

NOTICE OF MEETING

Special Planning Applications Sub-Committee

THURSDAY, 12TH OCTOBER, 2006 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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

AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late reports related to items below which will be considered under that agenda item.

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. DELEGATED DECISIONS

Decisions made under delegated powers between 7 August and 17 September 2006.

6. PERFORMANCE STATISTICS

Performance Statistics for Development Control, Building Control and Planning Enforcement Action.

7. PLANNING APPLICATIONS

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.

8. REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (28/09/2006): UNITS 1 & 2 QUICKSILVER PLACE, WESTERN ROAD N22

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

9. LAND REAR OF 27-47 CECILE PARK N8

Demolition of existing 39 Garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 parking spaces. RECOMMENDATION: Grant Permission subject to Section 106 Legal Agreement and conditions.

10. LAND REAR OF 27-47 CECILE PARK N8

Conservation Area Consent for the above demolition. RECOMMENDATION: Grant Conservation Area Consent.

11. ALBERT WORKS, SPENCER ROAD N8

Erection of 4 x 2 bedroom and 1 x 3 bedroom house, part single part two storeys in height with rear dormer window. Car parking and landscaping.
RECOMMENDATION: Grant permission subject to conditions and Section 106 Legal Agreement.

12. LAND ADJACENT TO 48 ELIZABETH PLACE N15

Erection of 5 x 2 storey houses (2 x 3 bed, 2 x 2 bed and 1 x 4 bed houses) in 2 blocks. RECOMMENDATION: Grant permission subject to conditions and Section 106 Legal Agreement.

13. TREE PRESERVATION ORDERS

To confirm the following Tree Preservation Orders:

1. 36A Alexandra Park Road N10
2. 1-12 Hamilton Place, 29A Woodside Gardens N17
3. Copper Beeches, North Grove N6
4. 44 Stanhope Gardens N6

14. DATE OF NEXT MEETING

Monday, 30 October 2006 at 7:00pm.

In accordance with Standing Order 32.6 no other business shall be considered.

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Head of Member Services
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4 October 2006

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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee

Date: 12 October 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp

Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title:

Decisions made under delegated powers between 7 August 2006 and 17 September 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 7 August 2006 and 17 September 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 Technical Support on 020 8489 5508.

Report Authorised by:

Shifa Mustafa

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

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PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
07/08/2006 AND 17/09/2006**

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/2006/1444	Officer:	Ruma Nowaz	Decision Date:	15/09/2006
Decision:	REF				
Location:	33A Cecil Road N10				
Proposal:	Creation of balcony at rear second floor level.				
Application No:	HGY/2006/1495	Officer:	Joyce Wong	Decision Date:	12/09/2006
Decision:	GTD				
Location:	57 Curzon Road N10 2RB				
Proposal:	Retrospective planning application for change of use of property from doctor's surgery to residential dwelling house				
Application No:	HGY/2006/1477	Officer:	Valerie Okeiyi	Decision Date:	12/09/2006
Decision:	GTD				
Location:	Golf Course Allotments Association Winton Avenue N11				
Proposal:	Replacement of existing portakabin with single storey wooden building.				
Application No:	HGY/2006/1449	Officer:	Matthew Gunning	Decision Date:	11/09/2006
Decision:	GTD				
Location:	69B Rosebery Road N10				
Proposal:	Insertion of rooflights to front elevation, replacement of windows on first and second floor elevation with new timber sash windows and replacement of balustrade to an existing roof terrace.				
Application No:	HGY/2006/1552	Officer:	Joyce Wong	Decision Date:	07/09/2006
Decision:	PERM DEV				
Location:	16 Wroxham Gardens N11 2BA				
Proposal:	Loft conversion including creation of gable end and bay window (Certificate of Lawfulness)				
Application No:	HGY/2006/1465	Officer:	Luke McSoriley	Decision Date:	06/09/2006
Decision:	PERM DEV				
Location:	11 Victoria Road N22 7XA				
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)				
Application No:	HGY/2006/1442	Officer:	Valerie Okeiyi	Decision Date:	06/09/2006
Decision:	GTD				
Location:	5 Cecil Road N10				
Proposal:	Erection of rear dormer window with balustrade and insertion of rooflight to front elevation.				
Application No:	HGY/2006/1420	Officer:	Luke McSoriley	Decision Date:	06/09/2006
Decision:	PERM DEV				
Location:	86 Vallance Road N22 7UG				
Proposal:	Certificate of Lawfulness for the erection of rear dormer window with French doors and balustrade and creation of gable end. Alterations to elevations.				

Application No:	HGY/2006/1408	Officer:	David Paton	Decision Date:	05/09/2006
Decision:	GTD				
Location:	14 Palace Court Gardens N10 2LB				
Proposal:	Extension of roof by conversion of hip to gable end and erection of rear dormer window, together with insertion of rooflights to front elevation.				
Application No:	HGY/2006/1484	Officer:	Valerie Okeiyi	Decision Date:	04/09/2006
Decision:	PERM DEV				
Location:	231 Albert Road N22				
Proposal:	Erection of rear dormer window with balustrade and insertion of rooflights to front elevation.				
Application No:	HGY/2006/1454	Officer:	Tara Jane Fisher	Decision Date:	04/09/2006
Decision:	GTD				
Location:	39 Alexandra Park Road N10				
Proposal:	Erection of rear dormer window and insertion of rooflights to front elevation.				
Application No:	HGY/2006/1441	Officer:	Ruma Nowaz	Decision Date:	01/09/2006
Decision:	PERM DEV				
Location:	182 Alexandra Park Road N22				
Proposal:	Installation of rooflight to front elevation to replace existing dormer window.				
Application No:	HGY/2006/1305	Officer:	Tara Jane Fisher	Decision Date:	31/08/2006
Decision:	GTD				
Location:	108 Alexandra Park Road N10				
Proposal:	Approval Of Details pursuant to Condition 4 (provision of new shopfront) attached to planning permission reference HGY/2004/1538.				
Application No:	HGY/2006/1378	Officer:	Valerie Okeiyi	Decision Date:	29/08/2006
Decision:	REF				
Location:	69 Muswell Avenue N10				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2006/1371	Officer:	David Paton	Decision Date:	29/08/2006
Decision:	REF				
Location:	59 Grasmere Road N10				
Proposal:	Creation of lightwells to front and side elevations to allow conversion of basement and erection of single storey side extension.				
Application No:	HGY/2006/1389	Officer:	Matthew Gunning	Decision Date:	25/08/2006
Decision:	GTD				
Location:	185 Albert Road N22				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/1429	Officer:	Joyce Wong	Decision Date:	25/08/2006
Decision:	PERM DEV				
Location:	45 Muswell Avenue N10				
Proposal:	Alterations to rear elevation including insertion of new French doors and windows.				

Application No: **HGY/2006/1320** Officer: Ruma Nowaz
Decision: REF Decision Date: 24/08/2006
Location: 36 Albert Road N22
Proposal: Amendment to previous planning permission (HGY/2006/0645) for demolition of existing commercial building, garages to rear and lean to and erection of 1 x 2 storey building comprising 1 x one bed and 1 x two bed self contained flats involving the insertion of rear dormer window and insertion of rooflights to front elevation to provide additional bedroom and bathroom.

Application No: **HGY/2006/1331** Officer: Matthew Gunning
Decision: GTD Decision Date: 23/08/2006
Location: 264 Alexandra Park Road N22
Proposal: Erection of a 2 storey rear/side lift enclosure extension.

Application No: **HGY/2006/1326** Officer: Matthew Gunning
Decision: GTD Decision Date: 23/08/2006
Location: 73 Alexandra Park Road N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1282** Officer: Valerie Okeiyi
Decision: REF Decision Date: 16/08/2006
Location: Ground Floor, 186 Victoria Road N22 7XQ
Proposal: Demolition of existing lean to extension and erection of replacement single storey rear extension

Application No: **HGY/2006/1253** Officer: Valerie Okeiyi
Decision: PERM REQ Decision Date: 16/08/2006
Location: 15 Rhodes Avenue N22 7UR
Proposal: Erection of single storey front extension to garage and conversion of garage to habitable living space and bicycle storage (Certificate of Lawfulness).

Application No: **HGY/2006/1226** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 09/08/2006
Location: 5 Methuen Park N10 2JR
Proposal: Erection of 2 x rear dormer windows and insertion of 4 x rooflights to front elevation

Application No: **HGY/2006/1380** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/08/2006
Location: Norfolk House Preparatory School, 10 Muswell Avenue N10 2EG
Proposal: Partial approval of details pursuant to condition 3 (walls material) attached to planning reference HGY/2006/0790

Application No: **HGY/2006/1193** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/08/2006
Location: 64 The Avenue N10 2QL
Proposal: Reconstruction of existing garage and partial change of use to art studio

Application No:	HGY/2006/1480	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	12/09/2006
Location:	The Ranelagh, 82 Bounds Green Road N11		
Proposal:	Installation of 2 x air conditioning units to rear of property.		
Application No:	HGY/2006/0759	Officer:	David Paton
Decision:	GTD	Decision Date:	12/09/2006
Location:	Outside Police Station, High Road N22		
Proposal:	Display of 2 x poster panels (1760mm x 1160mm), internally illuminated, forming an integral part of bus shelter.		
Application No:	HGY/2006/1492	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	06/09/2006
Location:	385 High Road N22 8JA		
Proposal:	Creation of a vehicle crossover to a classified road.		
Application No:	HGY/2006/1422	Officer:	David Paton
Decision:	REF	Decision Date:	04/09/2006
Location:	6 & 7 Tudor Court, Clarence Road N22		
Proposal:	Erection of single storey infil extension to front of property.		
Application No:	HGY/2006/1206	Officer:	David Paton
Decision:	REF	Decision Date:	31/08/2006
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/2006/1317	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/08/2006
Location:	457- 459 High Road N22		
Proposal:	Conversion of property from HMO to 7 self contained flats. Replacement of fenestration and doors with new (to match existing).		
Application No:	HGY/2006/1227	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/08/2006
Location:	22 Durnsford Road N11 2EH		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1205	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	08/08/2006
Location:	18 Woodfield Way N11 2PH		
Proposal:	Erection of rear dormer window with balustrade and french doors. Formation of gable and (Certificate of Lawfulness)		

WARD: **Bruce Grove**

Application No:	HGY/2006/1468	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	12/09/2006
Location:	69 Clonmell Road N17		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2006/1538	Officer:	Joyce Wong
Decision:	REF	Decision Date:	07/09/2006
Location:	56 Newlyn Road N17 6RX		
Proposal:	Conversion of property into 2 x one bed flats		
Application No:	HGY/2006/1425	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	06/09/2006
Location:	136 Arnold Road N15 4JH		
Proposal:	Certificate of Lawfulness (Proposed) for the erection of two rear dormer windows.		
Application No:	HGY/2006/1488	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	04/09/2006
Location:	97 The Avenue N17		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2006/1407	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/08/2006
Location:	144 Greyhound Road N17		
Proposal:	Replacement of existing single storey building to rear of property with erection of single storey one bedroom dwelling unit.		
Application No:	HGY/2006/1387	Officer:	Joyce Wong
Decision:	REF	Decision Date:	30/08/2006
Location:	175 Lordship Lane N17		
Proposal:	Conversion of property into 2 x two bedroom flats.		
Application No:	HGY/2006/1585	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/08/2006
Location:	53 St Margarets Road N17		
Proposal:	Use of property as 2 self contained flats.		
Application No:	HGY/2006/1333	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	25/08/2006
Location:	48 Lordsmead Road N17		
Proposal:	Erection of rear dormer window and alterations to rear elevation.		
Application No:	HGY/2006/1184	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	23/08/2006
Location:	50 Higham Road N17		
Proposal:	Erection of single storey rear extension and demolition of existing rear extension.		

Application No: **HGY/2006/1101** Officer: David Paton
 Decision: GTD Decision Date: 14/08/2006
 Location: 57 Dongola Road N17 6EB
 Proposal: Certificate of Lawfulness for the use of property as two self contained flats.

WARD: Crouch End

Application No: **HGY/2006/1460** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 13/09/2006
 Location: 9 Montenotte Road N8
 Proposal: Demolition of existing shed and erection of single storey side extension. Alterations to rear elevation including insertion of new French doors.

Application No: **HGY/2006/0993** Officer: Oliver Christian
 Decision: GTD Decision Date: 12/09/2006
 Location: 30 The Broadway N8
 Proposal: Installation of a new shopfront with recessed entrance door and external roller shutter.

Application No: **HGY/2006/1588** Officer: Kristy Plant
 Decision: GTD Decision Date: 05/09/2006
 Location: 34 Stanhope Road N6 5NG
 Proposal: Tree works to include felling of 3 x Elder trees and 1 x Acer

Application No: **HGY/2006/1374** Officer: Kristy Plant
 Decision: REF Decision Date: 05/09/2006
 Location: 27 Tivoli Road N8 8RE
 Proposal: Tree works to include felling and treatment of stump to 1 x Lime tree

Application No: **HGY/2006/1410** Officer: Brett Henderson
 Decision: GTD Decision Date: 30/08/2006
 Location: Flat 6, 80 Shepherds Hill N6
 Proposal: Insertion of window to side elevation.

Application No: **HGY/2006/1375** Officer: Kristy Plant
 Decision: GTD Decision Date: 24/08/2006
 Location: Altior Court, 74 - 76 Shepherds Hill N6
 Proposal: Tree works to include felling and treatment of stump to 1 x Silver Birch to rear of property. .

Application No: **HGY/2006/1359** Officer: Brett Henderson
 Decision: GTD Decision Date: 24/08/2006
 Location: 3 Harcourt House Haringey Park N8
 Proposal: Conversion of property from 2 bedroom flat to 3 bedroom flat.

Application No:	HGY/2006/1450	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	21/08/2006
Location:	5 Clifton Road N8 8HY		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness)		
Application No:	HGY/2006/1283	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/08/2006
Location:	14 Tregaron Avenue N8 9EY		
Proposal:	Replacement of existng conservatory extension with erection of single storey rear extension.		
Application No:	HGY/2006/1107	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	18/08/2006
Location:	19 Stanhope Gardens N6 5TT		
Proposal:	Erection of rear dormer window		
Application No:	HGY/2006/0909	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	18/08/2006
Location:	30 Priory Gardens N6 5QS		
Proposal:	Crown reduction up to 20% and removal of lower growth to 1 lime tree in rear garden (Tree Preservation Order)		
Application No:	HGY/2006/1029	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	14/08/2006
Location:	Flat 1, 4 Birchington Road N8 8HR		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1304	Officer:	Kristy Plant
Decision:	REF	Decision Date:	14/08/2006
Location:	28 Broadway Parade N8 9DB		
Proposal:	Retrospective application for installation of door on rear elevation (to Fairfield Gardens) and retention of air conditioning units to side elevation.		
Application No:	HGY/2006/1288	Officer:	Kristy Plant
Decision:	REF	Decision Date:	09/08/2006
Location:	8 Glasslyn Road N8 8RH		
Proposal:	Erection of rear dormer window		
Application No:	HGY/2006/1273	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/08/2006
Location:	6 Broughton Gardens N6 5RS		
Proposal:	Erection of single storey building in rear garden.		
Application No:	HGY/2006/1263	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	07/08/2006
Location:	3 Bedford Road N8 8HL		
Proposal:	Replacement of existing lean to conservatory extension with single storey rear extension		

Application No: **HGY/2006/1203** Officer: Kristy Plant
Decision: GTD Decision Date: 07/08/2006
Location: 7 Bryanstone Road N8 8TN
Proposal: Erection of rear dormer window

Application No: **HGY/2006/1027** Officer: Kristy Plant
Decision: REF Decision Date: 07/08/2006
Location: 30 Fairfield Road N8 9HG
Proposal: Creation of a vehicle crossover to a borough road

WARD: **Fortis Green**

Application No: **HGY/2006/1634** Officer: Sarah Madondo
Decision: PERM DEV Decision Date: 15/09/2006
Location: 2 Coleraine Cottages Fortis Green N2
Proposal: Conversion of garage to habitable living space.

Application No: **HGY/2006/1485** Officer: Matthew Gunning
Decision: GTD Decision Date: 15/09/2006
Location: 6 Colney Hatch Lane N10
Proposal: Erection of single storey rear extension and provision of octagonal rooflight. Alterations to elevations including insertion of new fenestration and new door to side elevation.

Application No: **HGY/2006/1478** Officer: Joyce Wong
Decision: GTD Decision Date: 15/09/2006
Location: 16 Twyford Avenue N2
Proposal: Erection of rear and side dormer windows, erection of single storey rear extension and alterations to garage to form habitable living space.

Application No: **HGY/2006/1486** Officer: Luke McSoriley
Decision: GTD Decision Date: 12/09/2006
Location: 22A Aylmer Parade N2 0PE
Proposal: Conversion of 1st and 2nd floors to create 1 x one bed and 1 x two bed flats including conversion of roof to habitable living space.

Application No: **HGY/2006/1439** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 11/09/2006
Location: 1 Woodberry Crescent N10
Proposal: Erection of single storey rear conservatory extension.

Application No: **HGY/2006/1443** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/09/2006
Location: 32 Beech Drive N2
Proposal: Removal of Condition 4 (obscure glazing) attached to planning permission reference HGY/2006/0989.

Application No:	HGY/2006/1412	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/09/2006
Location:	Barrington Court, Colney Hatch Lane N10		
Proposal:	Rooftop installation of 3 no. pole mounted antennas together with associated equipment cabin and protective handrailing.		
Application No:	HGY/2006/1370	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	31/08/2006
Location:	26 Beech Drive N2		
Proposal:	Reconstruction of existing rear dormer window to include creation of balustrade and erection of front dormer window.		
Application No:	HGY/2006/1362	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/08/2006
Location:	1 Greenfield Drive N2		
Proposal:	Erection of 2 storey extension to front of property and single storey side extension.		
Application No:	HGY/2006/1342	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/08/2006
Location:	32 Lauradale Road N2		
Proposal:	Erection of single storey rear extension and insertion of new windows to side elevation.		
Application No:	HGY/2006/1337	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	23/08/2006
Location:	67 Osier Crescent N10		
Proposal:	Retrospective Certificate Of Lawfulness (Proposed) for the conversion of garage into habitable living space.		
Application No:	HGY/2006/1005	Officer:	David Paton
Decision:	GTD	Decision Date:	23/08/2006
Location:	14 Pages Lane N10		
Proposal:	Erection of rear dormer window and insertion of 1 x rooflight to front elevation.		
Application No:	HGY/2006/1323	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/08/2006
Location:	Whittington Court Aylmer Road N2		
Proposal:	Replacement of existing single glazed windows with double glazed uPVC units at Flat Nos. 3, 4, 14, 17, 19, 20, 22, 24, 25, 39 and 41.		
Application No:	HGY/2006/1302	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	22/08/2006
Location:	41 Midhurst Avenue N10		
Proposal:	Retrospective planning application for retention of single storey rear extension.		
Application No:	HGY/2006/1301	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	22/08/2006
Location:	41 Midhurst Avenue N10		
Proposal:	The use of the property as 2 self contained flats.		

Application No: **HGY/2006/1564** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 21/08/2006
Location: 34 Coldfall Avenue N10 1HS
Proposal: Loft conversion to include erection of rear dormer window with balustrade and conversion from hip to gable end (certificate of lawfulness)

Application No: **HGY/2006/1347** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 21/08/2006
Location: 6 Fordington Road N6 4TJ
Proposal: Erection of rear and side dormer windows and insertion of rooflights to front elevation (Certificate of Lawfulness)

Application No: **HGY/2006/1311** Officer: Matthew Gunning
Decision: GTD Decision Date: 17/08/2006
Location: Hildridge Court, 23 Lanchester Road N6 4SY
Proposal: Replacement of existing windows with PVCu windows

Application No: **HGY/2006/1201** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/08/2006
Location: 24 Leaside Avenue N10 3BU
Proposal: Erection of front and rear dormer windows and alterations to existing single storey rear extension. Changes to fenestration.

Application No: **HGY/2006/1204** Officer: David Paton
Decision: REF Decision Date: 08/08/2006
Location: Raglan Hall Hotel, 8-12 Queens Avenue N10
Proposal: Change of use of part of existing building to provide short term creche facilities for 18 children.

WARD: **Harringay**

Application No: **HGY/2006/1448** Officer: Oliver Christian
Decision: GTD Decision Date: 06/09/2006
Location: 269 Seven Sisters Road N4 2DE
Proposal: Change of use of property from leisure (D2) to retail (A1)

Application No: **HGY/2006/1599** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 30/08/2006
Location: 61 Duckett Road N4
Proposal: Erection of single storey rear extension and erection of rear dormer window.

Application No: **HGY/2006/1399** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 30/08/2006
Location: 501 Green Lanes N4
Proposal: Variation of Condition 3 attached to planning reference HGY/2005/2108 to allow premises to open to 00:00 midnight Sunday to Thursday and 02:00am Friday and Saturday.

Application No:	HGY/2006/1338	Officer:	Oliver Christian
Decision:	REF	Decision Date:	25/08/2006
Location:	Rear Of 113 Turnpike Lane N8		
Proposal:	Demolition of existing storeroom and erection of 3 x 2 storey one bedroom live / work units.		
Application No:	HGY/2006/1409	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	21/08/2006
Location:	92 Falkland Road N8 0NP		
Proposal:	Conversion of property into 2 x two bedroom flats. Alterations to side elevation.		
Application No:	HGY/2006/1393	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	21/08/2006
Location:	581 Green Lanes N8 0RG		
Proposal:	Change of use from shop to restaurant (A3).		
Application No:	HGY/2006/1356	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	21/08/2006
Location:	628-630 Green Lanes N8 0SD		
Proposal:	Display of 1 x free standing non-illuminated sign panel.		
Application No:	HGY/2006/1394	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/08/2006
Location:	99 Warham Road N4 1AS		
Proposal:	Use of property as 2 self contained flats (Certificate of Lawfulness for an existing use)		
Application No:	HGY/2006/1306	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/08/2006
Location:	50 Park Road N15 3HR		
Proposal:	Conversion of property into 2 x self contained flats		
Application No:	HGY/2006/1294	Officer:	Brett Henderson
Decision:	REF	Decision Date:	17/08/2006
Location:	441 Green Lanes N4 1HA		
Proposal:	Erection of rear extension at 1st floor level and conversion of flats to create a total of 3 x one bed and 1 x studio flats		
Application No:	HGY/2006/1293	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	17/08/2006
Location:	57 Hampden Road N8 0HX		
Proposal:	conversion of property into 1 x 1 bed and 2 x 2 bed self contained flats.		
Application No:	HGY/2006/1125	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	17/08/2006
Location:	Ground Floor Flat, 47 Frobisher Road N8 0QT		
Proposal:	Replacement of existing windows and doors with new double glazed windows.		

Application No: **HGY/2006/1363** Officer: Brett Henderson
Decision: GTD Decision Date: 14/08/2006
Location: 93A Hampden Road N8 0HU
Proposal: Erection of single storey rear extension

Application No: **HGY/2006/1350** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 14/08/2006
Location: 40C Wightman Road N8 1RU
Proposal: Use of rear of ground floor as self contained flats (certificate of Lawfulness for an existing use)

Application No: **HGY/2006/1351** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/08/2006
Location: 40D Wightman Road N8 1RU
Proposal: Use of part of ground floor as a charity shop (Certificate of Lawfulness for an existing use)

Application No: **HGY/2006/0668** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 09/08/2006
Location: 67 Warham Road N4 1AR
Proposal: Certificate of Lawfulness for the use of property as 3 x residential units

Application No: **HGY/2006/1231** Officer: Brett Henderson
Decision: GTD Decision Date: 08/08/2006
Location: 8-9 Salisbury Promenade, Green Lanes N8 0RX
Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting box sign.

