 car parking spaces laid out to not disrupt this flow. The manoeuvring of the large trucks will still be possible. The Transportation Team is keen to ensure that the large trucks can reverse into the area without obstruction.

7. Comments on letters of objection

There were a number of letters of objection received during the consultation period. A number of concerns and issues were raised. These comments have been taken into consideration. In terms of the overall bulk and scale of the

proposed building and the affect on the adjoining properties, it has been considered that the scheme has been sensitively designed to ensure that there will not be a loss of privacy or any additional overlooking. The size and scale of the building is appropriate within its context. The introduction of a four-storey building at this site would be in line with the adjoining building and not entirely out of character in terms of the height.

Parking, refuse and existing deliveries were also a concern. The refuse and off-street parking is thought to be acceptable for the 9 proposed residential units. As mentioned before the existing situation with the deliveries to the warehouse has been assessed in depth with the Transportation Team.

8. Section 106 Agreement

Educational Contribution

It is recommended that the applicant enters into an agreement with the Council in order to secure £53.098 educational contribution because of the expected child yield from the development. This figure is based on the guidance (formula) set out in SPG12 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% giving a total of £3.154.

SUMMARY AND CONCLUSION

The proposal for the erection of two additional floors for the creation of 3 x three bedroom, 4 x two bedroom and 2 x one bedroom flats and four additional commercial units with 5 car parking spaces and bin and bicycle storage is acceptable. Despite concerns from local residents, it is considered that the proposal would be a truly mixed used scheme that would incorporate residential units and more commercial units to an existing two-storey commercial building. The additional two-storeys will not adversely affect the privacy and amenities of any adjoining properties or local residents. The overall bulk and scale of the proposal will not be out of keeping with the area as Park road demonstrates many three and four-storey buildings, especially in the immediate locality and back up towards the town centre. The proposed car parking, refuse and bicycle storage are adequate for the residential units. The application site has good transport links and has many local facilities that would serve future occupiers.

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.

Therefore the proposal should be approved on the grounds that the proposal will utilise the site area to provide a mixed use development, providing a suitable housing mix. The application site is close to the town centre where there are adequate transport links. The overall bulk and scale of the development will not be out of keeping with the area and will not have an adverse affect on the privacy and amenities of any adjoining properties or future occupants compliant with Policies HSG1 New Housing Development, HSG10 Dwelling Mix, UD3 General Principles, UD4 Quality Design, UD6 Mixed Use Development, M10 Parking for Development 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/2006/1839, subject to a pre-condition that Mr Stephen Oratis 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 £53,098 as an Educational Contribution, £10,000 as environmental improvements and £3.152 as recovery costs; i.e. a total of £66,250.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2006/1839 & applicant's drawing Nos. No.(s)

Applicant's drawing No.(s) E01-00; E02-00, 01, RF; E08-01, 02, 03, 04; 05; P02-00A, 01A, 02A, P08-01A, 02A, 03A, 04A & 05A.

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, in particular the amended plans received 23rd November 2006 plans nos: P02-00A, 01A, 02A, P08-01A, 02A, 03A, 04A & 05A.

3. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
4. The commercial unit shown on the plans hereby approved shall be used for purposes falling within Class A1 (shops), Class A2 (financial and professional services) or Class B1 (business) only and shall not be used for any other purpose.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because uses within other classes are not necessarily considered to be acceptable.
5. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
6. 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. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority, and these spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.
Reason: In order to ensure that adequate provision for car parking is made within the site.
8. Prior to the occupation of the residential units a scheme for the installation of bollards along the adjoining footway abutting the western and southeastern periphery of this site on Park Road and Lynton Road shall be submitted to and approved in writing by the local authority.
Reason: In order to prevent parking on the forecourt and improve the condition for pedestrians at this location.
9. The applicants must ensure that servicing lorries enter and exit Lynton Road, from and onto Park Road respectively, in forward gear.
Reason: To minimise disruption to traffic and bus movements on Park Road.

