

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JUNE 2007**

Councillors: *Peacock (Chair), *Adamou, Alexander, *Bevan, *Beacham, *Dodds (Deputy Chair), *Hare, Patel and *Weber

Also Present: Councillor Adje, Alexander, Demirci and Edge

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PASC01.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Patel. Cllr Demirci was substituting for Cllr Alexander who was attending not as a member of the Committee but in her capacity as a ward Councillor to make representations on agenda item 16.</p>	
PASC02.	<p>URGENT BUSINESS</p> <p>None received.</p>	
PASC03.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Adamou declared a non prejudicial interest in respect of agenda item 16, 2 Seymour Road N8, as it was located within her ward.</p>	
PASC04.	<p>DEPUTATIONS/PETITIONS</p> <p>There were no deputations or Petitions received.</p>	
PASC05.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the PASC meetings held on the following dates were agreed and signed as a correct record:</p> <ol style="list-style-type: none"> 1. Scheduled PASC ~ Monday 14 May 2007 2. Special PASC ~ Thursday 17 May 2007 	
PASC06.	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 13 appeal decisions determined during April 2007 of which 8 out of 13 were allowed and 5 were dismissed. The Officer advised the Committee that the Inspector had upheld a scheme in Cranley Gardens for three four bedroom houses and previously the application had been granted for two three bedroom houses.</p> <p>RESOLVED</p>	

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	That the report be noted.	
PASC07.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers between 23 April and 20 May 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PASC08.	<p>PERFORMANCE STATISTICS</p> <p>The Committee were asked to note the decisions taken within set time targets by Development Control and Planning Enforcement work since the PASC meeting held on 14 May 2007. The Committee was particularly asked to note that minor applications were slightly below the Haringey target but well above the Government's target</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PASC09.	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>That the decisions of the Planning Committee on the Planning applications and related matters be approved or refused with the following points noted.</p>	
PASC10.	<p>LAND ADJACENT 53 MOUNT PLEASANT VILLAS N4</p> <p>The Committee was informed that the proposal site, was a group of garages was behind 12 – 14 Mount View Road N4. The proposal was for the demolition of the existing garages and erection of 2 x 2 storey 3 bedroom houses with rooms at basement level. The design of the houses was modern and contributed to the conservation area and included a high level of sustainable features.</p> <p>The Committee questioned officers on the layout, height and parking provision for the scheme and were advised that there was no change in the layout. The proposed height had been lowered by 0.9 metres. The assessed development was in the vicinity of good transport links. There were two off street parking spaces and it was considered that the development was not in an area of car parking pressure, therefore there was no reason not to support the application.</p> <p>Two objectors addressed the Committee and informed the</p>	

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meeting that 30 local residents had sent letters of objection. They objected for the following reasons: They would support the development of a single house, not two houses in this small area as it was too close and would detract from existing properties. The development of two houses was excessive and would make the area feel cramped. The properties would impinge on existing residents enjoyment of the open amenity. Previous applications had been refused on this site.

The applicant spoke in response to objections received and informed the Committee that the scheme had been considered carefully with the planning department and at an open day with local people. The development sat comfortably on the site and there would be no over-crowding, restrictions or overlooking. The scheme was a model of sustainability and a positive contribution to the conservation area. The scheme included a proposal to plant nine new trees. In terms of overlooking of the site there were currently derelict garages as opposed to green roofs and an environmentally sustainable building with cycle storage and parking.

Cllr Amin entered the meeting 7:40pm.

The Committee queried the proposed Cedar roofs and enquired whether the applicant would be prepared to accommodate a deeper roof in order to provide for biodiversity. The applicant agreed to this as an additional condition.

The Chair moved a motion to grant the application. On a vote there being 5 in favour and 3 abstentions the vote was carried. The application was granted subject to conditions and the extra condition for a deeper green roof.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2405
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/06/2007

Location: Land Adjacent 53 Mount Pleasant Villas N4

Proposal: Demolition of existing garages and erection of 2 x 2 storey 3 bedroom houses with rooms at basement level - amendment to the original proposal are: - Reduction in height of first floor by 0.90m - change in materials with the external cladding at first floor to be Western Cedar and Sweet Chestnut boarding.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 5174/02b, 03b, 04b, 05b, 06b, 07c, 08c, 10c, 11c,

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12c, 13b, 14c, 15b, 19b, 20b & 49c.