Application No: **HGY/2006/1230** Officer: Brett Henderson
Decision: GTD Decision Date: 08/08/2006
Location: 8-9 Salisbury Promenade, Green Lanes N8 0RX
Proposal: Installation of new shopfront, an ATM and louvered vents on rear elevation.

Application No: **HGY/2006/1256** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 08/08/2006
Location: 40 Wightman Road N4 1RU
Proposal: Creation of roof terrace with balcony

Application No: **HGY/2006/1249** Officer: Kristy Plant
Decision: GTD Decision Date: 07/08/2006
Location: 45B Endymion Road N4 1EQ
Proposal: Replacement of existing windows with timber double glazed sash windows.

Application No: **HGY/2006/1240** Officer: Kristy Plant
Decision: PERM REQ Decision Date: 07/08/2006
Location: 441 Green Lanes N4 1HA
Proposal: Use of property as restaurant (Certificate of Lawfulness for an existing use)

Application No: **HGY/2006/1217** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 07/08/2006
Location: 575A Green Lanes N8 0RL
Proposal: Erection of extension at rear first floor level

WARD: **Highgate**

Application No: **HGY/2006/1692** Officer: Frixos Kyriacou
Decision: NOT DEV Decision Date: 15/09/2006
Location: Corner Of Dukes Head Yard, N6
Proposal: Renewal of flat roof.

Application No: **HGY/2006/1481** Officer: Ruma Nowaz
Decision: REF Decision Date: 15/09/2006
Location: Ridgemount, Courtenay Avenue N6
Proposal: Erection of new boundary wall, gates and railings to front of property.

Application No: **HGY/2006/1471** Officer: Luke McSoriley
Decision: GTD Decision Date: 14/09/2006
Location: 11A North Road N6
Proposal: Installation of solar panels on rear flat roof of property and removal of existing water tank and boxing.

Application No: **HGY/2006/1472** Officer: Luke McSoriley
Decision: GTD Decision Date: 14/09/2006
Location: 11A North Road N6
Proposal: Listed Building Consent for installation of solar panels on rear flat roof of property and removal of existing water tank and boxing.

Application No: **HGY/2006/1543** Officer: Matthew Gunning
Decision: GTD Decision Date: 07/09/2006
Location: 56 Sheldon Avenue N6 4ND
Proposal: Erection of single storey rear extension to join existing annexe to main house. Alterations to fenestration.

Application No: **HGY/2006/1463** Officer: Brett Henderson
Decision: REF Decision Date: 05/09/2006
Location: 13 Highgate Close N6 4SD
Proposal: Erection of 2 single storey rear extensions and erection of extension at rear first floor level. Conversion of garage to gym and utility space and replacement of garage door with window.

Application No: **HGY/2006/1455** Officer: Brett Henderson
Decision: GTD Decision Date: 05/09/2006
Location: 15 View Road N6 4DJ
Proposal: Tree works to include felling of 1 x Macrocarpa and 1 x Silver Birch

Application No:	HGY/2006/1372	Officer:	Joyce Wong
Decision:	REF	Decision Date:	05/09/2006
Location:	14 Southwood Lawn Road N6 5SF		
Proposal:	Tree works to include felling of 1 x Cypress tree.		
Application No:	HGY/2006/1045	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	05/09/2006
Location:	Oaktree Cottage, Hampstead Lane N6		
Proposal:	Reduce by 25% lateral growth over Park House to balance one Oak tree and clean through epicormic growth and deadwood.		
Application No:	HGY/2006/1415	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/09/2006
Location:	Highpoint One, North Hill N6		
Proposal:	Provision of handrails and associated facilities to improve disabled access to building.		
Application No:	HGY/2006/1419	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/09/2006
Location:	High Point, North Hill N6		
Proposal:	Listed Building Consent for the provision of handrails and associated facilities to improve disabled access to building.		
Application No:	HGY/2006/1516	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	01/09/2006
Location:	31 Cholmeley Crescent N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2006/1421	Officer:	Oliver Christian
Decision:	REF	Decision Date:	25/08/2006
Location:	12 Bishops Road N6		
Proposal:	Erection of single storey hot tub enclosure in rear garden.		
Application No:	HGY/2006/1396	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	25/08/2006
Location:	Hillsdown, Courtenay Avenue N6 4LR		
Proposal:	Tree works to include felling of 1 x Ash tree.		
Application No:	HGY/2006/1332	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	25/08/2006
Location:	Highgate Primary School North Hill N6		
Proposal:	Replacement of existing single glazed windows with new aluminium double glazed windows and doors.		
Application No:	HGY/2006/1373	Officer:	Kristy Plant
Decision:	REF	Decision Date:	24/08/2006
Location:	37 Sheldon Avenue N6		
Proposal:	Tree works to include felling of 1 x Oak tree to front of property.		

Application No: **HGY/2006/1346** Officer: Brett Henderson
Decision: REF Decision Date: 24/08/2006
Location: 78 Talbot Road N6
Proposal: Erection of a 2 storey rear extension and erection of 2 x rear dormer windows and insertion of rooflights to front elevation.

Application No: **HGY/2006/1307** Officer: Joyce Wong
Decision: GTD Decision Date: 23/08/2006
Location: 6 Southwood Lane N6
Proposal: Listed Building Consent for installation of 2 new windows to rear elevation.

Application No: **HGY/2006/1334** Officer: Kristy Plant
Decision: GTD Decision Date: 22/08/2006
Location: 4 Kingsley Place N6
Proposal: Tree works to include crown reduction and thin out by 20%, removal of deadwood, pruning and re-shaping to 1 x Sycamore tree to rear of property.

Application No: **HGY/2006/1310** Officer: Joyce Wong
Decision: GTD Decision Date: 22/08/2006
Location: 6 Southwood Lane N6
Proposal: Installation of 2 new windows to rear elevation.

Application No: **HGY/2006/1262** Officer: Joyce Wong
Decision: REF Decision Date: 21/08/2006
Location: 10 Grange Road N6 4AP
Proposal: Construction of single storey summer house in rear garden.

Application No: **HGY/2006/1313** Officer: Brett Henderson
Decision: GTD Decision Date: 18/08/2006
Location: 103-107 North Hill N6 4DP
Proposal: Replacement of existing windows with new double glazed windows

Application No: **HGY/2006/1312** Officer: Kristy Plant
Decision: REF Decision Date: 18/08/2006
Location: 8 Cholmeley Crescent N6 5HA
Proposal: Replacement of existing rear extension with new single storey rear extension.

Application No: **HGY/2006/1289** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 18/08/2006
Location: 19 Cholmeley Park N6 5EL
Proposal: Erection of rear dormer window with balustrade

Application No: **HGY/2006/1062** Officer: Oliver Christian
Decision: PERM REQ Decision Date: 18/08/2006
Location: Corner of Dukes Head Yard N6 5JQ
Proposal: Renewal of flat roof and repair/replacement to windows and doors (Certificate of Lawfulness)

Application No:	HGY/2006/1072	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	17/08/2006
Location:	17 Sheldon Avenue N6 4JS		
Proposal:	Tree works to include raising of crown and removal of branches to 1 x Oak tree		
Application No:	HGY/2006/1287	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	16/08/2006
Location:	Highcroft, North Hill N6 4RD		
Proposal:	The proposal is for the installation of 1 no. 300mm diameter transmission dish, 2.2 metre tall mounting pole and ancillary cable.		
Application No:	HGY/2006/1243	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	15/08/2006
Location:	22 Highgate Close N6 4SD		
Proposal:	Erection of side extension at 1st floor level, insertion of new patio doors to rear and new glazed panel to front elevation. Internal alterations including change of garage to habitable living space.		
Application No:	HGY/2006/1315	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	14/08/2006
Location:	188 Archway Road N6 5BB		
Proposal:	Partial change of use of ground floor from retail to 1 x one bed flat. Alterations to existing basement flat. Insertion of new fenestration and doors to rear elevation.		
Application No:	HGY/2006/0696	Officer:	David Paton
Decision:	GTD	Decision Date:	14/08/2006
Location:	Courtenay House, Courtenay Avenue N6 4LR		
Proposal:	Approval of details pursuant to condition 3 (materials) bricks only attached to planning reference HGY/2006/0032		
Application No:	HGY/2006/0594	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	14/08/2006
Location:	White Lodge, 18 Courtenay Avenue N6 4LR		
Proposal:	Erection of a part 2 / part 3 storey seven bedroom dwelling house with rooms at basement level and associated landscaping.		
Application No:	HGY/2006/1274	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/08/2006
Location:	Apollo House, 14 Broadlands Road N6 4AT		
Proposal:	Replacement of existing windows with uPVC double glazed windows		
Application No:	HGY/2006/0475	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	09/08/2006
Location:	Flat 31 High Point North Hill N6 4BA		
Proposal:	Listed Building Consent for the removal of sink unit and installation of new fitted kitchen.		
Application No:	HGY/2006/1215	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	07/08/2006
Location:	122 Archway Road N6 5BH		
Proposal:	Erection of extension at rear second floor level.		

Application No: **HGY/2005/2253** Officer: Brett Henderson
Decision: GTD Decision Date: 07/08/2006
Location: 8 Wembury Mews N6 5PU
Proposal: Retrospective Planning application for the refurbishment of existing garage in rear garden including conversion from flat to pitched roof.

WARD: **Hornsey**

Application No: **HGY/2006/1559** Officer: Oliver Christian
Decision: GTD Decision Date: 12/09/2006
Location: 15 Tottenham Lane N8
Proposal: Display of non-illuminated fascia sign.

Application No: **HGY/2006/1475** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 06/09/2006
Location: 146 Middle Lane N8 7LA
Proposal: Creation of a vehicle crossover to a classified road

Application No: **HGY/2006/1453** Officer: Kristy Plant
Decision: GTD Decision Date: 30/08/2006
Location: 68D Rokesly Avenue N8
Proposal: Replacement of 1 window to front elevation and 3 windows at rear with uPVC windows.

Application No: **HGY/2006/1388** Officer: Kristy Plant
Decision: GTD Decision Date: 25/08/2006
Location: 124C North View Road N8 7LP
Proposal: Alterations to rear elevation including insertion of new doors and window.

Application No: **HGY/2006/1349** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 23/08/2006
Location: Flat A, 262 Ferme Park Road N8 9BL
Proposal: Erection of single storey rear/side extension. Alterations to elevations.

Application No: **HGY/2006/1295** Officer: Kristy Plant
Decision: GTD Decision Date: 18/08/2006
Location: 41 Nightingale Lane N8 7RA
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/1099** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 18/08/2006
Location: 48-50 High Street N8 7NX
Proposal: Display of externally illuminated hanging sign and internally LED illuminated fascia signs.

Application No: **HGY/2006/0911** Officer: Oliver Christian
Decision: GTD Decision Date: 18/08/2006
Location: 31 Tottenham Lane N8 9BD
Proposal: Change of use of property from office to personal training and massage studio with provision for selling fitness equipment and supplements.

Application No: **HGY/2006/1126** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 17/08/2006
Location: 48-50 High Street N8 7NX
Proposal: Change of use of property from sui generis to retail (A1), installation of new shopfront with ATM and provision of new plant to rear and alterations to rear elevation including creation of doorway and access ramp

Application No: **HGY/2006/1275** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/08/2006
Location: 44 Hermiston Avenue N8 8NP
Proposal: Alterations to loft including conversion from hip to gable end and insertion of rooflights.

WARD: **Muswell Hill**

Application No: **HGY/2006/1445** Officer: Frixos Kyriacou
Decision: REF Decision Date: 07/09/2006
Location: Former Garden Centre, Cranley Gardens N10 3AR
Proposal: Erection of 4 x 2 storey four bedroom dwelling houses with rooms at basement and roof level and with integral garages

Application No: **HGY/2006/1498** Officer: Joyce Wong
Decision: GTD Decision Date: 06/09/2006
Location: 1 Rookfield Avenue N10 3TS
Proposal: Erection of single storey rear infil extension

Application No: **HGY/2006/1458** Officer: Joyce Wong
Decision: GTD Decision Date: 04/09/2006
Location: 11 Grand Avenue N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1427** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 04/09/2006
Location: 101 Cranley Gardens N10
Proposal: Conversion of loft space including erection of rear dormer window and conversion of roof from hip to gable end.

Application No: **HGY/2006/1437** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 01/09/2006
Location: 298 Park Road N8
Proposal: Retention of new shopfront.

Application No:	HGY/2006/1436	Officer:	Valerie Okeiyi	Decision Date:	01/09/2006
Decision:	PERM DEV				
Location:	59 Connaught Gardens N10				
Proposal:	Erection of rear and side dormer windows (rear with balustrade) and erection of single storey rear extension.				
Application No:	HGY/2006/1406	Officer:	Joyce Wong	Decision Date:	31/08/2006
Decision:	REF				
Location:	57A Farrer Road N8				
Proposal:	Demolition of existing garage and erection of 1 x 2 storey house comprising 1 x studio and 1 x one bedroom flats.				
Application No:	HGY/2006/1395	Officer:	Valerie Okeiyi	Decision Date:	29/08/2006
Decision:	REF				
Location:	10 Firs Avenue N10				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2006/1325	Officer:	Luke McSoriley	Decision Date:	25/08/2006
Decision:	GTD				
Location:	11 Woodland Rise N10				
Proposal:	Continued use of flat roof at rear second floor level as a terrace.				
Application No:	HGY/2006/1308	Officer:	Tara Jane Fisher	Decision Date:	22/08/2006
Decision:	REF				
Location:	114 Muswell Hill Road N10				
Proposal:	Creation of a vehicular crossover to a classified road.				
Application No:	HGY/2006/1340	Officer:	Joyce Wong	Decision Date:	21/08/2006
Decision:	GTD				
Location:	Flat 34 Summerland Grange, Summerland Gardens N10 3QP				
Proposal:	Replacement of existing windows with PVCu windows				
Application No:	HGY/2006/1385	Officer:	Joyce Wong	Decision Date:	21/08/2006
Decision:	PERM DEV				
Location:	11 Woodland Rise N10 3UP				
Proposal:	Erection of a single storey rear extension (Certificate of Lawfulness)				
Application No:	HGY/2006/1269	Officer:	Valerie Okeiyi	Decision Date:	18/08/2006
Decision:	REF				
Location:	41 The Chine N10 3PX				
Proposal:	Insertion of additional rooflight onto rear elevation.				
Application No:	HGY/2006/1401	Officer:	Valerie Okeiyi	Decision Date:	17/08/2006
Decision:	GTD				
Location:	Tudor Lodge, Grand Avenue N10 3BA				
Proposal:	Erection of a 2 storey three bedroom dwellinghouse.				

Application No:	HGY/2006/1300	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/08/2006
Location:	35 Grand Avenue & 48 Fortismere Ave N10 3BD		
Proposal:	Tree works to include re-pollarding to 1 x London Plane.		
Application No:	HGY/2006/1260	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	14/08/2006
Location:	15 Redston Road N8 7HL		
Proposal:	Erection of rear dormer window and alterations to roof to create gable end, including the creation of a roof terrace with balustrade (Certificate of Lawfulness). AMENDED DESCRIPTION.		
Application No:	HGY/2006/1233	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	14/08/2006
Location:	60 Carysfort Road N8 8RB		
Proposal:	Certificate of Lawfulness for the use of property as single dwelling house.		
Application No:	HGY/2006/1246	Officer:	Joyce Wong
Decision:	REF	Decision Date:	10/08/2006
Location:	15 Rookfield Close N10 3TR		
Proposal:	Tree works to include felling of one group of Oak trees, and 2 groups of Horse Chestnut trees to rear of property (AMENDED DESCRIPTION)		
Application No:	HGY/2006/1521	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/08/2006
Location:	30a Priory Road N8 7EX		
Proposal:	Retention of single storey rear extension (Certificate of Lawfulness for an existing use)		
Application No:	HGY/2006/1209	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	09/08/2006
Location:	33 The Chine N10 3PX		
Proposal:	Retrospective planning application for retention of garden fence to rear of property.		
Application No:	HGY/2006/1084	Officer:	David Paton
Decision:	PERM DEV	Decision Date:	09/08/2006
Location:	87 Park Avenue South N8 8LX		
Proposal:	Certificate of Lawfulness for loft conversion including creation of gable end and retention of single storey rear extension.		

WARD: **Noel Park**

Application No:	HGY/2006/1611	Officer:	Luke McSoriley
Decision:	PERM REQ	Decision Date:	15/09/2006
Location:	41 Parkland Road N22		
Proposal:	Erection of single storey rear extension and erection of a rear dormer window including the conversion of an existing hip roof to a gable end.		

Application No:	HGY/2006/1554	Officer:	Joyce Wong	Decision Date:	07/09/2006
Decision:	REF				
Location:	18 The Avenue N8 0JR				
Proposal:	Loft conversion to include erection of rear dormer window with balustrade and creation of gable end				
Application No:	HGY/2006/1446	Officer:	David Paton	Decision Date:	06/09/2006
Decision:	GTD				
Location:	1 Meads Road N22 6RN				
Proposal:	Conversion of property into 2 x two bed self contained flats				
Application No:	HGY/2006/1286	Officer:	Ruma Nowaz	Decision Date:	17/08/2006
Decision:	GTD				
Location:	5 Cheapside, High Road N22 6HH				
Proposal:	Installation of new shop front				
Application No:	HGY/2006/1284	Officer:	Ruma Nowaz	Decision Date:	17/08/2006
Decision:	GTD				
Location:	5 Cheapside, High Road N22 6HH				
Proposal:	Display of internally illuminated fascia sign and projecting box sign.				
Application No:	HGY/2006/1272	Officer:	Luke McSoriley	Decision Date:	09/08/2006
Decision:	GTD				
Location:	663- 671 Lordship Lane N22 5LA				
Proposal:	Erection of additional storey with new roof on existing rear wing extension to provide 1 x 2 bedroom flat (amended description)				
Application No:	HGY/2006/1212	Officer:	Matthew Gunning	Decision Date:	09/08/2006
Decision:	GTD				
Location:	725-733 Lordship Lane N22				
Proposal:	Continuation of use of part of property as 24 hour radio controlled minicab office.				
Application No:	HGY/2006/1247	Officer:	Matthew Gunning	Decision Date:	08/08/2006
Decision:	GTD				
Location:	14 Cheapside, High Road N22 6HH				
Proposal:	Display of 3 x internally illuminated fascia signs.				
Application No:	HGY/2006/1239	Officer:	Valerie Okeiyi	Decision Date:	08/08/2006
Decision:	REF				
Location:	32 Hornsey Park Road N8 0JP				
Proposal:	Creation of a vehicle crossover to a classified road				

Application No:	HGY/2006/1620	Officer:	David Paton	Decision Date:	15/09/2006
Decision:	GTD				
Location:	38 - 40 Lordship Lane N17				
Proposal:	Change of use of ground floor from (A1) vacant shop unit to letting agency (A2).				
Application No:	HGY/2006/1466	Officer:	Valerie Okeiyi	Decision Date:	12/09/2006
Decision:	GTD				
Location:	The Irish Centre, Pretoria Road N17				
Proposal:	Erection of single storey conservatory and toilet block extension and associated external works.				
Application No:	HGY/2006/0123	Officer:	David Paton	Decision Date:	06/09/2006
Decision:	REF				
Location:	1-5 Paxton Road N17				
Proposal:	Outline planning application for the demolition of existing building and erection of three storey mixed use development with commercial units on ground floor and ancillary office space at first and second floor levels.				
Application No:	HGY/2006/1461	Officer:	Matthew Gunning	Decision Date:	04/09/2006
Decision:	GTD				
Location:	The Irish Cultural & Community Centre, Pretoria Road N17				
Proposal:	Variation of Condition 4 (parking) attached to planning permission reference 32704 to allow the temporary use of 60 ancillary car parking spaces by North Middlesex University NHS Hospital Trust.				
Application No:	HGY/2006/1376	Officer:	Tara Jane Fisher	Decision Date:	01/09/2006
Decision:	GTD				
Location:	840 High Road N17				
Proposal:	Erection of replacement single storey rear extension with balustrade and terrace at rear first floor level.				
Application No:	HGY/2006/1386	Officer:	Luke McSoriley	Decision Date:	30/08/2006
Decision:	REF				
Location:	70 Park Lane N17				
Proposal:	Change of use of ground floor to residential and erection of 2 storey block to rear comprising a total of 2 x one bed and 2 x two bed self contained flats.				
Application No:	HGY/2006/1382	Officer:	Kristy Plant	Decision Date:	25/08/2006
Decision:	GTD				
Location:	Middlesex University, White Hart Lane N17 8HR				
Proposal:	Approval of details pursuant to conditions R19 and R20, (on site drainage and flow rates), attached to Planning Reference HGY/2005/1439.				
Application No:	HGY/2006/1355	Officer:	Ruma Nowaz	Decision Date:	25/08/2006
Decision:	REF				
Location:	192A Park Lane N17 0JA				
Proposal:	Erection of front and rear dormer windows.				
Application No:	HGY/2006/1303	Officer:	David Paton	Decision Date:	22/08/2006
Decision:	REF				
Location:	Unit 5, 12 - 48 Northumberland Park N17				
Proposal:	Change of use of first floor of premises from warehouse/factory to members only snooker club with sale of alcohol.				

Application No: **HGY/2006/1143** Officer: Joyce Wong
Decision: GTD Decision Date: 18/08/2006
Location: 16 Ruskin Road N17 8ND
Proposal: Erection of single storey rear extension and alterations to rear elevation

Application No: **HGY/2006/1278** Officer: Valerie Okeiyi
Decision: REF Decision Date: 16/08/2006
Location: 20 Lordship Lane N17 8NS
Proposal: Replacement of existing shop canopy with new, allowing 2.4m clear headroom

Application No: **HGY/2006/1261** Officer: Luke McSoriley
Decision: REF Decision Date: 15/08/2006
Location: 84 White Hart Lane N17 8HP
Proposal: Conversion of property into 1 x two bed, 1 x one bed and 1 x one bed with study self contained flats. Insertion of 4 x rooflights to front and rear elevations.

Application No: **HGY/2006/1086** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 14/08/2006
Location: 761-767 High Road N17 8AH
Proposal: Approval of details pursuant to condition 4 (storage and collection of refuse) attached to planning reference HGY/200/1574

WARD: **St. Ann's**

Application No: **HGY/2006/1525** Officer: Brett Henderson
Decision: GTD Decision Date: 12/09/2006
Location: 50 Grand Parade N4
Proposal: Installation of new shopfront.

Application No: **HGY/2006/1490** Officer: Kristy Plant
Decision: REF Decision Date: 05/09/2006
Location: Flat Above 323 West Green Road N15 3PA
Proposal: Erection of rear mansard roof extension, alterations to rear elevations including insertion of new door to allow conversion of first and second floors, and new 3rd floor into 2 x one bedroom and 1 x studio flats.

Application No: **HGY/2006/1621** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 01/09/2006
Location: 1 - 4 Chesterfield Mews N4
Proposal: Use of property as 10 self contained flats.

Application No: **HGY/2006/1571** Officer: Kristy Plant
Decision: GTD Decision Date: 01/09/2006
Location: 78 Black Boy Lane N15
Proposal: Use of rear ground floor of property as a studio flat.

Application No: **HGY/2006/0539** Officer: Brett Henderson
Decision: GTD Decision Date: 30/08/2006
Location: Suffolk Estate, St. Anns Road N15
Proposal: Approval Of Details pursuant to Conditions 4 (landscaping), 6 (materials) and 7 (service vehicles) attached to planning permission reference HGY/2004/1037.