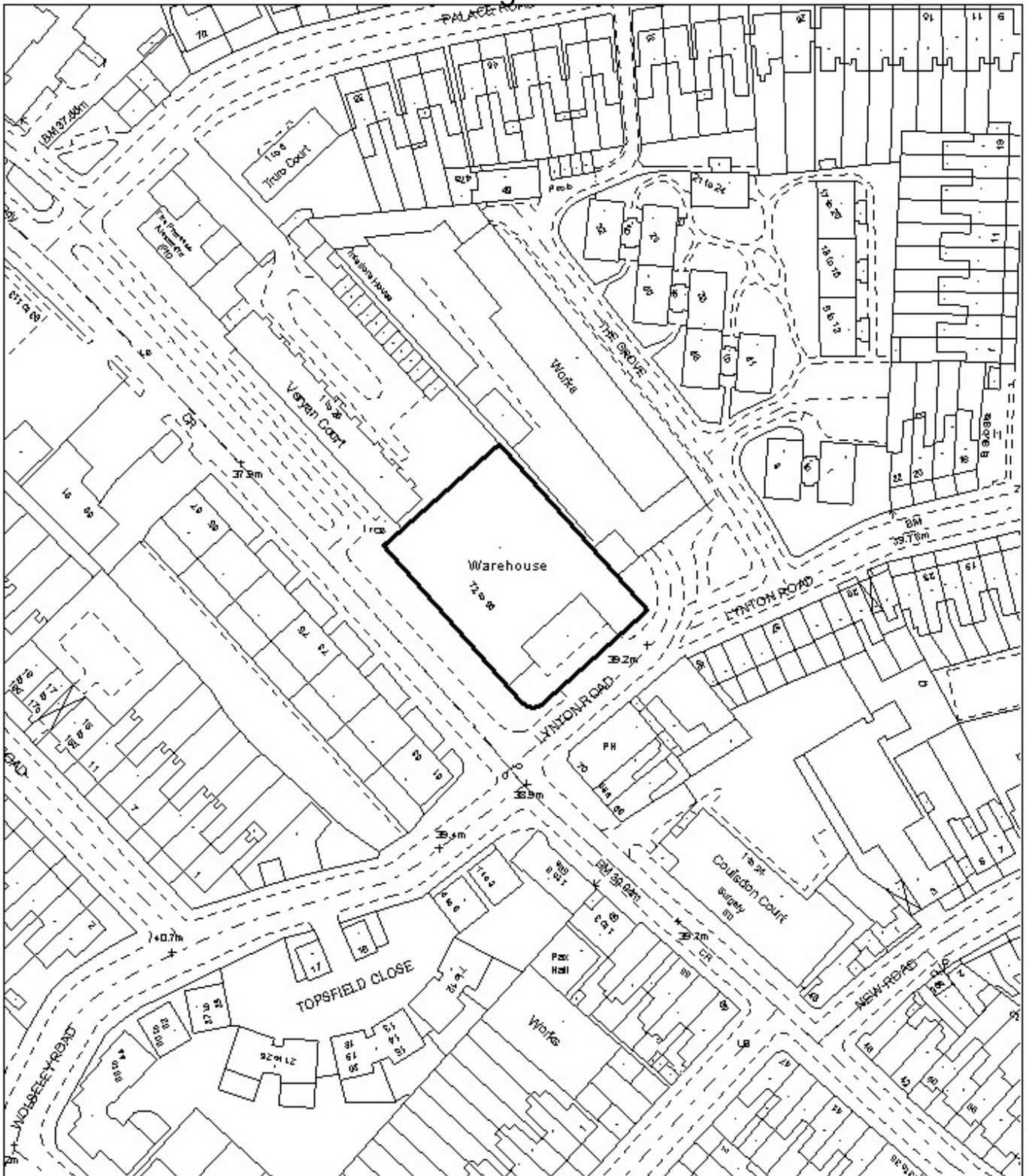
INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: You are advised that this development is under the threshold of residential units that would require provision of affordable units. Any future applications for changes of use from office or retail should take into consideration the existing numbers of residential units for the purposes of calculating the necessary provision of affordable housing.

REASONS FOR APPROVAL

The proposal should be approved on the grounds that the proposal will utilise the site area to provide a mixed use development, providing a suitable housing mix. The application site is close to the town centre where there are adequate transport links. The overall bulk and scale of the development will not be out of keeping with the area and will not have an adverse affect on the privacy and amenities of any adjoining properties or future occupants compliant with Policies HSG1 New Housing Development, HSG10 Dwelling Mix, UD3 General Principles, UD4 Quality Design, UD6 Mixed Use Development, M10 Parking for Development and SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes of the Haringey Unitary Development Plan.