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

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

6. Notwithstanding the provisions of Schedule 2, Part 1 of the Town &

Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local

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	<p>Planning Authority for its determination. Reason: To avoid overdevelopment of the site.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.</p> <p>INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.</p> <p>REASONS FOR APPROVAL</p> <p>The revised proposal has been assessed against and found to accord with Council policies, especially UD4 'Quality Design', CSV1 'Preservation and Enhancement of Conservation Area', UD3 'General Principles' and CSV1 'Development in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p>PASC11.</p>	<p>LAND ADJACENT 53 MOUNT PLEASANT VILLAS N4 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing garages and the erection of 2 x 2 storey three bedroom houses. The Committee agreed to grant Conversation Area Consent as planning permission for the application as outlined in PASC10 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2006/2406</p>	

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	<p>FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 11/06/2007</p> <p>Location: Land Adjacent 53 Mount Pleasant Villas N4</p> <p>Proposal: Conservation Area Consent for demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at basement level.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 5174/02b, 03b, 04b, 05b, 06b, 07c, 08c, 10c, 11c, 12c, 13b, 14c, 15b, 19b, 20b & 49c.</p> <p>Conditions:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal has been assessed against and found to accord with Council Policies, especially UD4 'Quality Design' CSV1 'Preservation and Enhancement of Conservation Area', UD3 'General Principles' and CSV1 'Development in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p>PASC12.</p>	<p>HIGHGATE WOOD SCHOOL, MONTENOTTE ROAD N8</p> <p>The Committee was informed that this application site was in the centre of the school campus surrounded on three sides by school buildings. The fourth side opened up onto the adjoining cricket club. The proposal was for the replacement of existing hard play/games area with a new flood-lit all weather pitch. The development included 6 x 12 metre high flood lights. The original proposal for flood lights was 16 metres high. These had been lowered.</p> <p>The Committee questioned officers on the minor works to be carried out to the oak trees overhanging the application site in the north east corner. Officers responded that the works would not adversely affect the health or amenity value of the trees involved. The Committee recommended as informatives:</p>	

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	<ol style="list-style-type: none"> 1. That the oak trees to the north east corner of the site be cut back only as much as is required. 2. That the school should consider moving the flood light 1 metre further north to respect to the trees. <p>The Committee received a tabled email from the school clarifying the hours of operation for the all weather pitch. The Committee discussed this in detail and the Chair moved an amendment for the hours of use from Monday to Friday 8:30am – 22:00 and at weekends until 18:00hrs. On a vote in favour of the amended hours there were 5 in favour and 3 against. The motion was carried.</p> <p>The Chair further moved a motion to grant the application. The Committee decided to grant the application subject to conditions and the above two informatives.</p>	
<p>PASC13.</p>	<p>R/O 2 - 70 DOWSETT ROAD, LONDON N17</p> <p>The Committee received a presentation on this proposal site located to the rear of 2-70 Dowsett Road. The site previously consisted of 2/3 storey factory buildings, which had now been demolished. The redevelopment would contribute towards the Council meeting its housing targets. The density of the proposed development was 211 hrh, and within the 200-700 density range set out in the UDP.</p> <p>The proposed height was subordinate to existing dwellings and the positing of the scheme would not have significant adverse impact on adjoining or adjacent properties. The proposal was considered not to present problems of overlooking, loss of sunlight and daylight or pose any adverse amenity impact. The scheme provided 10 secure off street car parking spaces which included 2 for mobility impaired users and 12 covered bicycle storage spaces. The scheme puts the houses further south so there was less impact on back gardens.</p> <p>The Officer advised the Committee that within the S106 Legal Agreement the education contribution had been reduced from £71,343 to £50k as it was anticipated there would not be many children present in the development. There would also be a slight reduction in the administration contribution so the overall total would be less.</p> <p>The Committee questioned officers on the proposed scheme and raised concern over the land at the end of Stoneleigh Road and Dowsett Road was being used as a dumping ground. They enquired whether the surfaces of the parking area were permeable and that the development should include the provision of a central satellite dish. The Chair</p>	

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also requested that the name of the development should remain the same as previously "Heathrow House".

The Chair moved a motion to grant the application with extra conditions for the provision of a central satellite dish, permeable surfaces to the parking area, an informative to landscape the land at end of Stoneleigh Road and Dowsett Road, S106 monies to be reduced and the naming of the development to be included. The Committee decided to grant the application subject to conditions, the extra conditions detailed above, the additional informative and a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0635
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/06/2007

Location: R/O 2 - 70 Dowsett Road N17

Proposal: Erection of 10 x 2 storey residential units (4 x three bed and 6 x two bed) and 1 x 1 storey one bed dwelling with associated amenity space and car parking.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: PL01, PL02, PL03, PL04, PL05, PL06A, PL07, PL08, PL09A, PL10, PL11, PL12, PL13, PL14, PL15, PL16, PL17 & Design and Access Statement.