Application No: **HGY/2006/1352** Officer: Brett Henderson
Decision: GTD Decision Date: 25/08/2006
Location: 21 Avenue Road N15 5JG
Proposal: Use of property as 6 x studio flats.

Application No: **HGY/2006/1328** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 18/08/2006
Location: 334B St. Anns Road N15 3TA
Proposal: Erection of rear dormer window.

Application No: **HGY/2006/1216** Officer: Brett Henderson
Decision: REF Decision Date: 09/08/2006
Location: 45 Cranleigh Road N15 3AB
Proposal: Erection of two storey rear extension and installation of stairs to rear first floor.

WARD: **Seven Sisters**

Application No: **HGY/2006/1470** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 14/09/2006
Location: 115 Craven Park Road N15
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2006/1483** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 12/09/2006
Location: 24 Gladesmore Road N15
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1482** Officer: Brett Henderson
Decision: PERM DEV Decision Date: 12/09/2006
Location: 22 Gladesmore Road N15
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1413** Officer: Oliver Christian
Decision: GTD Decision Date: 06/09/2006
Location: 63 Elm Park Avenue N15 6UN
Proposal: Erection of front and rear dormer windows and erection of single storey rear extension

Application No:	HGY/2006/1447	Officer:	Kristy Plant	Decision Date:	05/09/2006
Decision:	GTD				
Location:	91 Leadale Road N15 6BJ				
Proposal:	Erection of part single, part 2 storey side / rear extension				
Application No:	HGY/2006/1428	Officer:	Joyce Wong	Decision Date:	04/09/2006
Decision:	GTD				
Location:	39 Gladesmore Road N15				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/1469	Officer:	Kristy Plant	Decision Date:	01/09/2006
Decision:	GTD				
Location:	14 Lockmead Road N15				
Proposal:	Erection of single storey rear extension and 2 storey side extension. Conversion of loft space to include erection of front and rear dormer windows and creation of gable end.				
Application No:	HGY/2006/1377	Officer:	Brett Henderson	Decision Date:	30/08/2006
Decision:	REF				
Location:	21 Lockmead Road N15				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/0915	Officer:	Brett Henderson	Decision Date:	29/08/2006
Decision:	GTD				
Location:	Stamford Hill Service Station, 2 - 6 High Road N15				
Proposal:	Approval Of Details pursuant to Condition 4 (landscaping) attached to planning permission reference HGY/2005/1687.				
Application No:	HGY/2006/1112	Officer:	Kristy Plant	Decision Date:	24/08/2006
Decision:	GTD				
Location:	4 Grovelands Road N15				
Proposal:	Erection of a single storey rear extension.				
Application No:	HGY/2006/1232	Officer:	Brett Henderson	Decision Date:	23/08/2006
Decision:	REF				
Location:	32 Moreton Road N15				
Proposal:	Change of use of land from storage to residential and erection of 1 x 3 storey building comprising 3 x two bed and 1 x one bed self contained flats.				
Application No:	HGY/2006/1344	Officer:	Kristy Plant	Decision Date:	18/08/2006
Decision:	GTD				
Location:	127 Gladesmore Road N15 6TJ				
Proposal:	Erection of single storey rear extension				
Application No:	HGY/2006/1296	Officer:	John Ogenga P'Lakop	Decision Date:	18/08/2006
Decision:	GTD				
Location:	98 High Road N15 6JR				
Proposal:	Conversion of first, second and roof level into 1 x 1 bed and 1 x 3 bed self contained flats. Alteration to existing rear dormer window.				

Application No:	HGY/2006/0528	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/08/2006
Location:	Gladesmore Community School, Crowland Road N15 6UX		
Proposal:	Approval of details pursuant to condition 3 (security and maintenance measures) attached to planning reference HGY/2005/2229		
Application No:	HGY/2006/0341	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/08/2006
Location:	Gladesmore Community School, Crowland Road N15 6UX		
Proposal:	Approval of details pursuant to conditions 4, 5, 6, 8 t&13 trees, foundations, fencing, drainage and methods of construction) attached to planning reference HGY/2005/2229.		
Application No:	HGY/2006/1280	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	16/08/2006
Location:	18 Riverside Road N15 6DA		
Proposal:	Erection of single storey rear extension and erection of front and rear dormer windows.		
Application No:	HGY/2006/1248	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/08/2006
Location:	88 - 90 High Road N15		
Proposal:	Installation of 4 x double hung sash windows to front elevation at 1st and 2nd floor levels to match existing		
Application No:	HGY/2006/1194	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	08/08/2006
Location:	5 Cadoxton Avenue N15 6LB		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2006/1032	Officer:	Brett Henderson
Decision:	REF	Decision Date:	07/08/2006
Location:	15 Crowland Road N15 6UL		
Proposal:	Conversion of property into 2 studio flats and 2 self-contained 1 bedroom flats (making a total of 5). Erection of front and rear roof extensions, and extension to first floor at rear.		

WARD: **Stroud Green**

Application No:	HGY/2006/1537	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	12/09/2006
Location:	Crouch Hill Reservoir, Mount View Road N4		
Proposal:	Installation by Orange Personal Communications Services Ltd of 1no. 20m imitation 'Cypress' tree on concrete base, 6no. equipment cabinets and ancillary development. Proposed site enclosed by approx 2.0m high wooden fence (amended description)		
Application No:	HGY/2006/1556	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/09/2006
Location:	Osborne Grove Care Home 16 Upper Tollington Park N4 3EL		
Proposal:	Approval of details pursuant to condition 4 (refuse and recycling) attached to planning reference HGY/2005/1407 (and reference HGY/2006/0658)		

Application No: **HGY/2006/1433** Officer: Brett Henderson
Decision: REF Decision Date: 05/09/2006
Location: 68 Ridge Road N8 9LH
Proposal: Erection of single storey rear extension

Application No: **HGY/2006/1405** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 01/09/2006
Location: 22 Perth Road N4
Proposal: Erection of single storey rear extension.

Application No: **HGY/2006/1404** Officer: Oliver Christian
Decision: GTD Decision Date: 30/08/2006
Location: Adjacent To 75 Stapleton Hall Road N4
Proposal: Demolition of existing garages and redevelopment of site to provide 1 x 2 storey three bedroom dwellinghouse.

Application No: **HGY/2006/1390** Officer: Brett Henderson
Decision: GTD Decision Date: 30/08/2006
Location: 133 Stapleton Hall Road N4
Proposal: Conversion of property from house in multiple occupation to single dwellinghouse.

Application No: **HGY/2006/1434** Officer: Kristy Plant
Decision: GTD Decision Date: 30/08/2006
Location: Weston Park Primary School, Denton Road N8
Proposal: Provision of 2 x cycle shelters to front entrance of school.

Application No: **HGY/2006/1575** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 25/08/2006
Location: Osborne Grove Care Home 16 Upper Tollington Park N4
Proposal: Approval Of Details pursuant to Condition 9 (paving and pedestrian paths) attached to planning permission reference HGY/2005/1407.

Application No: **HGY/2006/1285** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 21/08/2006
Location: 180 Stroud Green Road N4 3RS
Proposal: Installation of new shopfront with internal shutters.

Application No: **HGY/2006/1147** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 18/08/2006
Location: 3 Scarborough Road N4 4LX
Proposal: Certificate of lawfulness for the erection of ground floor rear extension..

Application No: **HGY/2006/1145** Officer: Oliver Christian
Decision: GTD Decision Date: 18/08/2006
Location: 3 Scarborough Road N4 4LX
Proposal: Erection of rear dormer window

Application No: **HGY/2006/1264** Officer: David Paton
Decision: GTD Decision Date: 16/08/2006
Location: 143 Ferme Park Road N8 9SG
Proposal: Installation of UPVC double glazing to front elevation.

Application No: **HGY/2006/1210** Officer: Brett Henderson
Decision: GTD Decision Date: 14/08/2006
Location: 66A Ridge Road N8 9LH
Proposal: Tree works to include removal of 1 x Eucalyptus tree.

Application No: **HGY/2006/1290** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 09/08/2006
Location: Opposite 55 Mount View Road N4 4SR
Proposal: Installation of radio base station comprising of a 13.5 high replica telegraph pole enclosing three panel antennas, a ground based equipment cabinet and development ancillary thereto.

Application No: **HGY/2006/0657** Officer: James McCool
Decision: GTD Decision Date: 07/08/2006
Location: 16 Upper Tollington Park N4
Proposal: Approval of details pursuant to condition 3 (levels) attached to planning reference HGY/2005/1407

Application No: **HGY/2006/0656** Officer: James McCool
Decision: GTD Decision Date: 07/08/2006
Location: 16 Upper Tollington Park N4
Proposal: Approval of details pursuant to conditions 2 and 7 (development carried out in accordance with plans and amended plans) attached to planning reference HGY/2005/1407.

WARD: **Tottenham Green**

Application No: **HGY/2006/0340** Officer: Oliver Christian
Decision: GTD Decision Date: 12/09/2006
Location: 344 High Road N15 4BN
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2005/0283.

Application No: **HGY/2006/1519** Officer: Oliver Christian
Decision: GTD Decision Date: 05/09/2006
Location: 196-198 West Green Road N15 5AG
Proposal: Erection of single storey extension to front of garage

Application No: **HGY/2006/1074** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 05/09/2006
Location: 22 Talbot Road N15 4DH
Proposal: Tree works to include re-pollarding of 1 x Lime tree

Application No:	HGY/2006/1464	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/09/2006
Location:	Unit 9, Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Display of internally illuminated fascia sign to front elevation (5000mm x 3750mm).		
Application No:	HGY/2006/1416	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/08/2006
Location:	Unit 5 Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Display of 3 x internally illuminated fascia signs and 4 x poster grip signs		
Application No:	HGY/2006/1391	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/08/2006
Location:	1 Tottenham Hale Retail Park, Broad Lane N15		
Proposal:	Display of internally illuminated fascia sign to front and side elevations and 4 x non-illuminated poster signs.		
Application No:	HGY/2006/1341	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	24/08/2006
Location:	643 Seven Sisters Road N15		
Proposal:	Display of advertising hoarding to side of property (2.8 m x 3.6m).		
Application No:	HGY/2006/1316	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	18/08/2006
Location:	Outside 205 - 207 Philip Lane N15 4HL		
Proposal:	Retrospective planning application for retention of telephone kiosk and change of use to create combined public payphone and ATM		

WARD: **Tottenham Hale**

Application No:	HGY/2006/1402	Officer:	Kristy Plant
Decision:	GTD	Decision Date:	01/09/2006
Location:	119 Poynton Road N17		
Proposal:	Erection of 2 storey rear extension and rear dormer window.		
Application No:	HGY/2006/1291	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	17/08/2006
Location:	Land adjacent Wells Court, Factory Lane N17		
Proposal:	Erection of temporary single storey prefabricated workshop unit for maintenance person serving adjoining council blocks. Existing unit within disused garages to be demolished.		

WARD: **West Green**

Application No:	HGY/2006/1582	Officer:	David Paton
Decision:	GTD	Decision Date:	12/09/2006
Location:	9 & 9A Turnpike Parade Green Lanes N15		
Proposal:	Change of use of property from takeaway (A5) to Metropolitan Police Safer Neighbourhood Unit (B1), installation of new shopfront and rollershutter; new first floor windows to front elevation and alterations to rear elevation including new door opening and windows.		

Application No:	HGY/2006/0985	Officer:	Luke McSoriley	Decision Date:	06/09/2006
Decision:	REF				
Location:	270 Boundary Road N22 6AJ				
Proposal:	Erection of 2 storey side, 2 storey rear and single storey rear extension and the erection of 2 x rear dormer windows (amended description).				
Application No:	HGY/2006/1403	Officer:	Valerie Okeiyi	Decision Date:	31/08/2006
Decision:	GTD				
Location:	51 Mannoek Road N22				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/1381	Officer:	Valerie Okeiyi	Decision Date:	29/08/2006
Decision:	REF				
Location:	125 Downhills Way N17				
Proposal:	Erection of 3 storey extension to side of existing property and conversion to create 2 x one bed and 2 x 2 bed self contained flats.				
Application No:	HGY/2006/1324	Officer:	Tara Jane Fisher	Decision Date:	24/08/2006
Decision:	GTD				
Location:	40 Belmont Road N15				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2006/0676	Officer:	Luke McSoriley	Decision Date:	17/08/2006
Decision:	GTD				
Location:	Barber Wilsons & Co Ltd, Crawley Road N22 6AH				
Proposal:	Installation of telecommunications base station comprising of a 16.7m steel monopole containing three shrouded antennae: two dish antennae: one node B cabinet and development ancillary thereto located at Barber Wilsons And Co., Crawley Road, London, N22 6AG.				
Application No:	HGY/2006/1236	Officer:	David Paton	Decision Date:	14/08/2006
Decision:	GTD				
Location:	428 West Green Road N15 3PU				
Proposal:	Change of use of premises from pool bar to social club.				
Application No:	HGY/2006/1196	Officer:	Matthew Gunning	Decision Date:	08/08/2006
Decision:	REF				
Location:	34 Downhills Way N17 6BA				
Proposal:	Erection of single storey rear extension.				

WARD: **White Hart Lane**

Application No:	HGY/2006/1476	Officer:	Joyce Wong	Decision Date:	12/09/2006
Decision:	GTD				
Location:	87 Tower Gardens Road N17				
Proposal:	Erection of rear dormer window and insertion of rooflights to front elevation.				

Application No: **HGY/2006/1505** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 06/09/2006
Location: 49 Fenton Road N17 7JN
Proposal: Certificate of Lawfulness for the erection of rear dormer window and side roof slope

Application No: **HGY/2006/1491** Officer: Matthew Gunning
Decision: GTD Decision Date: 04/09/2006
Location: 23 Great Cambridge Road N17
Proposal: Use of property as fish and chip shop.

WARD: **Woodside**

Application No: **HGY/2006/1530** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 06/09/2006
Location: 47 Ringslade Road N22 7TE
Proposal: Erection of rear dormer window (Certificate of Lawfulness)

Application No: **HGY/2006/1473** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 06/09/2006
Location: 61 Dunbar Road N22 5BG
Proposal: Erection of rear dormer window. (Certificate of Lawfulness)

Application No: **HGY/2006/1234** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 06/09/2006
Location: 98 White Hart Lane N22 5SG
Proposal: Amendment to HGY/2005/0117 related to approval of details pursuant to condition 8 (boundary enclosure) and condition 7 (hard landscaping) attached to planning reference HGY/2003/0704

Application No: **HGY/2006/1379** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 31/08/2006
Location: 12 Eldon Road N22 5DX
Proposal: Erection of single storey building in rear garden (Certificate of Lawfulness)

Application No: **HGY/2006/1397** Officer: Matthew Gunning
Decision: REF Decision Date: 29/08/2006
Location: 2 Cranbrook Park N22
Proposal: The use of the property as house in multiply occupation consisting of 3 x studio flats and 3 x bedsit flats.

Application No: **HGY/2006/1339** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 23/08/2006
Location: 236 High Road N22
Proposal: Conversion of 1st and 2nd floors into 2 x one bed flats.

Application No: **HGY/2006/1319** Officer: Tara Jane Fisher
Decision: REF Decision Date: 23/08/2006
Location: 51 Stirling Road N22
Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2006/1345** Officer: Luke McSoriley
Decision: REF Decision Date: 23/08/2006
Location: 14 Ringslade Road N22
Proposal: Creation of roof terrace at rear 1st floor level.

Application No: **HGY/2006/1292** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/08/2006
Location: 536 Lordship Lane N22 5BY
Proposal: Change of use of ground floor of premises from A1 to A2 (betting office)

Application No: **HGY/2006/1279** Officer: Luke McSoriley
Decision: PERM REQ Decision Date: 17/08/2006
Location: 110 Perth Road N22 5QP
Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Application No: **HGY/2006/1277** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 16/08/2006
Location: 62 Selborne Road N22 7TH
Proposal: Retention of shed in rear garden

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Committee: Planning Applications Sub Committee
Date: 12 October 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title:
 Development Control, Building Control Statistics and Planning Enforcement Work Report.

1. PURPOSE:

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

2. SUMMARY:

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 11 September 2006 Committee meeting

3. RECOMMENDATIONS:

That the report be noted.

Report Authorised by:

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

Planning Applications Sub Committee 12 October 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

August 2006 Performance

In August 2006 there were 208 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 1)

80% of minor applications were determined within 8 weeks (36 out of 45 cases)

80% of other applications were determined within 8 weeks (129 out of 162 cases)

For an explanation of the categories see Appendix I

Year Performance - 2006/07

In 2006/07 up to the end of August there were 855 planning applications determined, with performance in each category as follows -

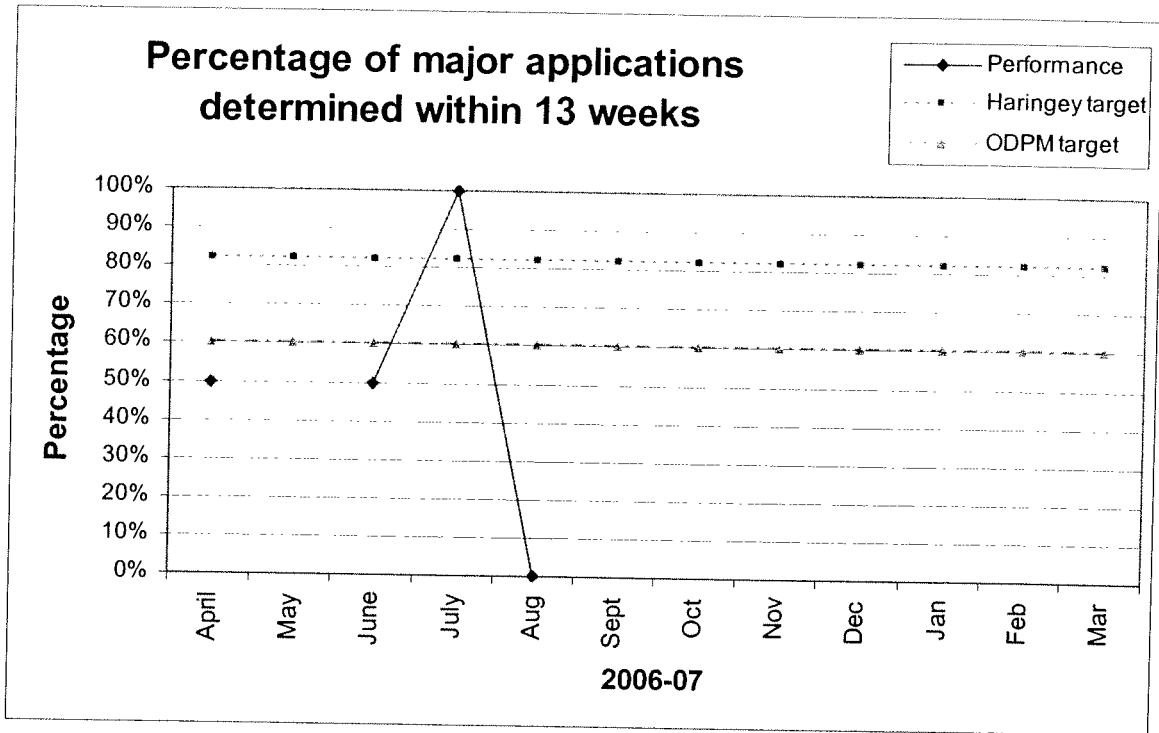
57% of major applications were determined within 13 weeks (4 out of 7 cases)

88% of minor applications were determined within 8 weeks (199 out of 225 cases)

89% of other applications were determined within 8 weeks (579 out of 653 cases)

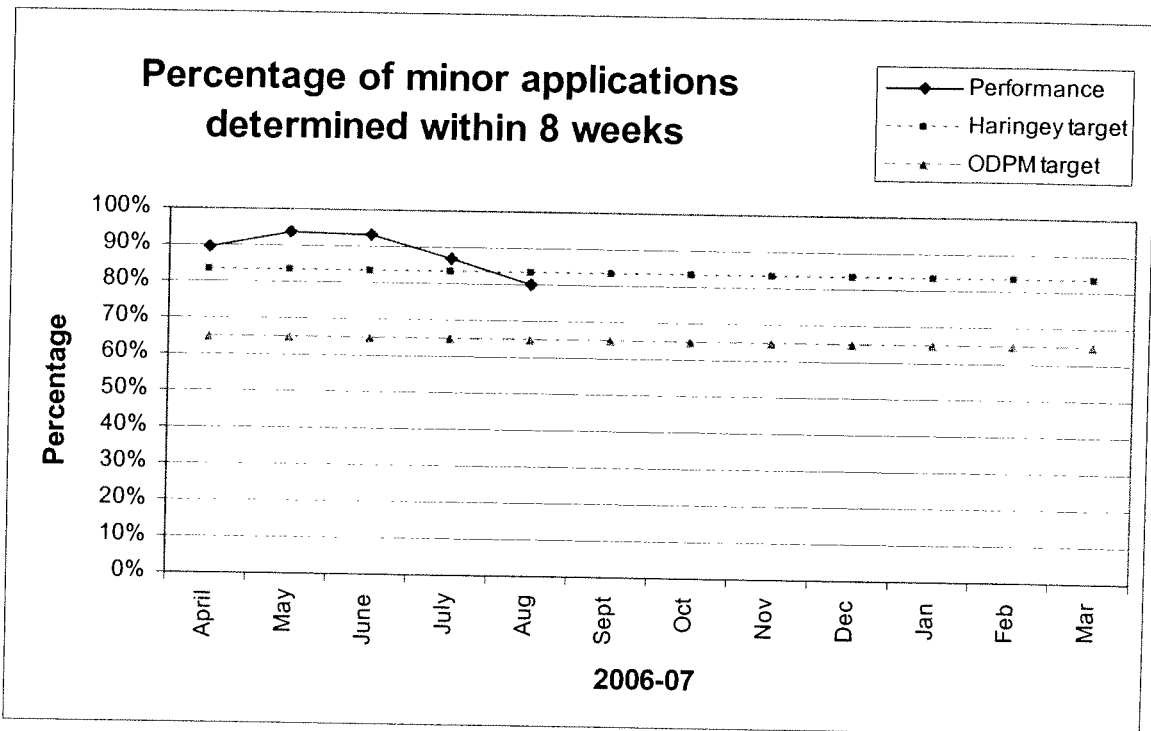
The monthly performance for each of the categories is shown in the following graphs:

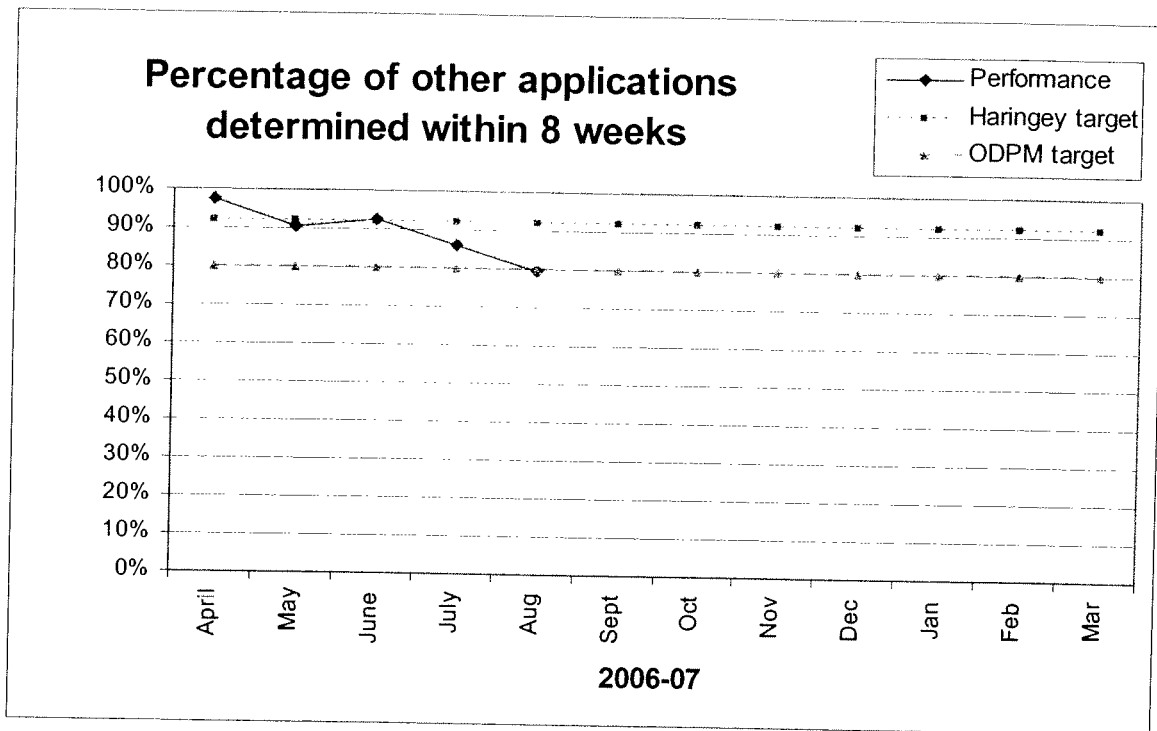
Major Applications 2006/07



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

Minor Applications 2006/07



Other applications 2006/07Background/Targets

BV109 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2006/07.