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Site plan

72 - 96 Park Road N8

HARINGEY COUNCIL

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Environmental
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	Date	27/11/2006

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Planning Applications Sub Committee 11 December 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/2070

Ward: Tottenham Green

Date received: 20/10/2006

Last amended date: N/A

Drawing number of plans 6811/PL 400, 402, 005E, 401, 005D

Address: Unit 7B Tottenham Hale Retail Park, Broad Lane, N15 4QD

Proposal: Creation of an internal mezzanine floor providing an additional 929sqm of floorspace to be used for retail purposes (A1). Alterations to elevations including insertion of fire exit door to front elevation.

Existing Use: Non food retail

Proposed Use: Non food retail

Applicant: Britel Fund Trustees Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road – Classified

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises Unit 7b located within the Tottenham Hale Retail Park. Unit 7b is located on the south side of the retail park, and is one of the smaller units at 989 square metres. The unit is currently occupied by Comet Electricals.

Tottenham Hale Retail Park is located at the junction of Ferry lane and Broad Lane, close to the major transport interchange at Tottenham Hale. It is currently undergoing a major facelift to improve the attractiveness of the estate.

Retailers within the estate include a mix of national food and non-food operators e.g. Argos, Lidl, B & Q, Currys, PC World and Burger King.

The site is within the Tottenham International Strategic Regeneration Area identified in the London Plan and the Unitary Development Plan 2006, in strategic policy G12 Priority Areas and policy AC2 Tottenham International.

These policies recognise the area as being identified in the sub-regional context for significant regeneration and development.

The Tottenham Hale Masterplan will elaborate on the Tottenham International Development Framework. The masterplan will be an essential tool to guide development in the area over the next five to ten years, so that it takes place in a co-ordinated way and to the highest standards possible. It will set out the vision for the transformation of the area, with the creation of a new high density, urban centre focused around an enhanced public transport interchange and a high quality public realm. The Masterplan will also seek to improve access to the Lee Valley Regional Park with its waterways, wildlife and wide range of leisure activities.

PLANNING HISTORY

The retail Park was originally consented in the 1980's. Since then, its appearance has become dated resulting in a major programme of upgrading and improvements to increase its attractiveness. Planning permission was granted for these works were granted planning permission in 2005 and 2006.

DETAILS OF PROPOSAL

This proposal comprises the addition of 929 square metres of extra retail floorspace by way of a mezzanine floor to be inserted within the existing structure. There will be no material external changes. There are no additional parking spaces proposed as part of the development.

The applicant states the development will create 4 additional jobs.

CONSULTATION

Ward Councillors
Transportation – referred on to TfL.
Units 1-12 Broad Lane

RESPONSES

Ward Councillors – no responses received

Transportation – referred on to TfL.

TfL have responded as follows:

"Transport for London (TfL) does not object to this application, as we believe it does not represent any additional risk to the safe operation of the Transport for London Road Network (TLRN)."

Building Control – Proposals acceptable for Fire Brigade access for fire fighting.

Units 1-12 Broad Lane – no responses received.

RELEVANT PLANNING POLICY

In May 2006, the Town and Country Planning (General Development Procedure)(Amendment)(England) Order 2006 came into effect, which requires planning permission to be sought for mezzanine floors for retail use over 200 square metres. Circular 01/2006 Guidance on Changes to the Development Control System gives guidance to Local Planning Authorities on how to assess such proposals.

This advice states,

“Section 55 of the 1990 Act (as amended by section 49 of the 2004 Act) and the newly inserted article 2A of the GDPO provides detailed provision on the application of the measure.

Background

112. From the coming into force date, internal floorspace increases, such as mezzanine floors, of 200 square metres or more in buildings used for retail purposes (other than for the sale of hot food), are classed as development and as such will require planning permission.

113. This measure is not intended to halt mezzanine development; rather it is intended to bring mezzanine development and other internal floorspace increases within planning control and thus subject to the same considerations as other retail extensions.

114. It is important that local planning authorities aim to determine planning applications in a timely manner as part of the quality service that they provide. For increases of 200 square metres the timeframe would usually be 8 weeks and for larger proposals of 1,000 square metres or more a decision could normally be expected in 13 weeks.

115. Mezzanines can be a quick, usually straightforward and flexible method of increasing floor space within a building. Additional floorspace within buildings can enable businesses to make better use of buildings and increase productivity from the same footprint, so making more efficient use of land. In the right locations, such development can contribute to the planning policy objectives set out in PPS6: Planning for Town Centres of promoting vital and viable town centres and supporting efficient, competitive and innovative retail activity with improving productivity.