Conditions:

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

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writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. 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 a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority. Reason: In order to protect the amenities of the locality.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. 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.

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 H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.
Reason: To avoid overdevelopment of the site.

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9. No building shall be occupied and no use commenced pursuant to this permission until the said development has been completed in all respects in accordance with the approved plans.

Reason: In order to ensure a satisfactory form of development and to avoid detriment to the character of the area of any works remaining uncompleted.

10. That a minimum of 10 undercover cycle parking spaces shall be provided and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development contributes towards the promotion of sustainable modes of transport.

11. No development shall take place until site investigation report, risk assessment and details of remediation work required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

12. That details of a scheme of the layout of the hard surface to be permeable to allow rain water to run through the surface to the soil underneath shall be submitted to and approved by the Local Planning Authority before the commencement of the works.

Reason: In order to ensure rainwater is able to soak away into the soil rather than become surface water running off into the public drainage system.

13. 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.

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 applicants are required to liaise with Stoneleigh Road Improvement Working Party to agree measures for improving the appearance of the land at the Wilsons Avenue entrance to the site.

INFORMATIVE: The applicants are requested to incorporate the

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	<p>name Heathrow in any scheme for the naming of the new development.</p> <p>REASONS FOR APPROVAL</p> <p>The site has previous approval for residential use and generally the proposed scheme meets current national, regional and local guidelines. The proposed density conforms to guidelines set out in Policy HSG9 'Density Standards'. The scale and positioning of the proposed dwellings on the site means that, the surrounding occupiers would not suffer loss of amenity in terms of loss of daylight, loss of privacy or overlooking in accordance with Policies: UD3 'General Principles', UD4 'Quality Design', SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' and SPG 3c 'Blackland Development' of the Haringey Unitary Development Plan.</p> <p>In accordance with regional plan advice and the Council's UDP the scheme will contribute towards the borough's strategic housing target as well as providing additional affordable units of accommodation in the borough. The proposal conforms to Policies G3: 'Housing Supply', HSG1: 'New Housing Developments' & HSG4: 'Affordable Housing'.</p> <p>The scheme also provides adequate off -street parking, bicycle storage area and storage space for refuse in line with Policies M10: 'Parking For Development' and UD7: 'Waste Storage' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PASC14.</p>	<p>591 LORDSHIP LANE N22</p> <p>Officers presented the report and informed the Committee that the application site comprised a two storey building with a single storey shop extension at the front and residential at the rear and at first floor. The building would be flat roofed, with brick at 1st and 2nd floors above a rendered ground floor; upper floor clad in zinc. The front of the building would line up with Andrula Court. The scheme would occupy the full-width of the site, overall the design fitted in well with the adjoining properties. The effect of the amenities on nearby occupiers had been adjustments to the original scheme to reduce the bulk and increase building to building distances at the rear. The scheme had been reduced from seven down to six flats to take account of objections raised. The proposal would be for a car free development.</p> <p>Members questioned officers on concerns raised regarding the glazing to the side windows of the development and were advised that it was within acceptable limits. The Committee requested hedging instead of concrete on either side of the</p>	

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development. The Committee further requested a condition that the scheme should use brick instead of rendering.

The Committee agreed to grant permission subject to conditions and the above additional conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0066
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/06/2007

Location: 591 Lordship Lane N22

Proposal: Erection of part 3, part 4 storey block comprising 5 x 2 bed and 1 x 3 bed apartments.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 64/SP/01 rev 01; 64/PP/01, 02, 05, 06, 08, 09, 10, 11, 12 (all rev 04).

Conditions:

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

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

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

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

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

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

4. The windows on the top floor of the rear (south) elevation of

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the building, as shown on the approved plans, shall be glazed with obscure glass and shall be so maintained unless prior written consent of the Local Planning Authority is obtained.

Reason: In the interests of the privacy of adjoining occupiers

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

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

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

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

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

7. Details of the proposed boundary treatment including all walls, fencing, gateways and means of enclosure shall be submitted to and approved by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the building.

Reason: To ensure a satisfactory appearance and to safeguard the

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visual amenity of the locality.

8. Details of the means of protecting the existing trees on site (which are to be retained) from damage during building works shall be submitted to and approved by the local planning authority prior to any demolition or construction works commencing on site and any protection shall be installed and retained as approved throughout the period of works.

Reason: To ensure that trees that are to be retained are not damaged by construction works and to safeguard the visual amenity and appearance of the locality.

9. 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.