It sets the following targets for determining planning applications:

- 60% of major applications within 13 weeks
- 65% of minor applications within 8 weeks
- 80% of other applications within 8 weeks

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

- 82% of major applications within 13 weeks
- 83% of minor applications within 8 weeks
- 92% of other applications within 8 weeks

Appendix I

Explanation of categories

The BV109 indicator covers planning applications included in the ODPM PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

August 2006 Performance

In August 2006 there were 3 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

67% of appeals allowed on refusals (2 out of 3 cases)

33% of appeals dismissed on refusals (1 out of 3 cases)

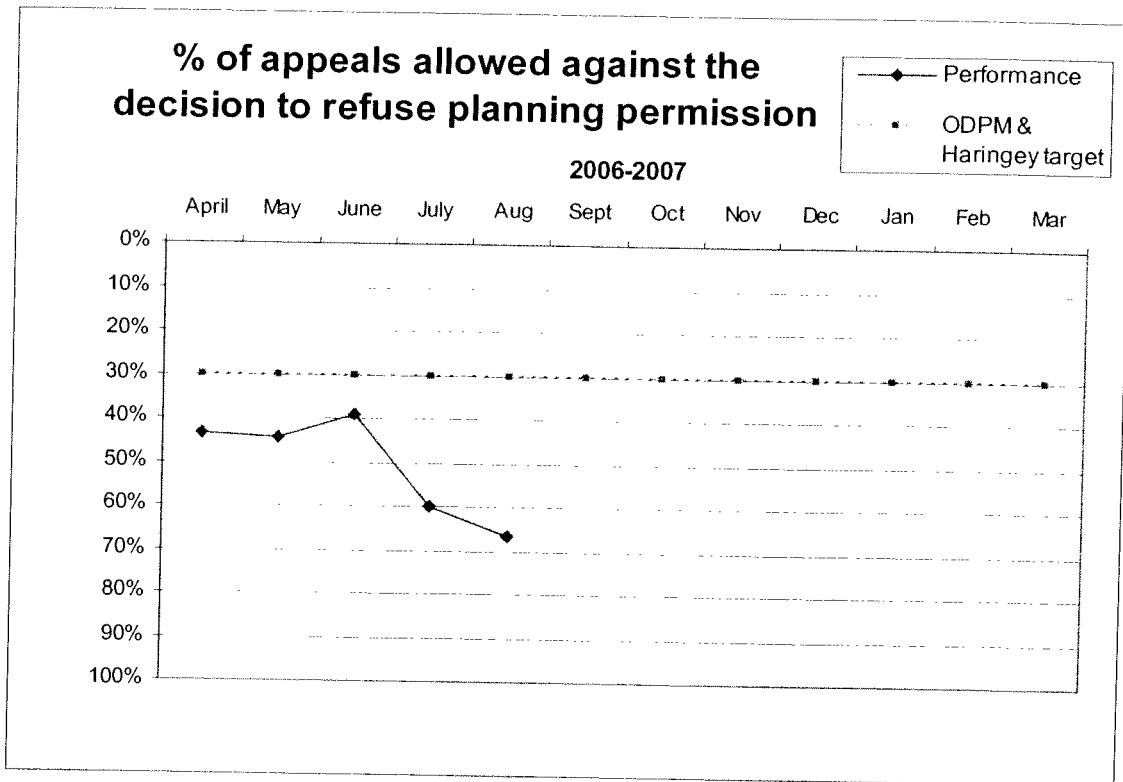
Year Performance - 2006/07

In 2006/07 up to the end of August there were 61 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

48% of appeals allowed on refusals (29 out of 61 cases)

52% of appeals dismissed on refusals (32 out of 61 cases)

The monthly performance is shown in the following graph:



Background/Targets

BV204 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2006/07.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target set by ODPM for 2006/07 is 30%^

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

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

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

ENFORCEMENT REPORT FOR 1st TO 30th SEPTEMBER 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	21 Mill Mead Road, London N17 7QU – Change of use to place of worship 83 Arnold Road, London N15 4JQ - Residential Conversion into 6 units 16 Newlyn Road, London N17 6RX – Residential Conversion into 2 units Unit 59 Millmead Industrial Centre, Mill Mead Road – Change of use to place of worship Unit 4, 509-511 High Road, London N17 6SB – Unauthorised shopfront alteration 141 Fairview Road, London N15 6TS – Front and rear dormer extensions 50 Newlyn Road, London N17 6RX 49 Black Boy Lane, London N15 3AP	07/09/06 07/09/06 07/09/06 07/09/06 07/09/06 07/09/06 04/09/06 04/09/06
S.330 - REQUESTS FOR INFORMATION SERVED	74 Lyndhurst Road, London N22 5AT (TG) – Conversion to 2 flats 213 Langham Road, London N15 3LH (TG) - Canopy to front of ground floor shop	04/09/06 04/09/06
ENFORCEMENT NOTICES SERVED	Land to the rear of 174-178 Stapleton Hall Road, London N4 4QL (TG) – Two storey tree house erected 14 Gordon Road, London N11 2PD (TG) – Conversion into 4 flats 2 Park Ridings, London N8 OLD (TG) – Dormer window and gable to roof at front 136 Falkland Road, London N8 ONP (TG) – Conversion into 4 flats 66 Wightman Road, London N4 1RW (TG) - Conversion into 10 flats 151 Philip Lane, London N15 4HQ (TG) – Installation of UPVC window frames 23A Parkhurst Road, London N17 9RB (TG) – Conversion into 1 bedroom flat and 3 bedroom house 54 Effingham Road, London N8 OAB (TG) – Conversion into 2 flats 21 Wood Vale, London N10 3DJ (TG) – Erection of metal balustrade around perimeter of rear extension	05/09/06 05/09/06 05/09/06 06/09/06 06/09/06 06/09/06 07/09/06 07/09/06 07/09/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED		
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		
SUCCESSFUL PROSECUTIONS		
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN		

Committee: Planning Applications Sub Committee
Date: 12 October 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

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:

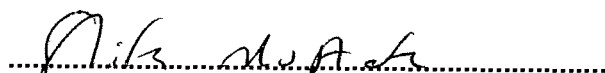
See following reports.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

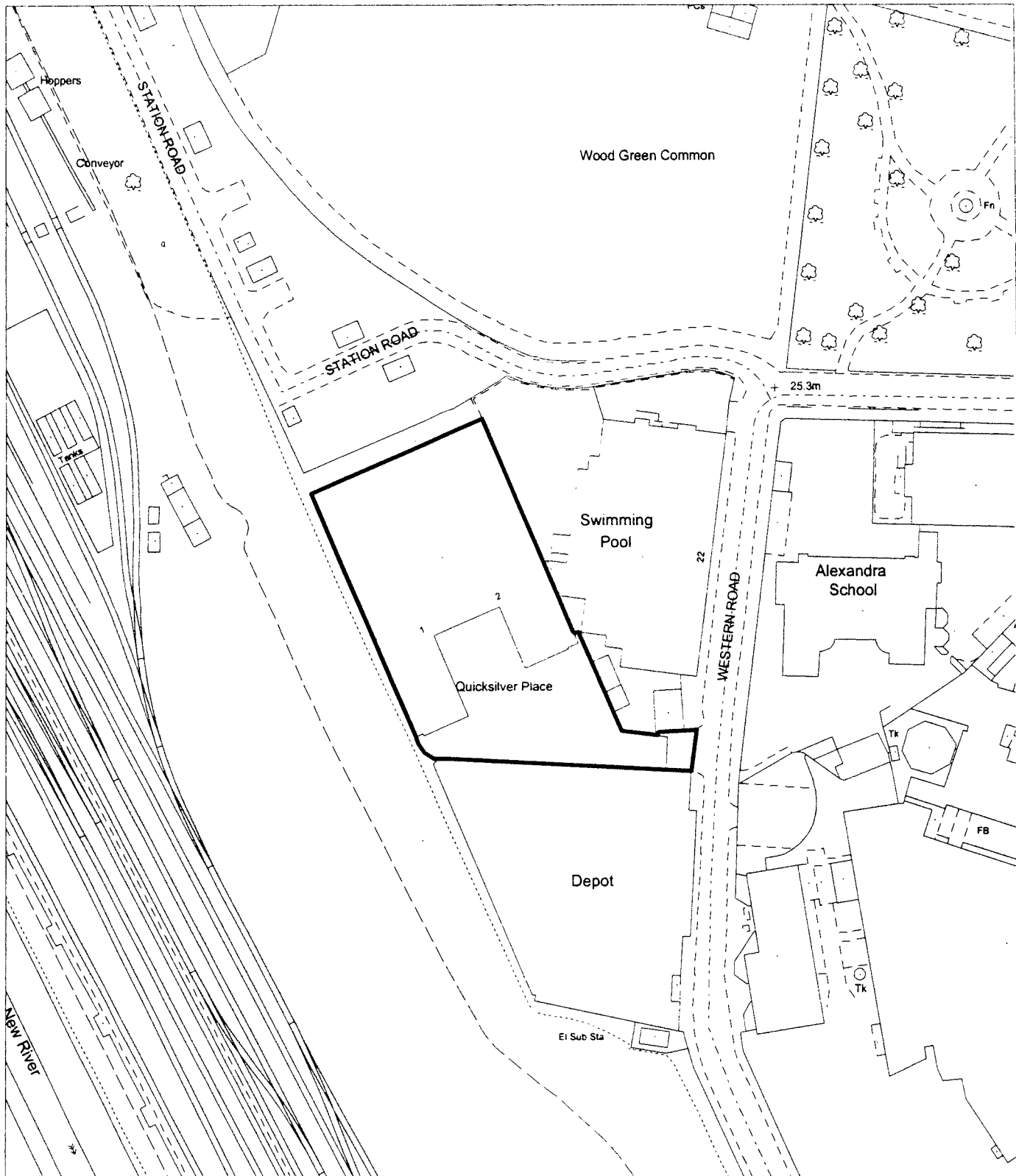
With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

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 Technical Support on 020 8489 5508.

Report Authorised by:


 Shifa Mustafa

Assistant Director Planning, Environmental Policy
 & Performance.



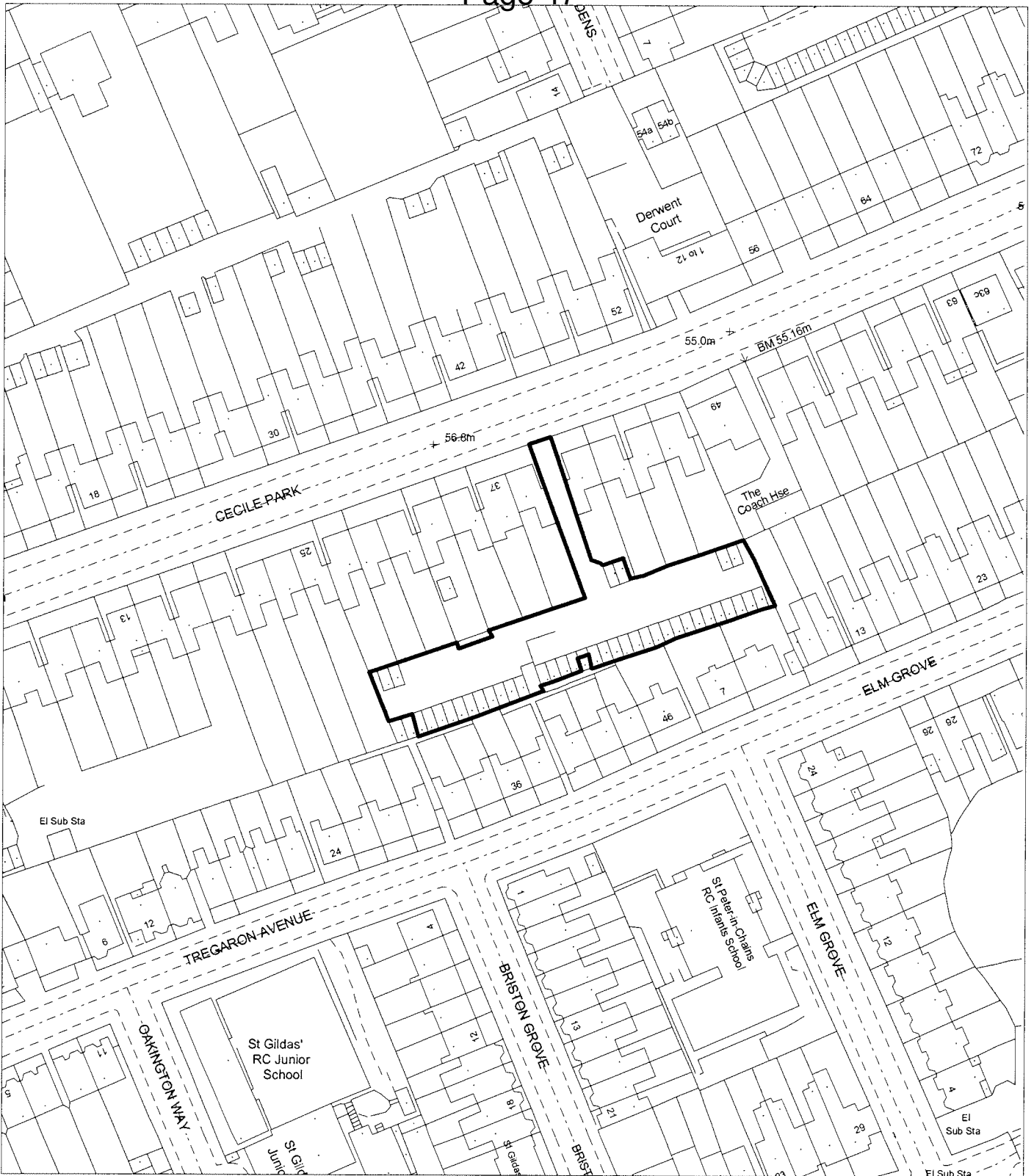
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Site plan
Units 1 & 2 Quicksilver Place
Western Road, N22

HARINGEY COUNCIL
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Site plan

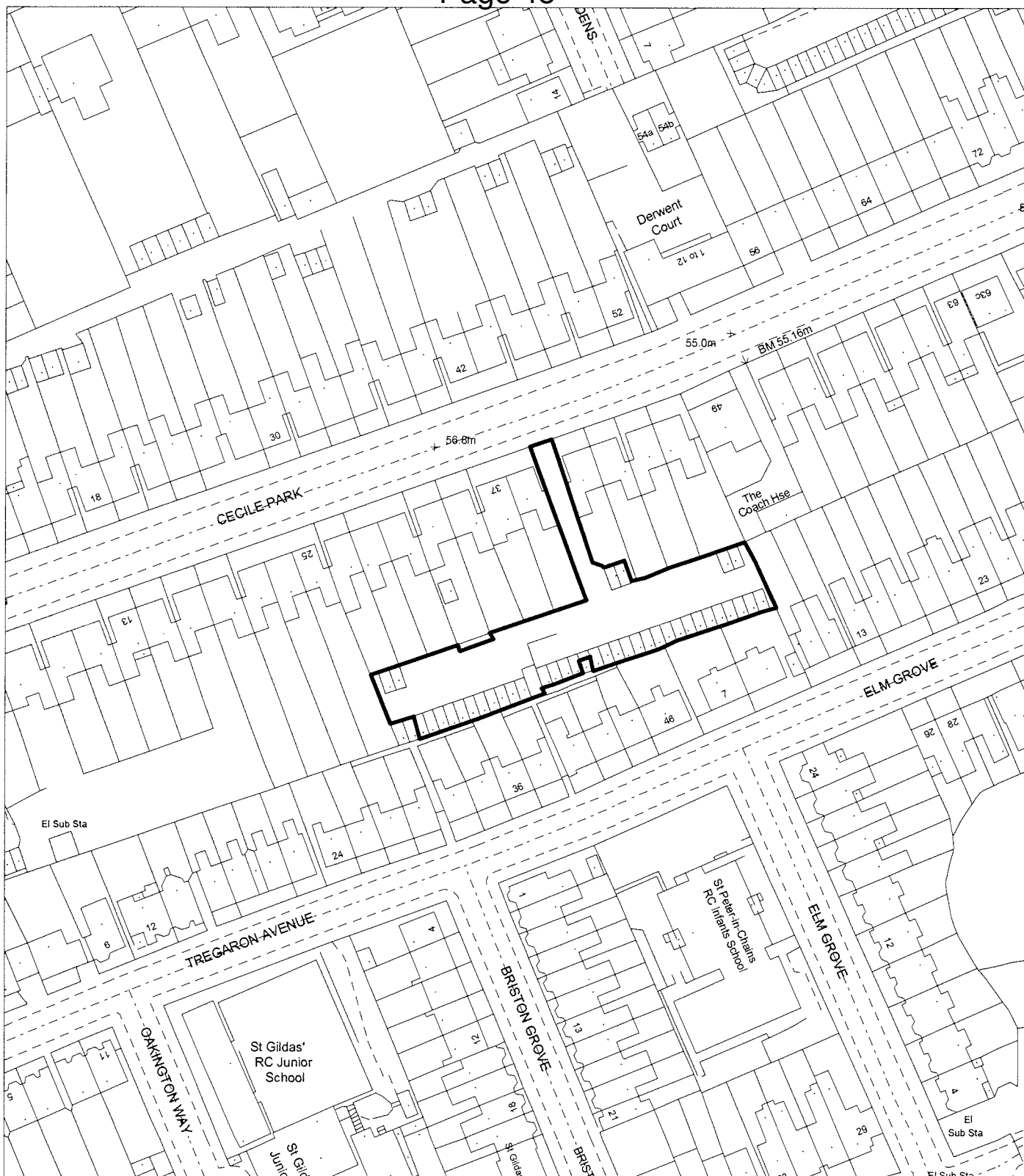
Rear of 27 - 47 Cecile Park N8



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Site plan Rear of 27 - 47 Cecile Park N8

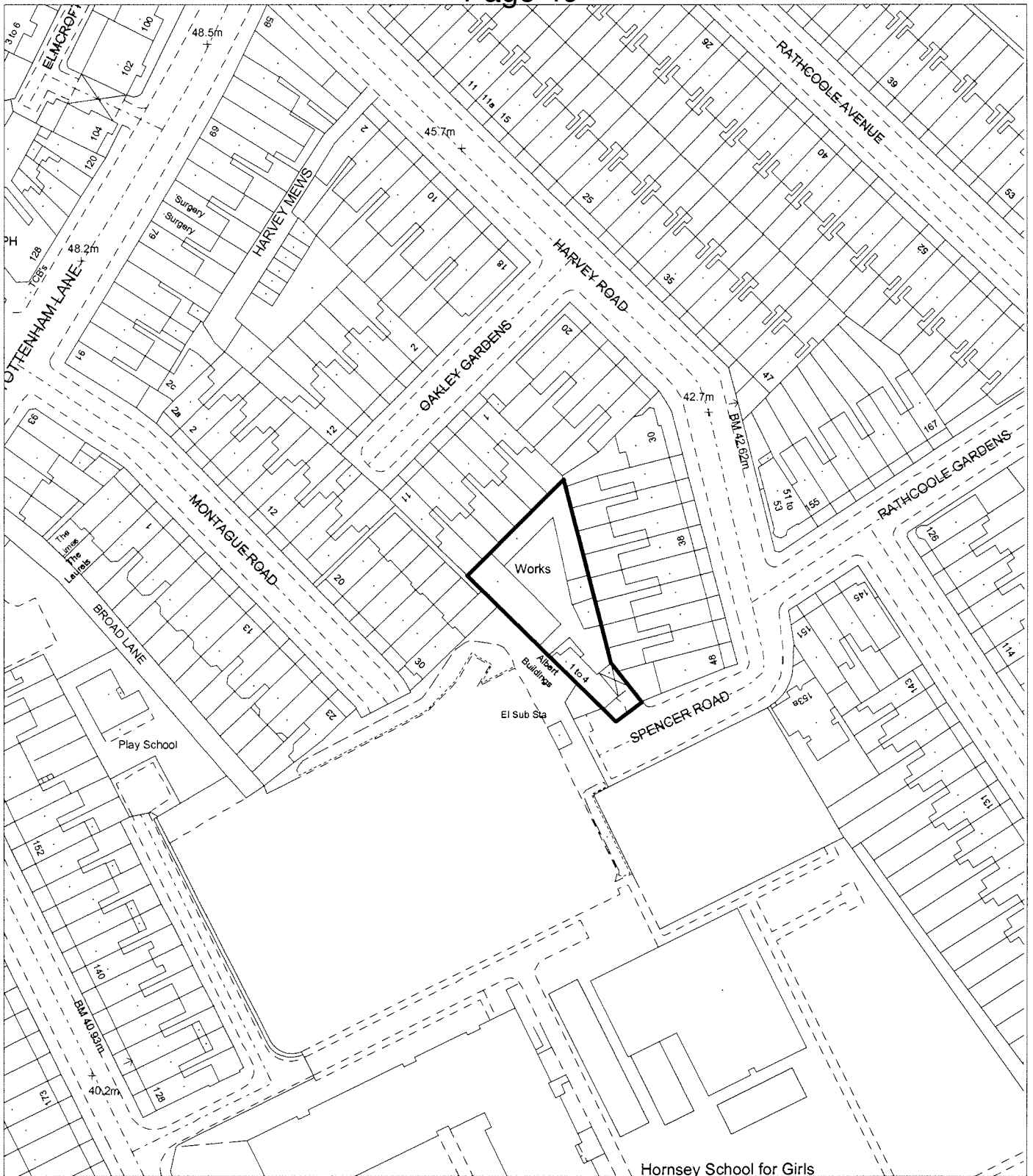
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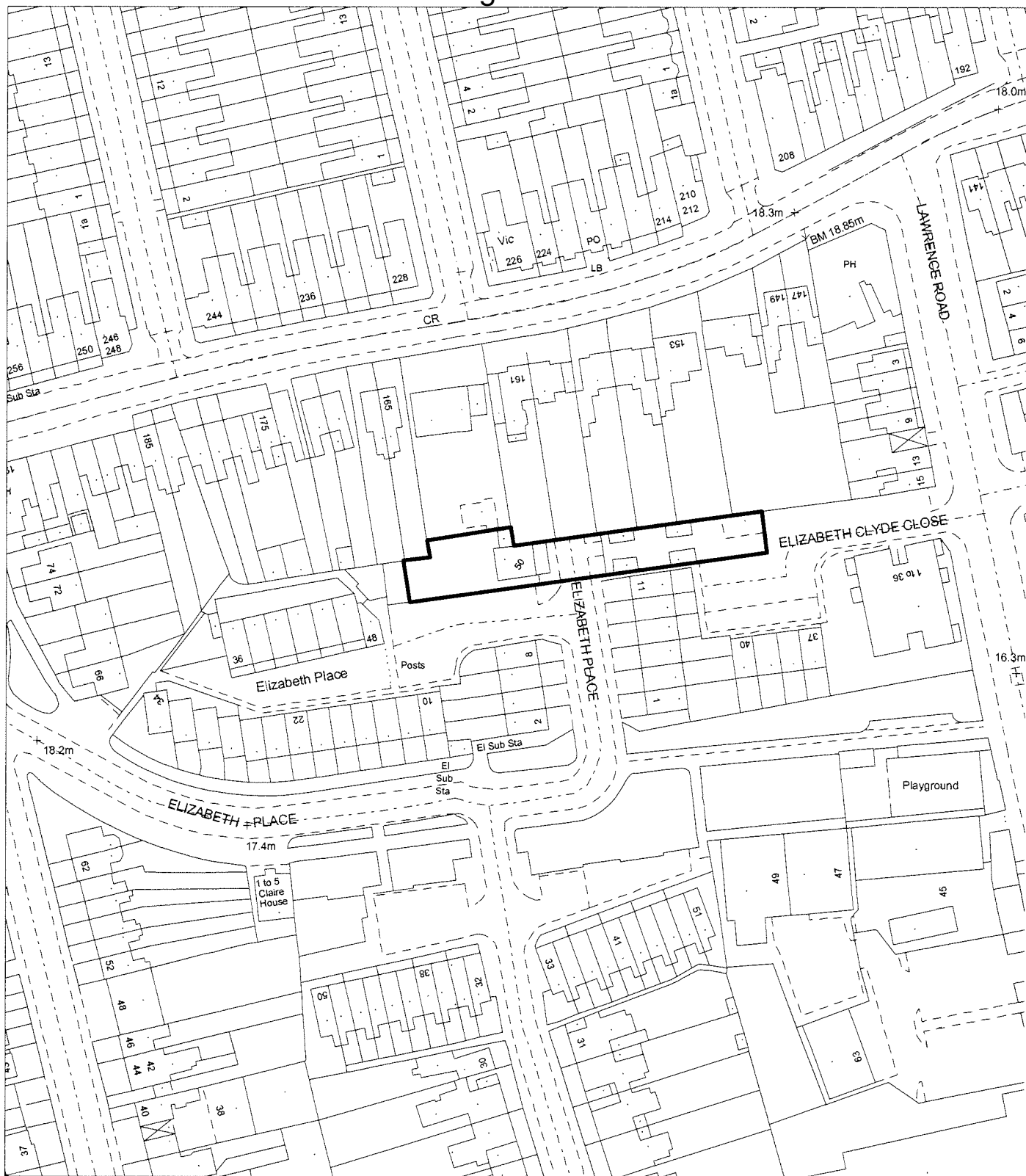
Site plan Albert Works, Spencer Road N8