116. But some such development could act against the objectives of planning policy for town centres. This might occur, for example, where mezzanine or other development is proposed which has the effect of increasing gross floorspace in an out-of-centre location where there isn't a need for additional retail floorspace or sequentially preferable opportunities for development exist. Such proposals might also have a negative impact on the vitality and viability of neighbouring centres.

117. Local planning authorities will need to have regard to the guidance set out in PPS6, as well as to the provisions of their development plan, when considering applications involving mezzanines or other internal floorspace increases.

118. In this context, the location of the proposal is important. Applications for development within primary shopping areas are unlikely to conflict with the key objective of PPS6 to promote the vitality and viability of centres, although they may raise other issues such as access requirements and the need for additional car parking. Where a local planning authority believes that developments involving additional internal floorspace would promote the vitality and viability of its town centre, they may wish to consider making a Local Development Order (LDO). LDO's permit development of the type specified in the LDO and thereby remove the requirement for a planning application. Local planning authorities could therefore make an LDO that defines clearly the area within which development of this sort would be permitted. If they so wished, the local planning authority could further refine what is permitted by specifying a threshold above which planning permission would still be required. It should be noted though that LDO's can only be made to implement a policy contained in one or more development plan documents.

119. The intended use of the mezzanine is also important. If the mezzanine is intended for an ancillary use, e.g. storage, display, or staff facilities, it is unlikely, by itself, to prejudice town centre objectives. However it may release floorspace elsewhere which can be used for retail purposes, which could act against town centre objectives where it is not within the primary shopping area. Where appropriate, planning authorities should consider limiting the use of mezzanines to specified ancillary uses by imposing suitable conditions on any permission and/or limiting the amount of floorspace within the building that can be used for retail trading purposes.”

Policy AC2: Tottenham International

The Lea Valley and the areas linked to Stansted Airport and Central London will be improved as a key regeneration, open space and recreational corridor in North London.

There should be the creation of a new urban focus centred around Tottenham Hale Station. Development should have regard to the development framework for the area which:

- a) creates a comprehensive mixed use development including appropriate retailing, such as a small food store and development of a cinema and hotel; supports the London Plan designation as a Major Development Opportunity and Strategic Employment location suitable for a business park, potentially achieving 5,000 new jobs and a minimum of 200 new homes.

Tottenham Hale is identified as an Opportunity Area in the Mayor's London Plan and is located within the London-Stansted-Cambridge-Peterborough Growth Corridor. It provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, focused around an enhanced, fully accessible transport interchange with rapid access to Central London, Cambridge and Stansted International Airport.

Policy TCR2: Out of Centre Development

Proposals for new retail development outside the identified town and local shopping centres should demonstrate that:

- a) there is a need and the sequential approach as advocated by Government guidance has been appropriately applied (see paragraph 6.28);
- b) it will not have a demonstrably harmful effect on the vitality and viability of any nearby centres;
- c) the amenity and environment of occupiers of adjacent and nearby properties are not adversely affected;
- d) it is, or can be made, readily accessible by a choice of means of transport, including by bike and foot; or
- e) the proposal complies with an adopted Planning Framework.

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 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

This proposal must be considered in the light of i) the advice in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and Circular 01/2006 Guidance on Changes to the Development Control System, and ii) the advice in PPS6.

The new Circular identifies two areas to be considered when assessing the introduction of mezzanine floorspace into an existing development in terms of the retail impact, viz.

- i. the location of the unit and,
- ii. the intended use of the floorspace.

The Circular also advises Local planning authorities to have regard to the guidance set out in PPS6, as well as to the provisions of their development plan, when considering applications involving mezzanines or other internal floorspace increases.

i) The location of the unit

Unit 7b is located within Tottenham Hale Retail Park. Whilst not a town centre site within the definition contained in PPG6, Tottenham Hale is a well established retail location within an Area of Change identified in the Unitary Development Plan 2006. Policy AC2 recommends this area provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, focused around an enhanced, fully accessible transport interchange.

ii) The intended use of the floorspace

The mezzanine is intended to be used for additional non-food retail floorspace in conjunction with the ground floor rather than storage or display. However, mezzanine floorspace is generally recognized as trading at lower business turnover per square metres. The consultants report submitted with the application assesses the impact of the additional floorspace in terms of need for additional floorspace in line with advice in PPS6.

PPS6

PPS6 requires applications for significant retail floorspace to be assessed in terms of need for the proposal, a sequential assessment of site selection and an estimate of the net effect of any diversion of trade or 'impact' on the retail 'health' and 'vitality and viability' of other centres within Haringey.

Need

Need is assessed in terms of both 'quantitative' and 'qualitative' need. Quantitative need is assessed in terms of expenditure capacity. The Chesterton Study commissioned by the Council in 2003 in forms the Councils policies on retail development in the borough. This study concluded that Tottenham Hale is an important destination within the borough, but despite this, significant retail expenditure was leaking out of the borough to other retail parks and the West End. Apart from the new retail floorspace in Green Lanes, this position is largely unchanged and therefore it may be concluded that a quantitative need for additional retail floorspace still exists in the borough.

In terms of qualitative need, three elements are relevant. First, Tottenham Hale is an established retail centre in the borough capable of attracting additional customers and therefore 'clawing back' some of the trade currently lost to the borough. Second, there is high demand for floorspace here from retail operators. Third, there is confidence in the development market for the need for additional floorspace in this location. Taken together, these three elements indicate a strong qualitative demand exists at Tottenham Hale.

Sequential test

It is necessary to apply a 'sequential' test approach to additional retail floorspace of this size. To this end, the applicant has considered 13 alternative sites in existing Town Centres, Edge of Centre sites and Out of Centre sites, in terms of their suitability, viability and availability. As a result of this assessment, none of the sites considered met all three criteria and was suitable.

Trade diversion

The application study also includes a 'health check' of the existing centres relative to this proposal. The study finds that all the centres surveyed are both 'vital' and 'viable' and that the limited diversion of trade likely to occur as a result of the additional floorspace proposed as part of this application will have a minimal effect on the vitality and viability of any of these centres.

Unitary Development Plan 2006 Policies

The retail policies in the Unitary Development Plan 2006 reflect and support the advice set out in PPS6 in terms of retail policy for the borough.

Policy AC2: Tottenham International identifies Tottenham Hale as an Opportunity Area in the Mayor's London Plan and is located within the London-Stansted-Cambridge-Peterborough Growth Corridor. It provides a major opportunity to create a thriving, sustainable urban centre with a significant number of new homes, together with an integrated mix of employment, retail and leisure uses, and it is considered that this proposal is appropriate to the location and will contribute to this policy objective.

Policy TCR2: Out of Centre Development sets out the requirement for the sequential tests and trade diversion assessments as specified in PPS6. the results of these tests are considered satisfactory.

In this context, this proposal meets the sequential criteria set out in PPS6 and Policy AC2. Tottenham Hale retail park is the second most attractive site in the borough. All the other town centres in this borough are regarded as having good "health" in terms of vitality and viability, the tests set out in PPS6. The additional floorspace proposed here will not therefore have a significant adverse effect on the health of those centres. The additional floorspace will also improve the quantitative and qualitative demand for the floorspace existing within the retail park, and so help prevent expenditure "leaking out" of this location to other centres outside of the borough. As such, the proposal will contribute to the objectives of the Tottenham International framework which identifies this area as one where a thriving, mixed use community, including significant retail opportunities is appropriate.

Traffic Impact

The retail park is located on the Tottenham Hale gyratory system close to the Tottenham Hale public transport interchange. This gives good access to Network Rail, London Underground and bus services.

Pedestrian links are relatively good and will be improved as part of the general upgrading of the estate. In particular, a new Toucan crossing is being installed on Broad Lane to improve pedestrian access to the residential area to the west.

Cycle lanes exist as part of the gyratory system which link directly to National Cycle Route 1 which runs along the River Lee towpath at this point. 44 new cycle parking spaces are to be provided as part of the upgrade of the retail park and an additional 3 are proposed as part of this scheme.

The retail park currently has 497 car spaces available for general public parking including disabled and parent/child parking spaces.

The applicant has submitted a traffic Assessment relating to the development which assesses the proposal in terms of

- Walking and cycling
- Public transport and
- Car travel.

The assessment concludes that walking and cycling provision to the retail park is good, taking into account the consented improvements. Public transport provision is also very good. Car parking provision is not fully utilised at present, and therefore the proposed additional floorspace does not warrant additional car spaces.