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Site plan Land adjacent to 48 Elizabeth Place N15

HARINGEY COUNCIL

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	Scale	1:1250
	Date	06/09/2006

Planning Applications Sub Committee 12 October 2006

Item No. 8

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1213

Ward: Noel Park

Date received: 15/06/2006

Last amended date: N/A

Drawing number of plans: 217-MPAPB-PLAN-G-001, 217-MPAPB-PLAN-EX-ELEV-A-B-C-004, 217-MPAPB-PLAN-EX-ELEV-D-E-F-005, 217-MPAPB-PLAN-PR-PLAN-G-008, 217-MPAPB-PLAN-PR-ELEV-A-B-C-010, 217-MPAPB-PLAN-PR-ELEV-D-E-F-011

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

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

Existing Use: Industrial (B2) currently unoccupied

Proposed Use: Police Patrol Base (sui generis)

Applicant: Metropolitan Police Authority

PLANNING DESIGNATIONS

Road - Borough
Area of Community Regeneration
Cultural Industry Quarter
Defined Employment Area
Ecological Corridor
Industrial Business Park

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application relates to a large 1980's era glass facade commercial building at Quicksilver Place which runs off Western Road, N22 and is located west of Wood Green Town Centre. The property is situated between a former swimming pool that is now a conference and event venue and a large depot building with Alexandra School situated directly across the road. The property is not situated within a conservation area.

PLANNING HISTORY

OLD/1981/1654 - Change of use from general industrial to use for Middlesex Polytechnic – GRANTED 28/04/81

HGY/2004/1115 - Change of use of units from D1 to B2 - GRANTED 01/09/04

DETAILS OF PROPOSAL

Change of use of property from Industrial (B2) use to police patrol base (sui generis) with associated installation of CCTV cameras, window guards and replacement entrance gates. The police patrol base would incorporate training, storage including vehicle storage and office use while the application states that the use would be on a temporary basis for 5 years.

The supporting document included with the application includes the following description of the proposed patrol base:

‘Patrol Base’ is a term adopted by the Metropolitan Police as a location where police officers are briefed prior to going on patrol. It is not a police station and does not provide any direct access to the public or accommodate detainees. Units 1 & 2 Quicksilver Place would provide a base for officers to store their operational vehicles and equipment, undertake training, handle correspondence and be briefed on operations.

CONSULTATION

Transportation

Ward Councillors

Network Rail

The Decorium, 28 Western Rd, N22

Alexandra School, Western Rd, N22

Depot Western Rd, N22

12/07/06

9 – 17 Tower Terrace

130 – 146 Mayes Rd

109 Mayes Rd

108 – 138 Station Rd

RESPONSES

Network Rail – ‘We have no observations to make’.

Avenue Gardens Residents Association -

Heartlands Development Framework

1. Community facilities for Police use in the Heartlands area have already been considered and dismissed. In response to the statement in the Heartlands Development Framework (HDF) 2003, 'Development Principles' page 20.
2. 'There is a need for a new police station in the area. However, the need to create a development which promotes active uses in public areas and the stations requirement for a large surface car park mean that most of the Heartlands area would be unsuitable for this use'.
3. The GLA/LDA made the following objection (id:0226, ob:1138): 'Police station – there is a question mark against this and there is a need to finalise the thinking'.
4. To which the Officer response: 'Neither a police station nor a new library are planned or being contemplated on this site. The text should be amended to reflect this'.
5. AGRA objection to the same point (Id:0161, Ob:02416) states: '1. suggests that local residents extremely irritated and annoyed that the Police Station, one of the most unpopular elements of the last master plan, is not excluded but described by coy little statements such as 'most of the Heartlands is unsuitable', and further '3. suggests that is the Police Station is in then the location of it should be discussed. If the Police Station is out, then the subject should be dropped'.
6. To which the Officer response: 'Currently, it is not anticipated that there is a need to provide a new police station at the Heartlands. Therefore this paragraph stating the need for a new police station should be omitted' and in the section 'Community Facilities' delete the 4th paragraph in respect of the police station'.
7. Police use of sites within the Heartlands area have therefore been considered, consulted upon and dismissed. It is understood that improvement to community facilities refers to improvements to the library, provision of school places and improvement to primary health facilities. The requirement for Police facilities has been excised from the adopted HDF 2005.
8. AGRA objects that the reasons for the Council rejecting Police use of Heartlands sites remain valid and should be adhered to as existing policy.

Employment

9. While the supporting statement makes much of bringing employment to the location, the fact is that this employment already exists at other locations in the Borough. AGRA objects that the scheme will not

generate new employment in Haringey, and thus runs counter to one of the two main policy aims of the Heartlands Development Framework.

Piecemeal Development

10. The HDF declares that the Council will resist piecemeal development. The applicant states (Planning Support Statement para 5.18) that the proposed safeguarded Heartlands Access Route, by showing a true route that does not cross the site, has now removed the possibility that use of the site will be an impediment to comprehensive regeneration of the area.
11. The applicant is incorrect in this assertion. The HDF and UDP in its various revisions have never contemplated an access route through the site. The UDP first deposit erroneously showed 'pedestrian/cycle linkages' through the site and across Wood Green Common a clear error that was corrected in later drafts. In direct contradiction to the applicants assertion concerning the supposed impediment of the access route, the site is shown in the HDF as earmarked for part education, part residential purposes.
12. AGRA objects that police use of the site for 5 years will be an impediment to comprehensive regeneration of the area and thus constitutes undesirable piecemeal development. The Borough has already obtained funding for a new school on the adjacent site on the north boundary and which may include part of the Quicksilver site. This is expected to be completed within two years. Residential schemes may come forward at any time on this site, and are in any case expected to be some of the first developments of the Heartlands Regeneration scheme in a premium area. The proposed five year scheme will impede regenerative use of the site.

Trip Generation

13. The applicant has not tabled any information on the traffic impact on local roads in the area, either for the period before construction of the Heartlands Access Route or after. The applicant has not provided impact studies of trip generation by employees arriving or leaving the site, or trips generated from operational uses.
14. The applicant states that a majority of staff will be working shift hours. A substantial portion of these staff will be working during hours when public transport is not available, and will have to make use of private vehicles. The site has a high PTAL rating, but this benefit is not being made best use of by the proposal. AGRA objects that the proposal is thus an inefficient use of the site.
15. Trips generated by operational use may be substantial and also of an emergency and high speed nature. The impact of these trips has not

been assessed by the applicant. AGRA objects that the proposal is thus an inefficient use of the site.

16. Trips generated by operational use may be substantial and also of an emergency and high speed nature. The impact of these trips has not been assessed by the applicant. AGRA questions the wisdom of locating these facilities next to two schools – the existing Alexandra Primary School and the proposed new school – with large numbers of young people and children on adjacent streets at certain times of the day.

Impact on Local Amenity

17. Police use of local streets, in particular park Avenue and Station Road, constitute a well documented 24 hour noise nuisance. Numerous complaints have been made about the use of police sirens late at night. Speeding patrol cars are a noise nuisance as well as dangerous in local streets.
18. The applicant has provided no information on the likely destinations of emergency call outs, so the logic of a 'centralised patrol base' in this location and the likely routes to be used cannot be properly assessed. AGRA objects that the impact of the proposal on nearby residential streets from noise and speeding is likely to be great and is currently unexamined.

One objection received from a Local Resident -

1. The application states that the base would be served by 27 external parking spaces for operational vehicles and visitors only. Staff working shifts will not be using public transport and will park on nearby streets. I am already finding it difficult to park outside my house as people from other residential areas are parking there as there is no parking where they live. The development will only make the situation worse.

2. I am very concerned about the increased noise levels from vehicles with sirens blaring at all times of the day and night.

3. there are schools nearby and limited safe crossings facilities – police vehicles emerging at speed from the base would endanger children in the area.

Letter from adjoining occupier The Decorium –

With reference to our telephone conversation a few weeks ago regarding the planning application for the

above site. As I mentioned the site is adjacent to the rear of our building The Decorium Banqueting Suite. The rear boundary wall is shared between both of us i.e. the old Middlesex university campus.

There is a double gate to the rear of The Decorium which is the fire exit route from our building into Quicksilver place been the common right of way for both our building and the old Middlesex university, this then leads on to Western Road.

My concerns are that when a planning application is considered for the side; please bear in mind our fire exit route. I would have thought it would be more beneficial for both parties if the gate to the new development could be located further back into Quicksilver place so that we can both use the right of way onto the street and not have any security issues.

Transportation -

The proposed police patrol base is in an area with a high public transport accessibility level (PTAL), located within the Wood Green outer CPZ, operating Monday to Saturday from 0800hrs to 18:30hrs.

The site is within walking distance of Wood Green underground station and Alexandra Palace rail station, this combined with the fact that police officers having free use of public transport, means the majority of officers will travel by public transport.

The applicant has provided 50 off street parking space to support the operation of the proposed unite. This is sufficient considering that the maximum number of staff that will be on shift is 50 employees and the maximum number of staff that will be in the unit at any one time is 100 employees at the change over. Considering the site is in a CPZ and it is not directly abutting a Principal Road or a Borough Road where parking outside the CPZ operational hours would impede the flow of traffic and given that there is secure car parking facility available within walking distance of the site. The transportation and highways authority would not object to this application.

RELEVANT PLANNING POLICY

G4 'Employment'

AC1 'The Heartlands / Wood Green'

UD1 'Planning Statements'

UD2 'Sustainable Design and Construction'

UD3 'General Principles'
UD4 'Quality Design'
ENV6 'Noise Pollution'
EMP1 'Defined Employment Areas – Regeneration Areas'
EMP2 'Defined Employment Areas – Industrial Locations'
M3 'New Development Location and Accessibility'
M10 'Parking for Development'

ANALYSIS/ASSESSMENT OF THE APPLICATION

Impact on amenity

The proposed development would involve some minor changes to the existing elevations of the building with the installation of bars over windows in the western elevation and the installation of 12 CCTV cameras which will be fixed to the building at various locations. New access gates are also proposed. The proposed changes to the building are considered appropriate for the industrial nature of the site.

The police patrol base would be situated within an industrial estate a significant distance from the nearest residential properties. The commercial / industrial nature of the area is considered an appropriate location for the use and it would not give rise to any significant adverse impact on the amenity of the adjoining and surrounding uses which are predominantly industrial / commercial. The use of the property as a police patrol base is not expected to have any detrimental impact on the operation of the school located opposite the site or the functions centre and depot situated on either side. The proposed development is considered consistent with Policies UD3 'General Principles' and UD4 'Quality Design'.

A number of objectors have expressed concern about increased noise levels resulting from the sirens of police vehicles leaving the site and the disturbance this would cause to the nearest residential areas. There is likely to be noise disturbance from police vehicles when responding to emergencies. The use of sirens by police vehicles in emergencies however, is not a material consideration and it would be inappropriate for the Council to refuse the application on these grounds; if it were, it would be difficult to site a police building in most parts of Greater London.

Parking

The proposed plans detail a total of 27 external car parking spaces for use by operational vehicles and visitors only. The application states that all operational vehicles would be kept on the property when not on patrol and that there will be no public access to the patrol base. The application states that no staff car parking is proposed and it is expected that a large number of staff would travel by public transport. The site has good links to public transport with Wood Green tube station, and Alexandra Palace Railway Station situated nearby and a number of bus routes also running near the site.

The Transportation team have not objected to the application (see comments above).

Employment & Haringey Heartlands Development Framework

The proposed development would be situated within a Defined Employment Area and as such Policy EMP2 'Defined Employment Areas – Industrial Locations' is relevant. This policy seeks to protect and enhance the Borough's industrial locations and states that proposals for uses that fall outside the 'B' use classes will not be permitted in industrial locations unless they:

- a) are ancillary to primary 'B' class use;
- b) will not compromise the employment status of a DEA and
- c) are a complimentary use needed for the area to function effectively for employment purposes.

The building the application relates to is currently empty and it is considered that the proposed conversion of the building to a police patrol base on a temporary basis would not compromise the long term employment status of the Defined Employment Area. The planning statement that forms part of the application states that approximately 420 police officers and staff would be employed from the base with two shifts of 210 people per team and an average number of staff for each of the three shifts per day of 35 - 50. The ancillary office area would accommodate approximately 45 office based personnel with approximately 30 of these working 9am to 5pm. As the proposed use of the property as a police patrol base would provide a large number of employment opportunities it is considered that it would not compromise the employment status of the Defined Employment Area and therefore meets Policy EMP2 b) .

The application property is also situated within a Defined Employment Area – 'Regeneration Areas'. Policy EMP1 states that The Council will encourage the redevelopment of the regeneration areas (DEAs) as identified in schedule 3 in accordance with policies AC1 and AC2 of the plan. Policy AC1 'The Heartlands / Wood green' is the relevant Policy to consider in terms of this application. This Policy states that development should have regard to the framework for the area which seeks to ensure comprehensive and co-ordinated development. The policy then sets specific criteria for development within the Heartlands area. The current application does not appear to fit within the broad criteria and objectives Policy AC1 sets for this specific area. However the proposed development would only operate from the site on a temporary basis, and would also involve only minor changes to an existing building rather than larger scale redevelopment of the existing building and property. The temporary use of the site as a police patrol base is unlikely to prevent any potential redevelopment of the site in the future that could contribute to the broader aim of regenerating the wider Haringey Heartlands / Wood Green area.

Existing Gateway

A letter from the adjoining occupier The Decorium was received and this letter outlined concern regarding existing access arrangements, the existing gates on the property and the joint access arrangements between Quicksilver Place and The Decorium property. It would appear that this is a private matter and not a relevant planning issue in terms of this application. The contact details for the agent representing the applicants was passed to the Decorium.

SUMMARY AND CONCLUSION

The temporary use of the property as a police patrol base would involve only minor changes to the existing building and property and is not considered to constitute a major redevelopment of the site. The temporary nature of the use and minor physical changes to the site would not prevent or discourage future redevelopment or use of the site that could contribute to the regeneration of the Haringey Heartlands Area. The proposed development not considered contrary to Policies AC1 'The Heartlands / Wood Green', EMP1 'Defined Employment Areas – Regeneration Areas' and EMP2 'Defined Employment Areas – Industrial Locations'.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1213

Applicant's drawing No.(s) 217-MPAPB-PLAN-G-001, 217-MPAPB-PLAN-EX-ELEV-A-B-C-004, 217-MPAPB-PLAN-EX-ELEV-D-E-F-005, 217-MPAPB-PLAN-PR-PLAN-G-008, 217-MPAPB-PLAN-PR-ELEV-A-B-C-010, 217-MPAPB-PLAN-PR-ELEV-D-E-F-011

Subject to the following conditions:

1. The permission shall be granted for a limited period expiring on 12th October 2009; further the permission hereby granted shall not enure for the benefit of the land but shall be personal to Metropolitan Police Authority only, and upon the Metropolitan Police Authority ceasing to use the land the use shall be discontinued and shall revert to the authorised use of General Industrial (B2).

Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

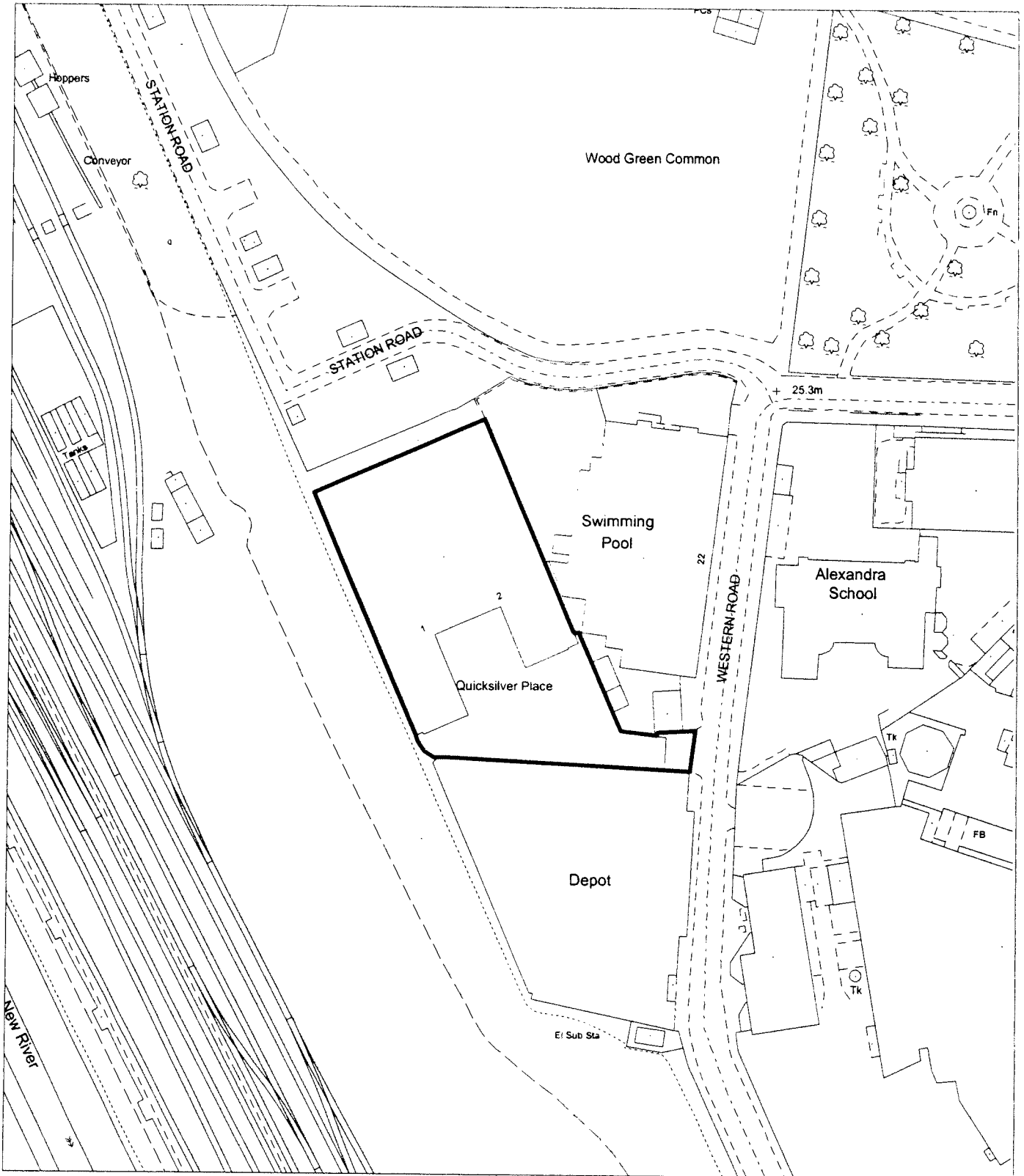
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

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

REASONS FOR APPROVAL

The temporary use of the property as a police patrol base would involve only minor changes to the existing building and property and is not considered to constitute a major redevelopment of the site. The temporary nature of the use and minor physical changes to the site would not prevent or discourage future redevelopment or use of the site that could contribute to the regeneration of the Haringey Heartlands Area. The proposed development not considered contrary to Policies AC1 'The Heartlands / Wood Green', EMP1 'Defined Employment Areas - Regeneration Areas' and EMP2 'Defined Employment Areas - Industrial Locations'.



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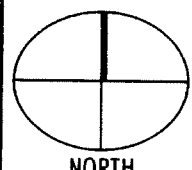
Site plan

Units 1 & 2 Quicksilver Place Western Road, N22

HARINGEY COUNCIL

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Planning Applications Sub Committee 12 October 2006

Item No. 9

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0580

Ward: Crouch End

Date received: 21/03/2006

Last amended date: 07/07/2006

Drawing number of plans: 2873 P01 rev B & P02 rev B.

Address: Land Rear Of 27 - 47 Cecile Park N8

Proposal: Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces.