Transportation Group have forwarded the proposal to TfL for their comments as the application site is located on a trunk road. TfL have responded that they have no objections to the proposal.

Sustainability

The proposal seeks to make a more intensive use of an existing building which is more efficient in terms of the energy consumption of the resulting building. Minimal disturbance and materials will be used as part of the development. No additional land is used for the development and no further car spaces area added, in line with PPG 13, thereby helping to reduce dependence on car travel. Four additional jobs will be created. The proposal is considered to meet the requirements of policy UD2.

SUMMARY AND CONCLUSION

The application site comprises Unit 7b located within the Tottenham Hale Retail Park. Unit 7b is located on the south side of the retail park.

This proposal comprises the addition of 929 square metres of extra retail floorspace by way of a mezzanine floor to be inserted within the existing structure. There will be no material external changes. There are no additional parking spaces proposed as part of the development.

In May 2006, the Town and Country Planning (General Development Procedure)(Amendment)(England) Order 2006 came into effect, which requires

planning permission to be sought for mezzanine floors for retail use over 200 square metres. Circular 01/06 Guidance on Changes to the Development Control System gives guidance to Local Planning Authorities on how to assess such proposals.

The proposal meets the tests for retail need and sequential criteria set out in PPS6 in that both the quantitative and qualitative demand for the additional floorspace exists within this location and the vitality and viability of the other primary centres in the borough will not be adversely affected by the proposal. The scheme also satisfies the guidance for assessment of additional mezzanine floorspace set out in Circular 01/06.

Policies AC2 and TCR2 of the Unitary Development Plan 2006 sets out the Tottenham International framework and identifies this area as one where a thriving, mixed use community, including significant retail opportunities is appropriate, and as such the proposed development is considered appropriate in the area.

The proposal is also satisfactory in transport terms and DoT raise no objections.

In the light of the above, the application is recommended for conditional approval.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/2070

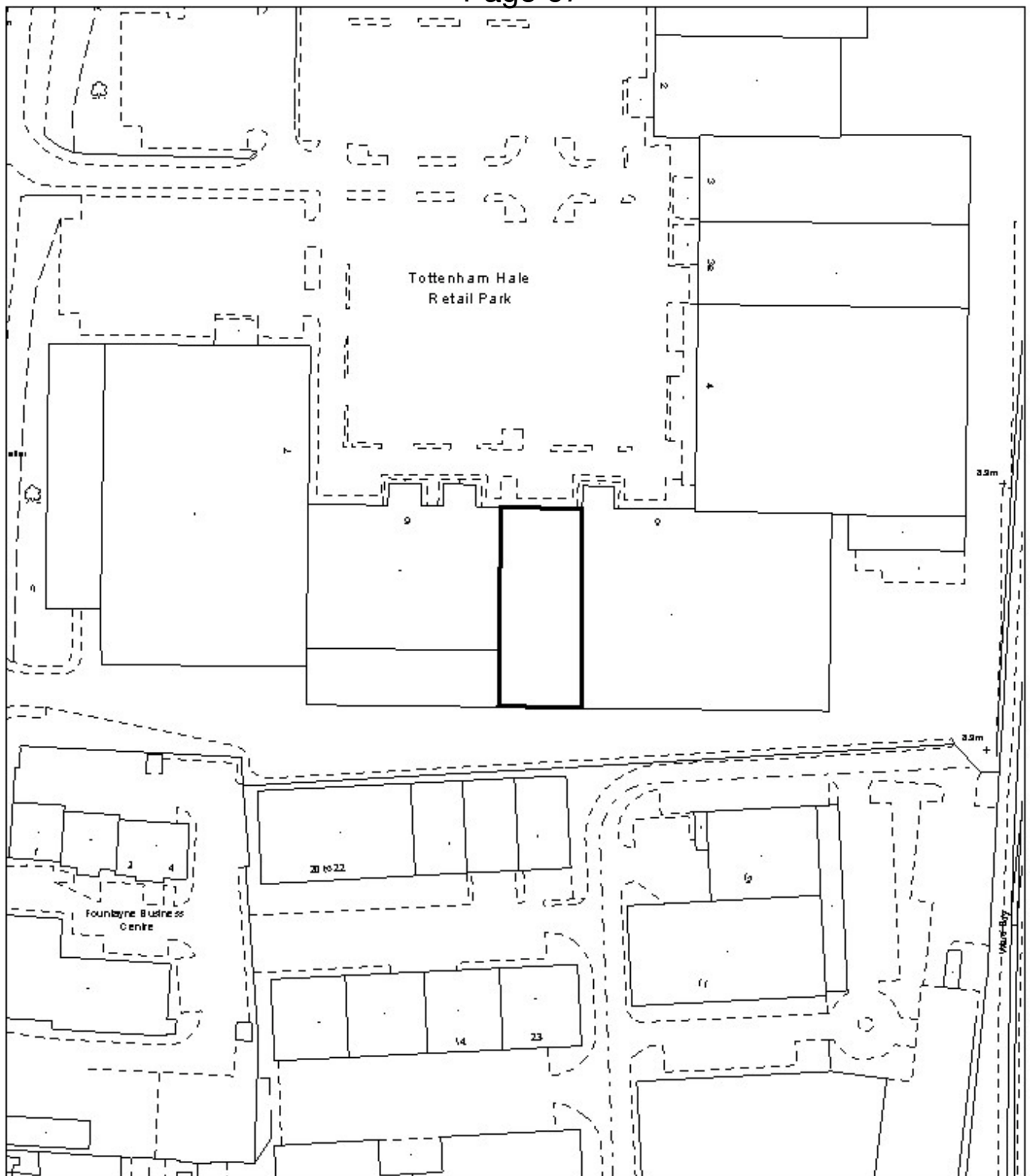
Applicant's drawing Nos. 6811/PL 400, 402, 005E, 401, 005D