Existing Use: Garages
Residential

Proposed Use:

Applicant: Mithril Homes

Ownership: Private

PLANNING DESIGNATIONS

Crouch End Conservation Area
Road - Borough

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to Section 106 Legal Agreement and conditions

SITE AND SURROUNDINGS

Approximately 40 lock-up garages currently occupy the site. The garages are situated along the southern boundary of the site. Vehicle access is gained between numbers 37 and 39 Cecile Park. Much of the site is gravelled. The site is within The Crouch End Conservation Area; the southern edge of the site forms the boundary of the Conservation Area.

PLANNING HISTORY

9 applications for the erection of lock up garages were submitted between 1967 and 1984 with the most significant being the granting of permission for 39 garages in 1967.

OLD/1986/0974 - Erection of 17 lock up garages REFUSED 28/07/86

- OLD/2000/0604 - Residential development to provide 7 x 2 storey houses and 1 self-contained flat with car ports / parking for 14 cars, also 26 lockup garages REFUSED 15/12/00
- OLD/2000/0605 - Conservation Area Consent for the demolition of garages REFUSED 15/12/00
- HGY/2000/0935 - Application to erect 7 houses and one flat and garages in basement area REFUSED 05/12/00 subsequent appeal DISMISSED
- HGY/2000/0933 - Conservation Area Consent to erect 7 houses and one flat and garages in basement area REFUSED 05/12/00 subsequent appeal DISMISSED.
- HGY/2001/1696 - Application to erect 6 dwellings and ten garages REFUSED 06/04/04 subsequent appeal DISMISSED.
- HGY/2001/1697 - Conservation Area Consent for the demolition of garages.
REFUSED 27/07/04 subsequent appeal DISMISSED.
- HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces.
WITHDRAWN 14/12/05
- HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages.
WITHDRAWN 14/12/05

DETAILS OF PROPOSAL

The application proposes the demolition of 39 existing garages situated on the site and erection of 5 x 2 storey three bedroom houses with associated landscaping and the formation of 10 no. parking spaces. Units 1, 3, 4 and 5 would contain a ground floor level with combined kitchen and dining room with a first floor level of three bedrooms one with ensuite. Unit two would contain the same layout at the first floor level but would have a separate dining room and a living room at ground floor level with a kitchen situated at lower ground floor level.

CONSULTATION

31/03/2006

Site Notice
Transportation
Cleaving

Building Control
Ward Councillors
Hornsey CAAC
Conservation Team
Council Arboriculturalist
63a, 1 – 63 (o) Cecile Park, N8
30 – 52 (e) Cecile Park, N8
17a, 29a, 29b Cecile Park, N8
2 – 46 (e) Tregaron Ave, N8
7 – 29 (o) Elm Grove, N8

RESPONSES

Conservation Officer

I have noted the 2 no. Inspector's decisions on previous proposals for the site and am mindful of their assessments.

The proposals have been amended since my observations in April 2006, and now feature 5 separate detached houses arranged on the site with significant gaps between them. In terms of layout I consider this is a significant improvement as the proposed built form is visually permeable with views through these gaps.

I note how the levels step down across from the south from the houses on Elm Grove to their rear gardens, to the site itself and to the Cecile Park gardens on the north side, and I note the distances between the proposed development and the existing terraces, and that there are no windows proposed at first floor level facing Elm Grove.

The important issue I feel still needs to be resolved is the form of the roof. As proposed it is a mansard form with a roof pitch which is far too steep – essentially it results in internal accommodation which is comparable with a full blown 2 storey house. Visually these 'mansards' appear as a developer's diluted 'mock Georgian' roof form which visually jars and looks out of place in this backland context in the Conservation Area. They appear visually too obtrusive – as over-bloated roofs – essentially the developer is trying to cram too much in. It is important that the architectural form of the late Victorian terraces should remain visually dominant and any replacement development for the garages should clearly be subordinate in scale, size and visual appearance. This may be achieved by a 'neutral' form and style of development.

I would therefore recommend that the 'mansard' roof form be deleted and that the reduced first floor accommodation be within a double pitched roof form, i.e. say 45 degree pitch. This would reduce the overall mass and bulk of development at first floor level, and I consider that the resulting roof form would appear visually harmonious with the existing Victorian terraces and preserve the character and appearance of the Conservation Area.

On this basis I consider that in principle the scheme can be acceptable subject to the receipt of satisfactorily amended drawings and to the approval of good quality external facing materials.

Waste Management - recommended a list of conditions.

'The proposed bin storage area is 40 metres distant from the nearest available collection point on the public highway. This is well in excess of the 10 metre guideline pulling distance for bulk refuse bins and significantly in excess of the 25 metre guideline pulling distance for wheelie bins.

This means the refuse collection vehicle will need to enter the site to collect refuse. The public highway outside the site will need to be protected from indiscriminate parking to ensure the collection vehicle can access onto and egress from the site without hindrance. This can be facilitated in a number of ways:

- Installation of as wide a radius kerb line as possible
- Installation of kerb build-outs with wide radius kerbs as entrance to site
- Lay double yellow lines at entrance to and opposite site to sufficient distances to ensure refuse vehicles can comfortably make the turn into the site from the public highway.

For all of the above suggestions you will need to consult the highways department.

Once on the site the refuse collection vehicle will need a hammer-head so as to be able to turn and leave the site forwards. There appears to be sufficient space for this at the top of the entrance road. The developer should build in sufficient measures to ensure this area is kept clear of parked cars so the refuse collection vehicle can comfortably turn on the site.

The driveway will need to be sealed. Individual wheelie bins are favoured for use on this site. The bin storage looks acceptable'.

Tree Section - The following comments and observations relate to the proposed development on the trees on site and in neighbouring gardens. Drawing number P01 Rev B was used for identification purposes. No arboricultural report was supplied.

Tree coverage

There are no trees on the site that will be affected by the development. However, there are two significant trees in the rear gardens of adjacent properties, where consideration is necessary.

Located to the rear of 38-40 Tregaron Avenue is a mature Horse chestnut (T1) protected by a Tree Preservation Order (TPO). This tree has been subject to regular heavy crown reduction. It has a thin canopy and has been infected by *Cameraria ohridella*, an insect pest that causes degradation of the foliage and leads to it falling prematurely.

Located in the rear garden of 31 Cecile Park is a mature Sycamore (T2). It also has a thin canopy but this condition on both trees is probably the result of them suffering from drought stress.

Tree Protection

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

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

The site is presently used for lock-up garages. The land in front of the garages has been subject to regular vehicle traffic. This would lead to the assumption that the soil is compacted. These conditions are not favourable to root growth, as poor soil structure and the availability of oxygen and water is greatly reduced.

The poor rooting environment of this site would indicate that the majority of the trees roots will be located within the residential gardens where conditions are more favourable.

Proposed Site Layout

The layout indicates that House 1 is positioned 6.5m from T2. It can be determined that the construction of the new structure would not have a detrimental effect on the tree. However, the trees canopy extends over the site to 7m, which will necessitate pruning works. The location of the tree will also restrict natural daylight into the building whilst in leaf.

The layout indicates that House 2 is positioned 4m from T1. It can be also determined that the construction of the new structure would not have a detrimental effect on the tree, if careful consideration is given to the design and construction of the foundations.

Careful consideration must also be given to the construction of the new driveway. Trial pits dug by hand beneath the canopy of T2 must be undertaken to determine the location of any significant structural roots prior to excavation for the sub base.

Planning conditions to ensure tree protection.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the Sycamore and Horse Chestnut tree.

The following are minimum requirements:

A pre-commencement site meeting must be specified and attended by all interested parties, (Architect, Consultant Arboriculturist, Planner Officer, LA

Arboriculturist and Contractors) to confirm the protective measures to be installed for trees.

A method statement must be produced detailing the design and construction of the foundations for House 2.

Conclusions

In my opinion, the proposed new development can be constructed without any detrimental effects on the existing trees in adjacent gardens.

Transportation -

Although this site is located in an area with low public transport accessibility level and within Crouch End restricted conversion area which has been identified as that with car parking pressure, the W7 bus route - Crouch Hill which offers some 26 buses per hour (two-way), for frequent bus connection to and from Finsbury Park tube station, is a walking distance away. We have subsequently considered that majority of the prospective residents of this development would use public transport for their journeys to and from the site. In addition, notwithstanding the loss of the garages, the applicant has proposed 10 car parking spaces, as shown on Plan No. P01.

However, there is the concern with the narrow width of the vehicular access which at just over 4 metres, would not allow refuse or similar servicing vehicles to pass private cars and cannot accommodate a dedicated route for pedestrians and cyclists entering and exiting the site. We would therefore ask the applicant to submit a scheme for a shared use of the vehicular access by pedestrians/cyclists. Also, we would require some control within the site, in the form of signage, warning exiting drivers to give priority to inbound traffic.

Consequently, the highway and transportation authority would not object to this application subject to the following conditions:

(1) The applicant erects a priority signage indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along the site access.

(2) The applicant submits a scheme with appropriate paving materials, typical of a shared surface and which would enable drivers to pay special regard to pedestrians/cyclists along the site access, to the transportation authority for approval.

Reason: To minimise conflict between pedestrians/cyclists and vehicles along the site access.

Hornsey CAAC - We still feel that there are too many houses for this site, which is narrow and unsuitable for housing. But if this is still to be considered there should be only four houses, not five. We reiterate our earlier comments about the design: the detailing is fussy, the dormers are heavy and the mansard roofs are unsuitable on houses of this size. We also regret the loss of lock-up garages, which will increase the pressure on roadside parking and lead to more parking in front gardens.

Hornsey CAAC (original comments) - We reiterate the comment we made on the earlier application Nos. 2005/1985 & 2005/1987, which was as follows:

'We object to the overdevelopment and overlooking, which will cause amenity problems with neighbours. This could be reduced if the development were reduced to four houses'.

We notice that in this revision the houses are higher than in the first application, which we regret. We preferred the design of the first revision with the roofs curving down to the rear, to the present pastiche with its heavy – looking dormers and unsuitable mansard roof'.

21 individual letters objecting to the proposed development were received and the following objections were raised:

- Would disrupt the visual outlook between Cecile park and Tregaron Avenue
- Noise levels would increase as well as vulnerability to crime
- Pollution levels and traffic congestion would increase
- Concern regarding loss of property values
- Site is a backlands property and there is already too much development on sites such as this
- Would have an adverse impact on the conservation area
- Would result in loss of privacy and overlooking
- Loss of valuable open space
- Narrow entrance to site will create difficulties for refuse collection & emergency vehicles
- Amounts to overdevelopment of the site
- Very similar to previous refused scheme
- Would add to pressure on local provision of schooling and healthcare
- Loss of light
- Loss of trees
- Overlooking from first floor side window of No. 11 Elm Grove
- Would result in loss of light to surrounding properties including gardens
- Lack of landscaping details
- In view of the restrictive shape of the site, being long, thin and narrow, redevelopment for residential use will inevitably impact significantly on the numerous surrounding properties which are all in close proximity
- Concern that the front elevation of the dwellings does not accurately reflect the relationship with the houses located to the rear. Is it proposed to reduce the level of the site to achieve the low height of the houses? And if so what effect will the lowering of the houses have on the trees?

- Development would have a significant impact on adjoining properties fronting Tregaron Ave. These Tregaron Ave properties have shorter gardens.
- Site is suited to a maximum of 4 houses
- Further housing in an area already densely populated with many existing buildings converted to flats would add to existing traffic, parking and pollution problems.
- Concern at proximity of the proposed houses to existing neighbouring housing.
- Development inappropriate for narrow site and would lead to a density and building density only found in the most crowded inner city areas.
- Impact of development on wildlife including foxes, squirrels and a range of birdlife.
- Impact on trees.
- Loss of existing garages / parking on the site would exacerbate existing parking issues in the area
- Squeezing further properties into a thin strip of land would be very unpleasant and give rise to issues of overlooking for surrounding neighbours.
- The Council are granting planning permission to developments which only seem to meet the requirements of the very affluent middle classes. I am sure that the proposed housing will not suit the pocket of the average teacher, nurse or Crouch End shop worker. There seems to be far too much emphasis on building luxury properties for people who can already afford existing properties on the market. Why continue to build further properties for only one social group, in an already over-populated area?

To the **initial** consultation, a **petition** with 98 names and addresses attached was received objecting on following grounds:-

The proposed development in its extent and density will have an acceptable adverse effect on the appearance of the Conservation Area with the devastating loss of vegetation and severe damage to mature protected trees.

Haringey's UDP requires 'there should not be any significant loss of privacy from overlooking adjoining houses or their back gardens'. These houses would mean a significant loss of privacy and a complete loss of any open aspect Conservation Area amenity common to the whole area.

We are concerned about the narrow entrance to the proposed site and the difficulties of access for refuse collection and emergency vehicles.

The current proposal barely differs from the previous application (turned down at appeal) to build six x 2 bedroom houses. We consider this to be an overdevelopment on such a small narrow site.

Any development would have a deleterious impact on the natural fauna in the habitat of owls, bats, hedgehogs, jays and other wildlife.

Parking in Cecile Park is already a major safety problem. Inevitable overspill from this development would cause further strain.

Local provision of schooling and healthcare is severely stretched. Further development would exert still greater pressure.

Building Control - 'The proposals have been checked under Regulation B5 – access for the fire service, and we have no observations to make'.

RELEVANT PLANNING POLICY

UD 3 'General Principles'
UD 4 'Quality Design'
CSV 1 'Development in Conservation Areas'
CSV 7 'Demolition in Conservation Areas'
HSG 1 'New Housing Developments'
HSG 2 'Change of Use to Residential'
HSG 9 'Density Standards'
M3 'New Development Location and Accessibility'
M10 'Parking for Development'
SPG 1a 'Design Guidance and Design Statements'
SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'
SPG 3b 'Privacy / Overlooking /, Aspect / Outlook and daylight / Sunlight'
SPG 3c 'Backlands Development'
Planning Policy Guidance Note 3 – Housing (PPG3)

ANALYSIS/ASSESSMENT OF THE APPLICATION

While the current application has to be considered on its own merits the Planning Inspectors Appeal decisions on the previous proposals for the redevelopment of the site provide important guidance in terms of the relevant planning issues that need to be considered. The main issues relevant to this application are: 1) Impact on the Crouch End Conservation Area 2) Design and Materials 3) Impact on Residential Amenity 4) Impact on Trees 5) Loss of Garages / Traffic Generation and Parking 6) Density 7) Educational Needs 8) Refuse Collection and Emergency Services Access 9) Amenity of Future Residents

1) Impact on Crouch End Conservation Area

The current application follows the refusal of two similar planning applications for the development of the site as well as two dismissed appeals. The design of refused scheme detailed in applications HGY/2000/0935 & 0933 was considered at appeal in July 2001, and the Inspector found that

'whilst the design of the proposed dwellings would not imitate that of the surrounding buildings, their appearance, because of the use of similar features and materials, would be sensitive to the appearance of the existing buildings. However, the significant mass and bulk of the proposal, running the length of the site without interruption would not, in my opinion, respect the context of the surroundings or preserve the character of the conservation area.'

Following the dismissal of this appeal another planning application was made (HGY/2001/1696 & HGY/2001/1697) and this was refused in April 2004. Although this application was refused and also went to appeal the design of the scheme was different to the previous scheme with detached houses proposed rather than a terrace of dwellings. In the appeal decision relating to this application The Planning Inspector concluded that the proposed development 'would serve to preserve and enhance the character and appearance of the

Conservation Area'. This appeal was dismissed only on grounds relating to overlooking from the first floor windows of two of the houses, rather than its impact on the Conservation Area.

The current application is similar in design and layout to the 2004 scheme with detached buildings proposed although the current application proposes one less dwelling. Only part of dwelling number 3 would be visible along the access road from Cecile Park and as such it is considered that the development would not detract from the character or appearance of the buildings fronting Cecile Park, which provide the visual focus for this part of the Crouch End Conservation Area. The site of the proposed development is a backland site and as such the development would not form a visually prominent group of buildings within the Crouch End Conservation Area. The current application in terms of its impact on the Crouch End Conservation Area is considered consistent with Policy CSV 1 'Development in Conservation Areas' in that it respects the character and appearance of the area and would preserve its historic character.

The application also proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. The proposed development is considered consistent with Policy CSV 7 'Demolition in Conservation Areas'.

2) Design and Materials

The proposed dwellings would have a low profile mansard style first floor set in at the front and rear of the buildings with a height of 5.9 metres at the eaves. The sides of the mansard roof would be constructed of grey coloured Cambrian slate while the ground floor front and back walls would be constructed of brick that would match the brickwork of adjacent properties. The plans propose two options for this brickwork either red stock or yellow multi. The proposed side walls of the dwellings would also be constructed of this brick.

The Council's Conservation Officer recommends that the 'mansard' roof form be deleted and that the reduced first floor accommodation be within a double pitched roof form, i.e. say 45 degree pitch. In this Officers opinion this would reduce the overall mass and bulk of development at first floor level, and would result in the roof form being more visually harmonious with the existing Victorian terraces and the character and appearance of the Conservation Area.

However the proposed dwellings would have a low profile design and would be set significantly lower than the adjoining dwellings on Tregaron Avenue. The proposed dwellings would be detached and would be spaced out along the application site as well as being relatively small in size. It is considered that due to the restrictive nature of the site new dwellings that imitate the design of the existing dwellings in the area is not possible or appropriate and as such the mansard style design is not inappropriate for the site. The design of the proposed dwellings is considered consistent with Policies UD 3 'General Principles' and UD 4 'Quality Design' of the Haringey Unitary Development Plan 2006.

3) Impact on Residential Amenity and Privacy & Design

SPG3b states that for two storey developments all rear facing habitable rooms situated directly opposite each other should be a minimum of 20 metres apart. All the proposed dwellings would be situated in excess of 20 metres from the nearest rear walls of the dwellings to the north fronting Cecile Park. As the proposed development meets this 20 metres distance requirement it is considered that the proposed development would not cause an unacceptable degree of overlooking or be overbearing to residential properties situated to the north along Cecile Park. This is consistent with the conclusions drawn in previous Inspectors appeal decisions.

The proposed dwellings would be situated between 10 to 14 metres from the rear walls of the existing houses to the south, which front Tregaron Avenue and as such would not adhere to the 20 metre set back requirement. In terms of the potential impact of the development on residential amenity the main issue to consider is whether the development would cause an unacceptable degree of overlooking or be overbearing to these adjoining residential properties to the south.

All the proposed dwellings in the current scheme would face towards the north and no windows are proposed in the rear elevations at first floor level. In addition no rooflights are proposed in the rear roof slopes of the dwellings. Two sets of French doors are proposed in the rear elevation of the proposed dwellings at ground floor level. Due to the slope of the land which runs down from Tregaron Avenue towards Cecile Park the French doors of proposed dwelling numbers 3, 4 and 5 would be set lower than the rear garden levels of the adjoining Tregaron Avenue properties. This would prevent any overlooking or loss of privacy arising from these French doors. Proposed dwellings 1 and 2 would be situated at a higher ground level than the other three houses however it is considered that through the use of appropriate conditions requiring adequate boundary screening any potential loss of privacy or overlooking could be avoided.

The layout of the proposed dwellings has been altered from the previous scheme with the dwellings spread out along the width of the backlands site more. One less dwelling is now proposed and this enables all the dwellings to be set off the boundaries of the site. All the proposed dwellings would be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site. The two end dwellings Numbers 1 and 5 would be situated 4.8 metres and 3.4 metres off the side boundaries of the site. The plans detail a large amount of landscaping along the property boundaries with fencing to be erected around the boundary and a large number trees planted along the boundary. The fencing and tree planting would screen the development and if permission is granted it is recommended that landscaping conditions be attached requiring details of the fencing and planting prior to work on the site commencing. It is considered that the current layout of the dwellings, the removal of all first floor windows and rooflights from the rear elevations and the proposed landscaping measures would prevent the issues of overlooking and loss of privacy which was the sole reason for dismissal of the last appeal on this site.

SPG 3c 'Backlands Development' states that where backland development is proposed, careful consideration will be given to all design issues with particular attention given to density and height of the proposal, privacy and outlook from existing houses and gardens, access arrangements, levels of traffic and reduction in sunlight to existing rear gardens. The design of the proposed development is considered consistent with SPG 3c 'Backlands Development' in that it would not give rise to overlooking or a loss of privacy is an appropriate density and height for a backlands site and would not be detrimental to the living conditions of the adjoining properties surrounding the site.

4) Impact on Trees.

A large number of objectors to the scheme have identified potential loss of trees on the site as a concern. Within the confines of the site there are no trees that will be affected by the proposed development. There are a number of significant trees on both the northern and southern boundaries of the site, located just within the rear gardens of properties in Cecile Park and Tregaron Avenue.

All the proposed dwellings would be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site. The two end dwellings Numbers 1 and 5 would be situated 4.8 metres and 3.4 metres off the side boundaries of the site.

In terms of the trees on the southern boundary (in Tregaron Avenue gardens) a number of lock-up garages currently abut this boundary. Of these garages, all but two at the western end of the site will be removed, and their place occupied by the gardens of the new dwellings. These trees should therefore have more space for root development.

In terms of the trees situated on the northern boundary (in gardens of Cecile Park), the driveway serving the new housing is adjacent to the boundary, and the area is already surfaced with gravel or concrete. Subject to there being careful excavation for the sub-base of the access road within 2 to 3 m. of the stems of these trees, no adverse impact on trees adjacent to the boundary is likely and an appropriate condition could be attached if permission is granted to ensure this.

There is a large Horse Chestnut tree situated at the rear of 38 and 40 Tregaron Avenue which is covered by a Tree Protection Order. The excavation for the foundations of the nearest proposed dwelling (No.2) should be subject of a condition requiring special construction details in order to ensure protection of this tree.

The distance the dwellings would be situated off the boundaries of the site means that with the use of appropriate conditions no trees situated along the rear boundaries of adjacent properties are likely to suffer any adverse effects from the proposed development.

The Council Arboriculturist has commented on the application and concluded that through the use of appropriate conditions the new development can be

constructed without any detrimental effects on the existing trees in adjacent gardens.

5) Loss of Garages / Traffic Generation and Parking

The 2001 scheme, dismissed on appeal, would have retained 26 garages and would have resulted in the loss of 14 garages. The Inspector, in coming to a decision on that scheme, found that the loss of 14 garages would not have a significant adverse effect on on-street parking. He noted that many of the garages were used by people who are not residents in the area, and that the garages were not tied by long-term agreements. The 2004 scheme would have resulted in the net loss of 25 garages and the Inspector in her decision noted that although there was pressure on parking spaces in the area the proposed development would provide 9 parking spaces and the loss of the existing garages would not cause harm. The current application proposes the provision of a total of 10 parking spaces for 5 new dwellings of three bedrooms each. Parking for 10 bicycles is also detailed on the application plans. This level of off street car parking considered adequate and consistent with Policy M10 'Parking for Development'.

The Inspector's decision on the 2001 appeal (7 dwellings and 25 lock-up garages), noted that there would be some increased activity associated with the new dwellings. However, he found that because of the overall reduction in the number of garages, there would not be a significant difference in the level of activity, and there would not be unacceptable noise and disturbance caused to neighbouring residents. Traffic issues were also not identified as a reason for the dismissal of the 2004 appeal (6 dwellings and ten garages). The revised application is for 5 dwellings and the removal of 39 existing garages, and the level of traffic expected to be generated would be less than with the 2001 and 2004 schemes. The traffic generation likely to arise from the proposed development would not be significant and would not detract from the amenity of local residents.

The Council's Transportation Department have not objected to the proposed scheme but have suggested the use of two conditions should the scheme be approved.

6) Density.

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

The application site is 0.17 hectares in area including the access road and the proposed development would have a total of 26 habitable rooms. The density of the proposed development would therefore be 153 hrh.

Given that the application relates to a backland site situated within the Crouch End Conservation Area a density of 153 habitable rooms per hectare is

considered appropriate. A development with higher density is unlikely to be compatible with the existing pattern of development in the area. SPG 3c 'Backlands Development' states that the Council's Density Standards will not generally apply to backlands sites unless it can be shown that the scheme does not constitute town cramming and the density of the proposed development is considered consistent with this statement.

Density guidance in PPG3 on Housing states that densities should fall within the range of 30 to 50 dwellings per hectare (d.p.h). The proposed scheme would have a density of 29 d.p.h., and this is considered appropriate for a backland site being just outside the recommended range. The proposal accords with general Government objectives of achieving housing redevelopment on brownfield sites, and would result in an efficient reuse of the site. It also accords with objectives for achieving house building targets in the London Plan.

The density of the proposed development is considered appropriate for a backland site situated within a Conservation Area and is consistent with Policy HSG 9 'Density Standards' and SPG 3c 'Backlands Development'. The development would have a density of 29 dwellings per hectare and although this is just outside the recommended range of 30 to 50 dwellings per hectare contained in PPG3 is considered appropriate given that the site has a narrow shape, is situated within a Conservation Area and is a backland site. These density figures indicate that objections to this scheme on the grounds of excessive density or overdevelopment are not well founded.

7) SPG 12 'Educational Needs' Section 106 Agreement

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

The proposed development is made up of five three bedroom dwellings. The average number of children per dwelling for three bedroom dwellings under SPG 12 'Educational Needs' is listed as 1.112.

$$5 \text{ (No. of units x number of bedrooms)} \times 1.112 \text{ (average number of children)} = 5.56$$

$$\text{Expected child yield for development} = 5.56 \text{ children}$$

$$\text{Primary contribution: } 5.56 / 16 \times 7 \text{ (number of years of primary education)} = 2.4325$$

$$2.4325 \times \text{£}10,378.00 \text{ (three year average amount of DfEE primary funding 05/06)} = \text{£}25244.49$$

Secondary contribution: $5.56 / 16 \times 5$ (number of years of secondary education) = 1.7375

$1.7375 \times \text{£}16,297.00$ (three year average amount of DfEE secondary funding 05/06) = $\text{£}28316.04$

$\text{£}25244.49 + \text{£}28316.04 = \text{£}53560.53$

Total Contribution = $\text{£}53560.53$

The applicant will need to enter into an agreement to contribute $\text{£}53560.53$ to education facilities in line with the requirements of Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan 2006.

8) Refuse Collection and Emergency Services Access

The Council's Building Department has assessed the proposed development and confirmed that the proposal has been checked under Regulation B5 – access for the fire service, and stated that they had no further observations to make.

The Council's Waste Management Department has also provided comments on the application. They have recommended a number of conditions that should be attached to the permission if granted. In addition they noted that refuse collection vehicles would have to enter the site to collect waste and have recommended that a vehicle hammerhead be provided to ensure that these vehicles could turn on the site. An amended plan has been received that shows an area for turning at the top of the access drive.

9) Amenity of future residents

Proposed houses 1, 2, 4 and 5 would all meet the 50 square metre garden amenity space requirement. Proposed dwelling 3 would have just under 50 square metres of garden area, however 49 square metres of garden area is considered to be sufficient garden area for this house. The detached layout of the proposed dwellings and spacing of the dwellings along the width of the site would avoid issues of overlooking and loss of privacy between the new dwellings. The proposed development would create a satisfactory environment for the future owners / occupiers of the 5 proposed dwellings.

SUMMARY AND CONCLUSION

The proposed development is considered an improvement on previous refused applications and one that has been designed to avoid the overlooking and loss of privacy issues the Planning Inspector identified in the most recent appeal decision relating to the site. The application is considered consistent with Policies UD 3 'General Principles' and UD 4 'Quality Design'.

The proposed development is considered consistent with Policy HSG2 'Change of Use to Residential' in that it would allow the Council to work towards its housing target while ensuring that there is no detrimental impact on the borough in terms of loss of employment / retail / open space.

In terms of its impact on the Crouch End Conservation Area the proposed development is considered consistent with Policy CSV 1 'Development in Conservation Areas' in that it respects the character and appearance of the area and would preserve its historic character. The application proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. The proposed development is considered consistent with Policy CSV 7 'Demolition in Conservation Areas'.

The density of the proposed development is considered appropriate for a backland site that is situated within a Conservation Area and is consistent with Policy HSG 9 'Density Standards' and SPG 3c 'Backlands Development'. The development would have a density of 29 dwellings per hectare and although this is just outside the recommended range of 30 to 50 dwellings per hectare contained in PPG3 it is considered appropriate given the narrow shape of the site, its location within a Conservation Area and that the fact that it is a backlands site.

The traffic generation likely to arise from the proposed development is not expected to be significant and would not detract from the amenity of local residents while the provision of 10 car parking spaces for the 5 new dwellings is considered adequate and consistent with Policy M10 'Parking for Development'.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:

(1) That planning permission be granted in accordance with planning application no. HGY/2006/0580, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £53,560.52 towards educational facilities within the Borough (£25244.49 for primary and £28316.04 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan July 2006. Plus 5% of this amount as recovery costs / administration / monitoring which equates to £2678.00 This gives a total amount for the contribution of £56238.52

(1.2) Installation of kerb build-outs and as wide a radius kerb-line as is possible at the entrance to the site. Reason: To ensure suitable access arrangements for refuse vehicles.

(1.3) The laying of double yellow lines at the driveway entrance to the site and opposite the entrance to the site to ensure refuse vehicles can comfortably make the turn into the site from the public highway and from the site onto the public highway.

Reason: To ensure suitable access arrangements for refuse vehicles.

(1.4) Priority signage indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.

Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along the site access.

(1.5) The applicant submits a scheme with appropriate paving materials, typical of a shared surface and which would enable drivers to pay special regard to pedestrians / cyclists along the site access, to the Transportation Authority for approval.

Reason: To minimise conflict between pedestrians / cyclists and vehicles along the site access.

RECOMMENDATION 2

That planning permission be GRANTED in accordance with planning application no. HGY2006/0580 and Applicant's drawing No.(s) 2873 P01 rev B & P02 rev B subject to the following conditions:

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

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

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

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, 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. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

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

6. That details of all levels on the site in relation to the surrounding area and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development. And in order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

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

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

8. 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.

9. The authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

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

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

11. A vehicular turning area within the application site, to enable refuse service vehicles to enter and leave the site in forward gear shall be provided and permanently retained.

Reason: In order to ensure that adequate provision for car parking is made within 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

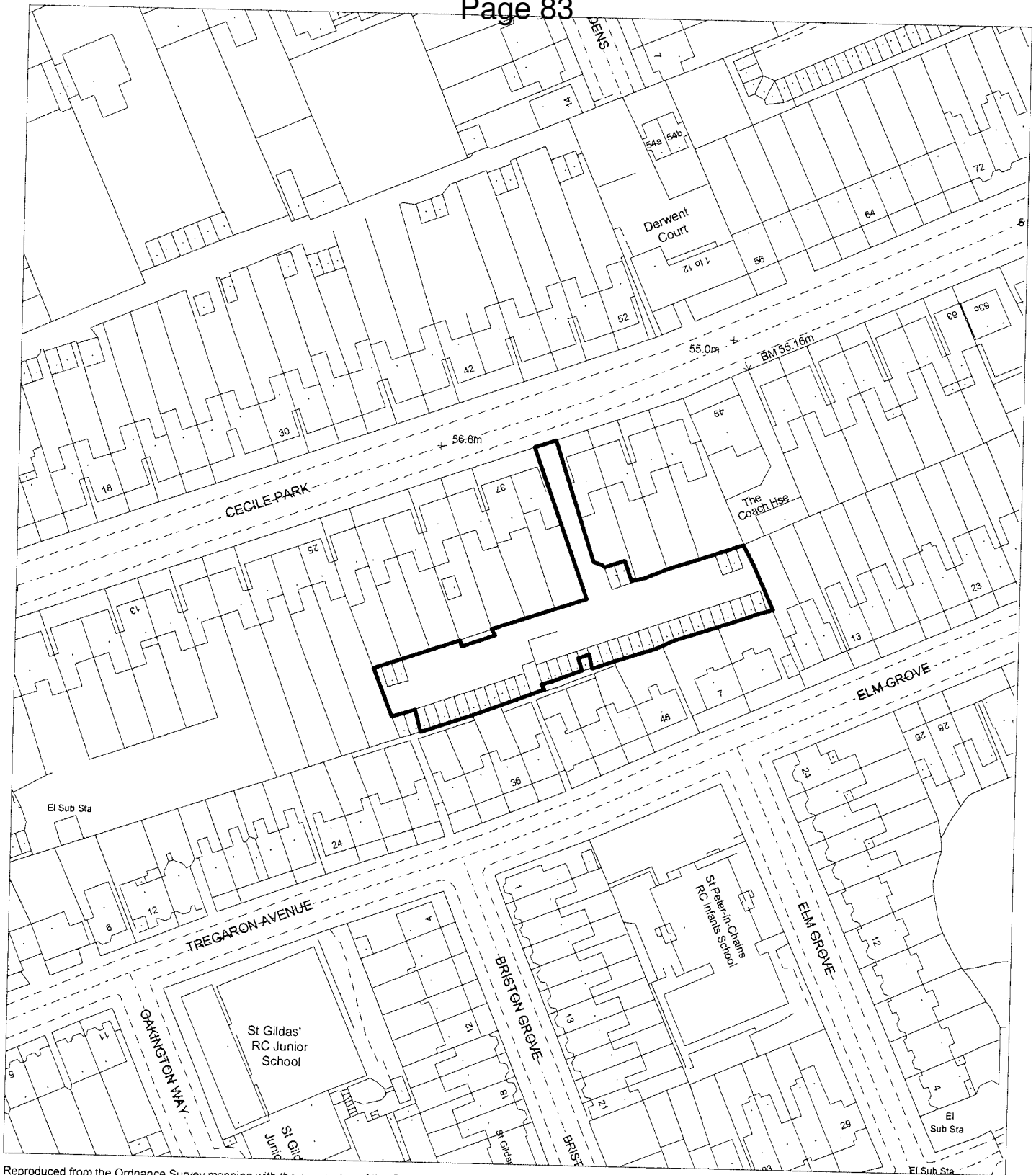
The proposed development is considered an improvement on previous refused applications and one that has been designed to avoid the overlooking and loss of privacy issues the Planning Inspector identified in the most recent appeal decision relating to the site. The application is considered consistent with Policies UD 3 'General Principles' and UD 4 'Quality Design'.

The proposed development is considered consistent with Policy HSG2 'Change of Use to Residential' in that it would allow the Council to work towards its housing target while ensuring that there is no detrimental impact on the borough in terms of loss of employment / retail / open space. In terms of its impact on the Crouch End Conservation Area the proposed development is considered consistent with Policy CSV 1 'Development in Conservation Areas' in that it respects the character and appearance of the area and would preserve its historic character.

The application proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. The proposed development is considered consistent with Policy CSV 7 'Demolition in Conservation Areas'. The density of the proposed development is considered appropriate for a backland site that is situated within a Conservation Area and is consistent with Policy HSG 9 'Density Standards' and SPG 3c 'Backlands Development'.

The development would have a density of 29 dwellings per hectare and although this is just outside the recommended range of 30 to 50 dwellings per hectare contained in PPG3 it is considered appropriate given the narrow shape of the site, its location within a Conservation Area and that the fact that it is a backlands site.

The traffic generation likely to arise from the proposed development is not expected to be significant and would not detract from the amenity of local residents while the provision of 10 car parking spaces for the 5 new dwellings is considered adequate and consistent with Policy M10 'Parking for Development'.



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Site plan
 Rear of 27 - 47 Cecile Park N8



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Planning Applications Sub Committee 12 October 2006

Item No. 10

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0582

Ward: Crouch End

Date received: 21/03/2006

Last amended date: N/A

Drawing number of plans: 2873 P01 rev B, P02 rev B

Address: Land Rear Of 27 - 47 Cecile Park N8

Proposal: Conservation Area Consent for the demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces.

Existing Use: Garages
Residential

Proposed Use:

Applicant: Mithril Homes

Ownership: Private

PLANNING DESIGNATIONS

Crouch End Conservation Area
Road - Borough

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to Section 106 Legal Agreement and conditions.

SITE AND SURROUNDINGS

Approximately 40 lock-up garages currently occupy the site. The garages are situated along the southern boundary of the site. Vehicle access is gained between numbers 37 and 39 Cecile Park. Much of the site is gravelled. The site is within The Crouch End Conservation Area; the southern edge of the site forms the boundary of the Conservation Area.

PLANNING HISTORY

9 applications for the erection of lock up garages were submitted between 1967 and 1984 with the most significant being the granting of permission for 39 garages in 1967.

- OLD/1986/0974 - Erection of 17 lock up garages.
REFUSED 28/07/86
- OLD/2000/0604 - Residential development to provide 7 x 2 storey houses and 1 self-contained flat with car ports / parking for 14 cars, also 26 lockup garages.
REFUSED 15/12/00
- OLD/2000/0605 - Conservation Area Consent for the demolition of garages.
REFUSED 15/12/00
- HGY/2000/0935 - Application to erect 7 houses and one flat and garages in basement area.
REFUSED 05/12/00 subsequent appeal DISMISSED
- HGY/2000/0933 - Conservation Area Consent to erect 7 houses and one flat and garages in basement area.
REFUSED 05/12/00 subsequent appeal DISMISSED.
- HGY/2001/1696 - Application to erect 6 dwellings and ten garages.
REFUSED 06/04/04 subsequent appeal DISMISSED.
- HGY/2001/1697 - Conservation Area Consent for the demolition of garages.
REFUSED 27/07/04 subsequent appeal DISMISSED.
- HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces.
WITHDRAWN 14/12/05
- HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages.
WITHDRAWN 14/12/05

DETAILS OF PROPOSAL

The application proposes the demolition of 39 existing garages situated on the site and erection of 5 x 2 storey three bedroom houses with associated landscaping and the formation of 10 no. parking spaces. Units 1, 3, 4 and 5 would contain a ground floor level with combined kitchen and dining room with a first floor level of three bedrooms one with ensuite. Unit two would contain the same layout at the first floor level but would have a separate dining room and a living room at ground floor level with a kitchen situated at lower ground floor level.

CONSULTATION

N/A

RESPONSES

N/A

RELEVANT PLANNING POLICY

UD 3 'General Principles'

UD 4 'Quality Design'

CSV 1 'Development in Conservation Areas'

CSV 7 'Demolition in Conservation Areas'

HSG 1 'New Housing Developments'

HSG 2 'Change of Use to Residential'

HSG 9 'Density Standards'

M3 'New Development Location and Accessibility'

M10 'Parking for Development'

SPG 1a 'Design Guidance and Design Statements'

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

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

SPG 3c 'Backlands Development'

Planning Policy Guidance Note 3 – Housing (PPG3)

ANALYSIS/ASSESSMENT OF THE APPLICATION

Impact on Crouch End Conservation Area

The current application follows the refusal of two similar planning applications for the development of the site as well as two dismissed appeals. The design of refused scheme detailed in applications HGY/2000/0935 & 0933 was considered at appeal in July 2001, and the Inspector found that

'whilst the design of the proposed dwellings would not imitate that of the surrounding buildings, their appearance, because of the use of similar features and materials, would be sensitive to the appearance of the existing buildings. However, the significant mass and bulk of the proposal, running the length of the site without interruption would not, in my opinion, respect the context of the surroundings or preserve the character of the conservation area.'

Following the dismissal of this appeal another planning application was made (HGY/2001/1696 & HGY/2001/1697) and this was refused in April 2004. Although this application was refused and also went to appeal the design of the scheme was different to the previous scheme with detached houses proposed rather than a terrace of dwellings. In the appeal decision relating to this application The Planning Inspector concluded that the proposed development 'would serve to preserve and enhance the character and appearance of the Conservation Area'. This appeal was dismissed but on grounds relating to its harmful impact on the amenity of existing occupiers rather than its impact on the Crouch End Conservation Area.

The current application is similar in design and layout to the 2004 scheme with detached buildings proposed although the current application proposed one less dwelling. Only part of dwelling number would be visible along the access road from Cecile Park and as such it is considered that the development would not detract from the character or appearance of the buildings fronting Cecile Park, which provide the visual focus for this part of the Crouch End Conservation Area. The site of the proposed development is a backland site and as such the development would not form a visually prominent group of buildings within the Crouch End Conservation Area. The current application in terms of its impact on the Crouch End Conservation Area is considered consistent with Policy CSV 1 'Development in Conservation Areas' in that it respects the character and appearance of the area and would preserve its historic character.

The application also proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. The proposed development is considered consistent with Policy CSV 7 'Demolition in Conservation Areas'.

SUMMARY AND CONCLUSION

The application proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. In addition a proposed redevelopment of the site that would result in the erection of 5 dwellings has been recommended for approval. The proposed demolition of the existing garages is considered consistent with Policies CSV 1 'Development in Conservation Areas' and CSV 7 'Demolition in Conservation Areas' and it is recommended that Conservation Area Consent is GRANTED.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to condition:

Registered No. HGY/2006/0582

Applicant's drawing No.(s) : 2873 P01 rev B & P02 rev B

Subject to the following condition:

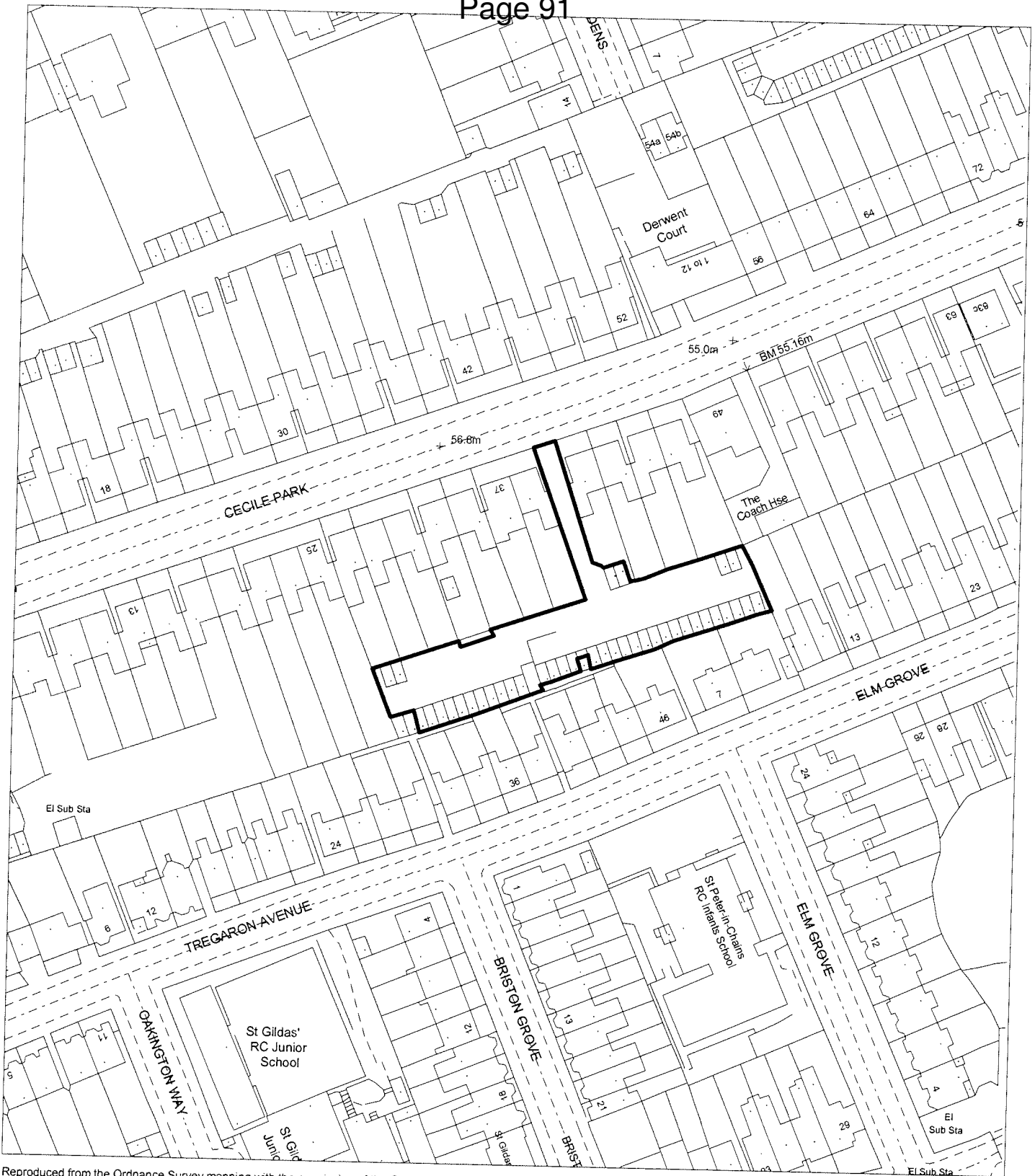
1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

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

REASONS FOR APPROVAL

The application proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. In addition a proposed redevelopment of the site that would result in the erection of 5 dwellings has been recommended for approval. The proposed demolition of the existing garages is considered consistent with Policies CSV 1 'Development in Conservation Areas' and CSV 7 'Demolition in Conservation Areas' and it is recommended that Conservation Area Consent is granted.

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Site plan
 Rear of 27 - 47 Cecile Park N8



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Planning Applications Sub Committee 12 October 2006 Item No. 11

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0922

Ward: Hornsey

Date received: 11/05/2006

Last amended date: 10/07/2006

Drawing number of plans: GVBS1434/500, 501 & 502.

Address: Albert Works Spencer Road N8

Proposal: Erection of 4 x 2 bedroom and 1 x 3 bedroom house, part single part two storeys in height with rear dormer window. Car parking and landscaping.

Existing Use: Commercial

Proposed Use: Residential

Applicant: G V Properties Limited

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough

Officer contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION Subject to conditions and Section 106 Legal Agreement.:

SITE AND SURROUNDINGS

The application site is situated at Albert Works which was previously occupied by commercial use. It is bounded by 30 – 48 Harvey Road, 1 – 11 Oakley Gardens and 28 and 30 Montague Road. It is broadly triangular in shape and accessed through a flying freehold at the block of flats numbering 1 to 4 Spencer Road.

There are existing buildings on the site. There are single storey buildings on the north west and east axis of the site. On the south west of the site is a two storey commercial building with a one and a half storey extension.

The two storey building encloses the site on its west boundary and there are perimeter walls (against which the single storey building abut) forming of the rest of the site. The rear gardens of the surrounding houses are on three

boundaries. Hornsey School for Girls shares the south west boundary with no's 28 and 30 Montague Road and abuts the boundary on this site.

The two storey building appears to be a Victorian mews property which has been neglected and adapted in an appropriate manner. Its extension is metal clad and unsightly. The remaining single storey structures are ad-hoc in appearance, shabby and an eyesore.

The two storey building has 4 clear glazed windows to the elevation facing the rear of the houses facing the rear of the houses facing Harvey Road and 1 large and 1 small clear glazed window to the side elevation facing the direction of the flats.