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The mezzanine floorspace hereby approved shall have a gross floor area not exceeding 929 square metres and shall be used for non-food retail purposes only.
Reason: To avoid an excessive provision of floorspace within the site.

REASON FOR APPROVAL

The proposal meets the sequential criteria set out in PPG6 and Policy AC2 of the adopted Unitary Development Plan 2006, and the Tottenham International framework identifies this area as one where a thriving, mixed use community, including significant retail opportunities is appropriate. The proposal is also satisfactory in transport terms.



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Site plan

Unit 7b, Tottenham Hale Retail Park, Broad Lane, N15 4QD

HARINGEY COUNCIL

**Directorate of
Environmental
Services**

Shifa Mustafa
Assistant Director
Planning, Environmental Policy & Performance
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	Date	27/11/2006

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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee
Date: 11 December 2006

Report of: Interim Director of Environmental Services

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

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

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

2. SUMMARY:

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

- 1) 56 Harcourt Road N22
- 2) 14 Beaconsfield Road N15

3. RECOMMENDATIONS:

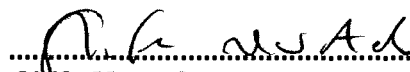
To confirm the attached Tree Preservation Orders.

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

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PLANNING APPLICATIONS SUB COMMITTEE 11 DECEMBER 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: 56 Harcourt Road N22

Species: T1: Silver Birch (*Betula pendula*)

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of high amenity value, being visible to many local residents.
2. The tree is a native species and provides a habitat for local wildlife.
3. The tree is a semi-mature specimen, having good form, of normal vigour. It is approx 13m high with a D.B.H. of approx 60cm.
4. The location is suitable, approx 12m from nearest point of property and unlikely to represent a risk in respect of a subsidence claim.
5. The tree provides screening between properties of Harcourt Road & Clyde Road.
6. The tree could be maintained easily in the future.

No objections have been received.

RECOMMENDATION

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

Paul Tomkins

Paul Tomkins

Head Of Development Control North

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Site plan

56 Harcourt Road, N22 7XW.

T1. *Betula pendula* (Silver Birch).



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PLANNING APPLICATIONS SUB COMMITTEE 11 DECEMBER 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: 14 Beaconsfield Road N15

Species: T1: Oak (Quercus robur)

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of significant amenity value, being visible to all local residents from a public place.
2. The tree appears healthy for its species and age and is of good form.
3. The tree is a semi-mature specimen with a long safe useful life expectancy.
4. The tree is suitable to its location, being 10m from the adjacent property.
5. The tree is a native species providing a habitat for wildlife and increasing local bio-diversity.
6. The tree will provide a screen to the new development for existing residents in Beaconsfield Road.

No objections have been received.

RECOMMENDATION

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

Paul Smith
Head Of Development Control South



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Site plan

14 Beaconsfield Road N15 4SJ.
T1. Oak (Quercus robber).



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