PLANNING HISTORY

- Planning permission was granted on the 6th of July 1983 for the extension to existing warehouse.
- Planning permission was refused on the 13th of March 1990 for the demolition of factory and erection of 3x3 storey, ¾ bedroom town house.
- Planning permission was granted on the 21st of May 2001 for the erection of a first floor extension to existing warehouse/industrial building.
- Planning permission was granted on the 9th of November 2001 for an outline application for the use of the site for residential use.
- Planning permission was granted on the 27th December 2003 for the partial demolition of the existing building, new extension and alterations to elevation to create a terrace of four houses comprising 3 x 1 bed and 1 x 2 bed units together with provision of 6 no parking spaces and landscaped amenity area.
- Permission refused for the partial demolition of existing buildings and creation of a terrace 4 x 3 storey houses comprising 3 x 1 bed and 1 x 2 bed and 1 x single storey dwelling comprising 2 bedrooms together with provision of 6 parking spaces.
- Permission granted for partial demolition of existing buildings and erection of 1 x 3 storey block comprising 2 x 2 bed, 2 x 1 bed dwelling units together with provision of 6 car parking spaces.

DETAILS OF PROPOSAL

Erection of 4 x 2 bedroom and 1 x 3 bedroom house, part single part two storey in height with dormer windows. Car parking and landscaping. This application differs from the previous application in that an additional unit will be created.

CONSULTATION

Transportation Group – Highways
Client – Waste Management
Building Control
Ward Councillors
1 – 4 Albert Buildings

20 – 48 (e) Harvey Road
1 – 11 (o) Oakley Gardens
20 – 30 Montague Road
153 Spencer Road

RESPONSES

Transportation Group Comments

There is the concern that the vehicular access is narrow and would not offer a clear-cut pedestrian access, with at least 1.8metre width, to the site. In addition, the applicant has not proposed features typical of a shared vehicle/pedestrian/cyclist access (e.g. using appropriate paving materials and construction of a raised table at the intersection of the access with Spencer Rd), that would enable drivers to pay special regard to pedestrians whilst accessing or leaving the site.

Consequently, the highways and transportation authority would not support the application in its current form.

Residents Comments

Nearby residents along Harvey Road and Oakley Gardens object to the proposal for the following reasons:

- The area is already densely populated with multi-occupied dwellings
- Issues of overlooking
- It will affect the character and appearance of their home
- The proposal will overdevelop the site
- Additional traffic – will result in extra traffic from both residents and visitors

RELEVANT PLANNING POLICY

UD3 ‘General Principles’

Development proposals should demonstrate that there is no significant adverse impact on residential amenity or other uses surrounding uses in terms of loss of daylight/sunlight, privacy and overlooking.

UD4 ‘Quality Design’

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

HSG2 ‘Changes of Use to Residential’

Development proposal for changes of use to residential will be considered provided:

- the building does not fall within a defined employment area
- it does not involve the loss of protected open space; or

- it is not in a primary or secondary shopping frontage or
- if the building can provide satisfactory living condition.

HSG1 'New Housing Developments'

New housing developments including conversion will be permitted provided that:

- the site is appropriate
- they include a mix of house types, tenure and size
- there is access to local services and
- reference is made to Planning Obligations.

HSG9 'Density Standards'

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

HSG10 'Dwelling Mix'

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

SPG 3a Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime homes

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site and proposal is as described above. There is a current permission on the site. This was granted for the partial demolition of the existing buildings and erection of 1 x 3 storey block comprising 2 x 2 bed and 2 x 1 bed dwelling units together with provision of 6 car parking spaces on the 25th October 2005.

The main planning issues in the current proposal are considered to be;

1. Differences between the current and approved scheme
2. Impact on neighbouring properties
3. Highways and parking issues
4. Section 106 Agreement
5. Response to the objection raised

1. Differences between the current and approved scheme.

On the 25th October 2005 planning permission was granted for the partial demolition of the existing buildings and erection of 1 x 3 storey block comprising 2 x 2 bed and 2 x 1 bed dwelling units together with provision of 6 car parking spaces.

The current scheme involves the creation of an additional unit by subdividing one of the approved units into two separate units within the same building envelope and footprint. This would be sited to the rear of properties along Oakley Gardens. It would result in the creation of 4 x 2 bed and 1 x 3 bed dwelling houses. It is considered that this would not have a significant adverse impact on the amenity of the existing residential properties along Oakley Gardens. The proposal would therefore not conflict with the provision of Policy UD3.

With the introduction of an additional unit, the number of habitable per hectare (hrh) would increase from 140 to 218 hrh. It is considered that the increased would not detract from the character of the area or the provision of policy HSG9 as it is within the range of 200-700 habitable room per hectare (hrh).

2. Impact on neighbouring properties

The proposed additional unit would not have a negative impact on the neighbouring properties as it would be within the same footprint and envelope of the approved scheme. There are no windows on the rear elevation with the exception of rooflights. Policy UD3 above provides that there should not be any significant adverse impact on residential amenity or other uses as a result of any developmental proposals. It is considered that the proposed additional unit would not be contrary to the intention of the Council's policy.

3. Highways and Parking issues

The Council's Transportation Group have raised objection by saying that the vehicular access is narrow and would not offer a clear-cut pedestrian access, with at least 1.8metre width, to the site. The same objection was raised in the previous scheme. That scheme have since been approved because it was considered that with a sufficient car parking spaces, the proposal would not cause a significant harm. The current scheme proposes 6 car parking spaces like the former and the only difference is an additional unit within the same footprint with the approved scheme.

4. Section 106 Contribution

This scheme is subject to a legal agreement, the main elements are:

Educational Contribution

Accordingly, it is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £ 10,000 educational contribution because of the expected child yield from the development an environmental improvement of the immediate locality and administrative/recovery cost. This figure is based on the guidance (formula) set out in Supplementary Planning Guidance SPG 8a (SPG 8a) and as been negotiated with the applicant.

Environmental Contribution

As part of S106, this report recommends that a financial contribution of £ 1,800 is required from this development through a legal agreement in order to secure contributions towards the improvement of the immediate locality.

Administrative/Recovery cost

As part of S106, there should be an administrative/recovery cost of £ 700.

5. Response to the objections raised

Following an initial notification when this application was first received by the Council, a number of objections were raised by nearby residents. Further letters of objections however have been received following re-consultation after the proposal was amended 10th July 2006 to exclude rear dormer windows. Just like the previous proposal that have since been approved, the main issues raised in the objections received concern loss of amenity. It is however thought that with two previous proposals already granted on the site references HGY/2003/1936 and HGY/2005/1623 an additional unit within the same foot print of the approved scheme would not cause any significant adverse impact.

SUMMARY AND CONCLUSION

In summary, both the principle of a residential use and the volume of the buildings previously proposed were accepted by the granting of previous planning permissions. The proposed addition unit which is the subject of this application would not it is considered have a significant adverse impact in terms of loss of amenity to the surrounding residential properties. The increase in density would still allow the overall density of the site to be within the provision of policy HSG9. This given, it is considered that planning permission be granted.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2006/0922 subject to a pre-condition that G V Properties Limited shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: of £10,000 as educational contribution, £1800 for environmental improvement and £700 as recovery cost/administration.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/0922

Applicant's drawing No.(s) GVBS1434/500, 501 & 502.

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

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

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

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

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

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

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

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

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

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

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

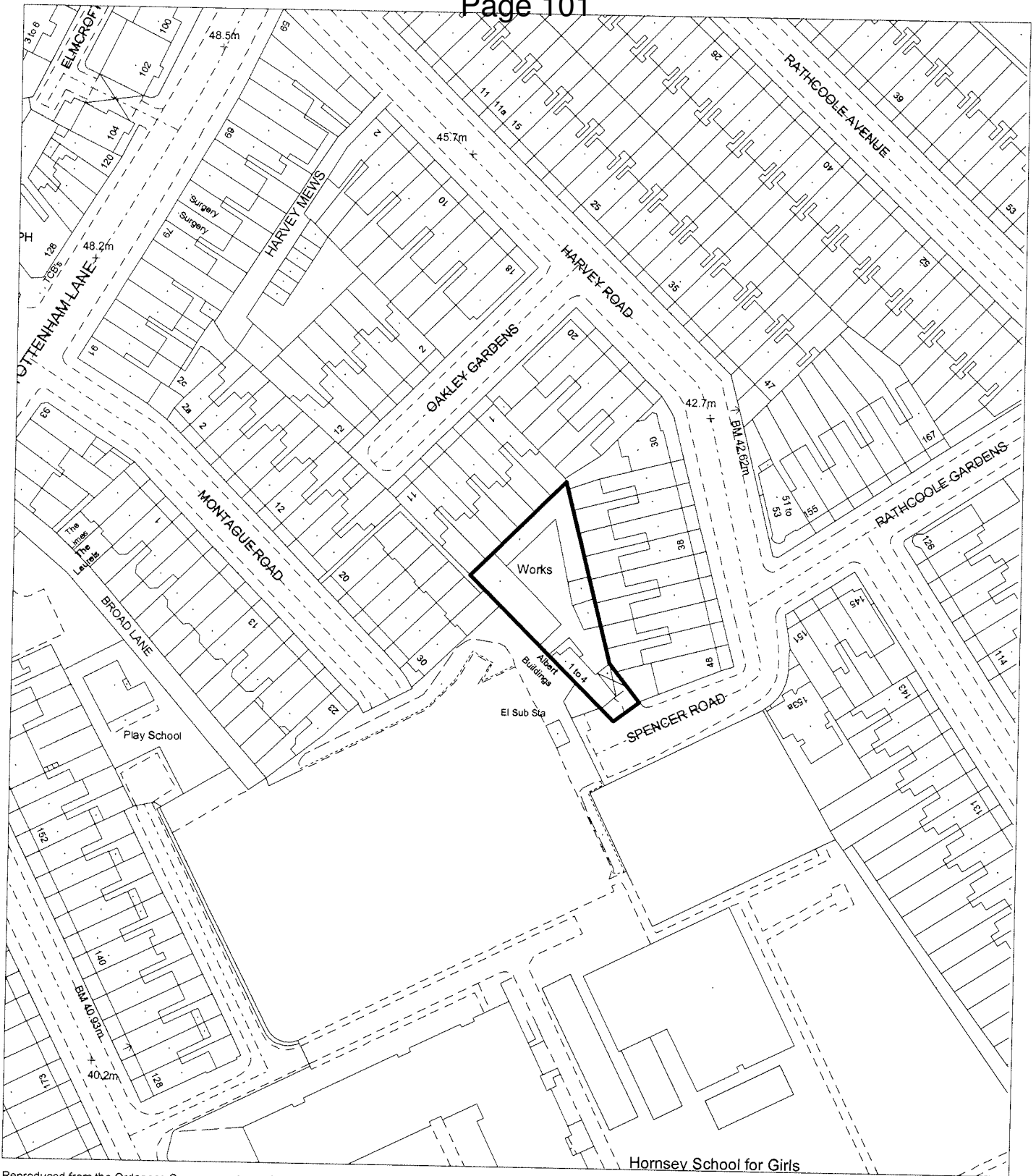
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

9. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Development Order 1988, no extensions falling within Class A and B shall be carried out without the submission of a particular planning application to the Local Planning authority for its determination.

Reason: In order to avoid overdevelopment of the site.

REASONS FOR APPROVAL

The proposal is for creation of an additional unit to the already approved scheme. The additional unit is to fit in the same footprint with the approved scheme with no window (s) to the rear elevation facing the back of proeprties along Oakley Road. The additional unit would increase the density on the site. It is however thought that the additional unit would not detract from the character of amenity of the surrounding area. The proposal is therefore considered to be in compliance with the provision of policies UD3 'General Principles' and HSG9 'Density Standards' of the Haringey Unitary Development Plan.



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Site plan Albert Works, Spencer Road N8

HARINGEY COUNCIL

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Planning Applications Sub Committee 12 October 2006

Item No. 12

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2006/1504 **Ward:** Tottenham Green

Date received: 26/07/2006 **Last amended date:** 06/09/2006

Drawing number of plans: 30223/P01C, 02A, 03A, 04B & 05A

Address: Land Adjacent to 48 Elizabeth Place N15

Proposal: Erection of 5 x 2 storey houses (2 x three bed, 2 x two bed and 1 x four bed Houses) in 2 blocks.

Existing Use: Vacant **Proposed Use:** Residential

Applicant: Network Housing Group

Ownership: Housing Association

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Oliver Christian

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is situated within the Peabody Trust Housing Estate that is located between Elizabeth Place and Lawrence Road and to the rear of properties on Philip Lane (no's 153-159).

There are a number of 2 storey terraced houses close to the proposal site.

The area of land to be developed is at present unmanaged and contains many self-seeded trees and shrubs, none are worthy of retention.

Located in the rear gardens of the adjacent properties on Philip Lane (no's 153-159) is a row of mature trees. Six Limes, 1 Sycamore and 1 Poplar tree are growing within 1m of the boundary with the development site. All of these trees are of high amenity value, clearly visible from a public place and provide screening to the site.

The site is not within a designated conservation area.

PLANNING HISTORY

No recorded planning history

DETAILS OF PROPOSAL

The current proposal seeks erection of 5 x 2 storey houses (2 x three bed, 2 x two bed and 1 x four bed houses) in 2 blocks

CONSULTATION

73 - Local residents
Council's Arboriculturist
Building Control
Crime Prevention Officer
Transportation group
Waste Management
Major/minor advert 11/08/2006
Ward Councillors

RESPONSES

Local Residents – no response

Councils Arboriculturist – comment as follows:-

The following comments and observations relate to the effects of the proposed new development on the existing trees on site and in adjacent properties. Drawing no P-01 B was used for reference purposes.

Tree cover

The area of land to be developed is at present unmanaged and contains many self-seeded trees and shrubs, none are worthy of retention.

Located in the rear gardens of the adjacent properties on Philip Lane (no's 153-159) is a row of mature trees. Six Limes, 1 Sycamore and 1 Poplar tree are growing within 1m of the boundary with the development site. All appear healthy for their age and species.

All of these trees are of high amenity value, clearly visible from a public place and provide screening to the site.

Tree Protection

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

However, the assessment of the RPA must take into consideration many factors, including the soil type and structure and the likely distribution of roots when influenced by past or existing site conditions.

For the Lime tree in 159 Philip Lane, the recommended RPA is 6m. However, due to the existing boundary wall, the distribution of the tree roots, are likely to have been restricted. It can be assumed that the majority of the tree roots will be located within the rear garden, where conditions are more favourable.

However, a large section of the boundary is constructed of a wooden fence; this would indicate that tree roots will be located within the development site.

To mitigate any possible root damage, robust protective fencing must be erected 3m from the boundary wall to protect the likely rooting zone of the trees in the adjacent gardens. It must be designed using 2.4m hoarding and installed as recommended in B.S. 5837: 2005 Trees in relation to construction.

Proposed layout

The site layout has taken into consideration the location of the existing trees by locating the new structures towards the eastern and western boundaries of the development site. This will minimise the likelihood of damage occurring to the trees roots.

However, the layout has not taken into consideration the future relationship between the trees and the new structures. The trees overhang the site by 6-8m. Maintenance will be required annually to remove fallen leaves.

The nearest point of Units 4-5 is only 2m from the Poplar tree in 153 Philip Lane and 3m from the Limes in 155 Philip Lane.

Careful consideration must be given to the design and construction of the foundations for these units. To mitigate damage to the tree roots and possible future structural damage to the new structure, the foundations must be designed using piles and ground beams. A planning condition must be used to ensure this.

The Poplar tree also has a small dense crown, which will obstruct daylight into the living areas units 4-5. The tree has previously been managed as a pollard, to reduce future nuisance issues, regular maintenance will be required.

The nearest point of Units 1-3 is 12m from the Lime tree in 159 Philip Lane. This is outside of the recommended RPA and will not result in any detrimental effects on the tree.

It is proposed to install refuse storage between units 1-3 and unit 4-5. This is within 5m of the Lime trees in rear gardens of 159 Philip Lane, however due to the existing site conditions, will not result in any detrimental effects on the trees.

Careful consideration must be given to the use of cranes and piling rigs in close proximity to the existing trees.

Planning conditions to ensure tree protection.

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

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

A Tree Protection Plan must be produced detailing the design and location of protective fencing. Robust protective fencing must be installed prior to commencement of construction activities on site and retained until completion. The fencing must be inspected by the Local Authority Arboriculturalist, prior to any works commencing on site.

A method statement must be produced detailing the design and construction of the foundations (piles and ground beams) for Units 4-5.

Conclusions

I am confident the proposed development can be constructed with minimal impact on the existing trees in the rear gardens of 153-159 Philip Lane.

Transportation Group – No objection

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Guidance 3 Housing

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

PPG3 states that Local Planning authorities should:

- provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;

- promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and
- Introduce greater flexibility in the application of parking standards, which the government expects to be significantly lower than at present.

Planning Policy Guidance 13 Transport

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

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

The London Plan

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

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

Local Policy Background

Current Unitary Development Plan 2006

UD3: General Principles

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

UD4: Quality Design

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

UD7 Waste Storage

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

HSG8 Density Standards

Reflects the advice in the London Plan also increased densities.

HSG9 Dwelling Mix

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

M10 Parking for Developments

Set the standard for car parking provision.

Supplementary Guidance

SPG1a - Design Guidance

SPG3a - Density/Dwelling mix

SPG 4 - Access for all

SPG5 - Safety by Design

SPG8a - Waste and recycling

SPG9 - Sustainability statement (checklist)

SPG12 - Education needs generated by new housing development

SPG7a – Parking Standards

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are:

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

Each of these issues is discussed below.

Principle of Residential Use

The subject site is part of an existing housing estate that is managed by Peabody Trust. Previously there was a workshop building on the site that had been vacant for years.

PPG 3 and the London Plan encourage the residential development of previously sites. The pressure of land for new housing in the Borough means

that sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available sites decrease.

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

Policy HSG 9 'Dwelling Mix' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 1 x 4 bed, 2 x 3 bed and 2 x 2 bedroom houses, which generally meet the floor area and room size requirements of Supplementary Planning Guidance Note 3a 'Standards for New Build Residential Development'. The proposed development is below the threshold that requires an affordable housing contribution and as such the proposal complies with Policy HSG 4 'Affordable Housing'. However the proposal has been submitted by a Registered Housing Association and the properties are to be occupied by Haringey residents.

Density

Policy HSG 8: 'Density Standards' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*" The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 300 - 450 hrh for flatted developments in urban areas with a low accessibility index rating such as this one. The Unitary Development Plan sets a density range of 200 – 400 hrh. The densities allowed in the Unitary Development Plan reflect more closely with the densities set out in the London Plan.

The site displays the characteristics of an urban site with a low accessibility index as defined in the London Plan. As such, the Plan would allow for a density of development up to 450 hrh. Applying the method of calculation set out in Supplementary Planning Guidance Note 23a Density, this mixed use scheme has a density of 296 hrh based on a gross site area of 0.0877 hectares, which is in line with this requirement.

The ground floor has been laid out as commercial floor space. In line with guidance contained in Supplementary Planning Guidance Note.3a 'Standards for New Build Residential Development' balconies are provided for most flats on the upper floors.

Size, Bulk and Design

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

The proposed development is family house of two storeys in height which generally reflects the height of the nearby residential units and within the vicinity. The result is a contemporary development, which respect the constraints of the site. It is considered that the development will not have an adverse affect on the locality or any neighbouring property.

Privacy and Overlooking

Policy UD2 and SPG 3b 'Privacy and Overlooking' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed buildings meet the requirements of Policy and will not therefore result in loss of privacy from overlooking.

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

Waste management, Access and Parking

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

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

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

Sustainability and Energy renewal

The applicant has completed the Council's sustainability checklist.

The individual units have been designed to meet "lifetime homes" which is in line with the requirement of ENV6a – additionally the units are disability accessible.

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

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

Contributions

Education - Supplementary Planning Guidance Note 12 Education Needs Generated by New Housing Development requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units with children bed spaces are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should Planning permission be granted. The applicant is required to contribute a sum of £15,264.89

Administrative recovery charges – £457.94.

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location. Whilst a relatively high density is proposed, the scheme meets the relevant policy requirements for sites of this type as well as being in line with general national policy and guidance which encourages Local Planning Authorities to approve higher density schemes.

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

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/2006/1504, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended).

This report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £15,264.89 toward local education facilities also administrative recovery costs of £457.94.

RECOMMENDATION 2

1. That planning permission be granted in accordance with planning application reference number HGY/2006/1504 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council

under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: Education contribution of £15,264.89 and recovery/administrative costs of £457.94.

2. That the Agreements referred to in Resolution (1) above is to be completed no later than 9/10/2006 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

3. That in the absence of the Agreements referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning application reference number HGY/2006/1504 be refused for the following reason:

The proposal fails to provide the education contribution in accordance with the requirements set out in Supplementary Planning Guidance 8.2 ' Education contribution' attached to the emerging Haringey Unitary Development Plan.

4. 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/2006/1504 & applicant's drawing No's: (s) 30223/P01C, 02A, 03A, 04B & 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.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

5. That not more than 5 separate houses shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.
6. The building proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.
7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.
Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.
8. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.
Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.
9. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.
Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.
10. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

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: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

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

REASONS FOR APPROVAL

The proposal complies with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 'Good Design', HSG9 Density Standards, EMP5 Promoting Employment Uses, M10 Parking for Development of Haringey Unitary Development and appropriate Supplementary Guidance.



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Site plan

Land adjacent to 48 Elizabeth Place N15

HARINGEY COUNCIL

Directorate of Environmental Services

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 London N17 8BD
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HARINGEY COUNCIL

Agenda Item No.

Committee: Planning Applications Sub Committee**Date:** 12 October 2006**Report of:** Interim Director of Environmental Services**Contact Officer:** Reg Jupp**Designation:** Principal Administrative Officer **Tel:** 020 8489 5169**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) 36A Alexandra Park Road N10
- 2) 1 – 12 Hamilton Place, 29A Woodside Gardens N17
- 3) Copper Beeches, North Grove N6
- 4) 44 Stanhope Gardens N6

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 Technical Support on 020 8489 5508.

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

PLANNING APPLICATIONS SUB COMMITTEE 12 OCTOBER 2006
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: Rear of 36A Alexandra Park Road N10

Species: T1, Ash situated rear of garages 36A Alexandra Park Road and

T2, Corsican Pine situated rear of 36A Alexandra Park Road

Condition: T1 – Fair, T2 - Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of significant amenity value, clearly visible to all local residents.
2. The trees are in fair/good condition of normal vigour for the species.
3. The trees are 11 metres high (The Corsican Pine has a stem diameter of 45 cm).
4. The trees provide a habitat for local wildlife.

No objections have been received.

RECOMMENDATION

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

Paul Tomkins

Head Of Development Control North

TREE 2 TO FOLLOW

PLANNING APPLICATIONS SUB COMMITTEE 12 OCTOBER 2006
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: Copper Beeches, North Grove N6

Species: T1 Beech (Fagus Sylvatica)

Location: Rear Garden of Copper Beeches

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 mature specimen, having good form, of normal vigour. It is approximately 23 m high with a diameter at breast height of approximately 1.5m.
4. The tree is approximately 20 metres away from the nearest property and unlikely to pose a risk in respect of a subsidence claim.
5. The tree could be easily maintained 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

Head Of Development Control North

PLANNING APPLICATIONS SUB COMMITTEE 12 OCTOBER 2006
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The trees are located at: 44 Stanhope Gardens N6

Species: G1, 4 Lime trees.

Location: Rear Garden, 44 Stanhope Gardens N6

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of significant amenity value, clearly visible to all local residents from a public place.
2. The trees form a natural screen, appearing healthy for their age and species.
3. The trees have a safe useful life expectancy of more than 40 years. The trees can easily be managed by pollarding in the future.
4. They are suitable to their location, far enough from property to not be a risk in terms of future structural damage.

No objections have been received.

RECOMMENDATION

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

Paul Smith

Head Of Development Control South

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