10. Notwithstanding the details shown on the elevational drawings to the scheme (Dwg Nos. 64/PP/09 Rev 2, 10 Rev 04, and 11 Rev 04), further elevational drawings shall be submitted to and approved by the Local Planning Authority prior to commencement of development, to show (a) the use of brickwork rather than rendering to the ground floor of the proposed building; and (b) brick feature detailing to the eastern flank elevation of the development.

Reason: In order that the Council may be satisfied as to the external appearance of the development.

11. Notwithstanding the details shown on the ground floor plan of the proposed development (Dwg No. 64/PP/01 Rev 04), a further detailed drawing shall be submitted to show the relocation of the refuse store and cycle store structures at the frontage of the site.

Reason: In order that the Council may be satisfied as to the external appearance of the development.

INFORMATIVE: Further to condition 7 above, you are requested to ensure that the front boundary fence to the scheme is kept at a modest height and enables views of the garden and hedging behind.

INFORMATIVE: Further to Condition 5 above, the planting at the front of the site should encourage biodiversity, and you are requested to carry out a scheme which has similar appearance to the front garden area of Coldham Court immediately to the east of the site.

REASONS FOR APPROVAL

Although the proposal does not comply with the Council's standards on privacy in relation to the windows on the second floor, it does

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	<p>otherwise comply with Policies UD3 "General Principles" and UD4 "Quality Design", and, subject to a Section 106 Agreement relating to educational contributions and car-free development, it is considered to be acceptable overall.</p> <p>Section 106: Yes.</p>	
<p>PASC15.</p>	<p>GARAGE SITE ADJACENT 59 NIGHTINGALE ROAD N22</p> <p>The Committee was informed that this application site was located at the junction with Finsbury Road and Nightingale Road. The site was currently a vacant service station and single storey car repair centre. The car repair centre was not currently vacant. There was a previous scheme withdrawn and this proposal was much reduced. The officer advised the Committee that substantial objections had been received to this proposal from local residents who felt the development should be two rather than three storeys.</p> <p>The Committee questioned the design of the proposal and were advised that previous objections had been raised and the new proposal comprised a reduced bulk.</p> <p>The Committee were informed by objectors that the development had a 48 people potential occupancy number. This would put a strain on the local area.</p> <p>The Balconies and timber panels were not in keeping with the local area. A local resident raised the following concerns; Ms Lynn Featherstone, local MP had objected to the development in November 2006, due to the loss of amenity to the area. There were issues of reduced lighting and noise as submitted guidance on sunlight was less than 30 degrees therefore, it would not be possible to grow anything in the garden.</p> <p>The applicant addressed the Committee and advised that the proposed development was considered in close consultation with the planning department. This was a 3 storey scheme adjoining a 3 storey block of flats and also the Council's parking building. The scheme provided 9 residential car parking spaces, the building footprint was set back and was considered to have no impact on the amenity for existing residents as detailed discussions had taken place with the design team.</p> <p>The Committee discussed the concerns raised over the height of the proposed building. The applicant responded by advising the Committee that the proposed building had been reduced by 1½ floors to 3 storeys and had gone from a flat roof to a pitched roof. The previous scheme had 22 units and was now reduced down to 9 units as previously there were a large number of family units. The Committee went on to</p>	

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request that the materials named in the report under condition 7 should match properties adjacent to the proposed development and include the words “not withstanding”. The wording of the conditions should also reflect and compliment the Conservation Area as 3 corners of the development were part of the Conservation Area.

The Chair moved a motion to grant the application. On a vote there being three in favour, 4 against and 1 abstention the application was refused due to height, bulk, design of the proposal not satisfactory overall, overshadowing of other properties – light restrictions and the very small gap between the development and the Council’s parking building.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0570
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/06/2007

Location: Garage Site adjacent to 59 Nightingale Road N22

Proposal: Demolition of existing buildings and erection of 4 x 3 storey, four bedroom houses with rooms in roof and integral garage, 2 x 3 storey five bedroom houses with rooms in roof, and 1 x 3 storey block comprising 3 x 2 bed flats.

Recommendation: Grant subject to conditions

Decision: Refused

Drawing No’s: 207012/001, 010, 030, 031, 032, 110, 120,121, 122, 123, 124,130, 132, 132 & 133.

Reasons:

1. The proposed development, by reason of its height, design and lack of detailing, would be out of scale with the predominantly two-storey housing in the immediate vicinity of the site, and would adversely affect the setting of the Bowes Park Conservation Area which is situated on the opposite side of Nightingale and Finsbury Roads. Furthermore, by reason of its height, the development on Nightingale Road would be overbearing to and cause some overshadowing and overlooking to the south-facing windows and to the garden of No. 66 Finsbury Road. As such the development would be contrary to Policies UD3 'General Principles', UD4 'Quality Design', and CSV1 'Development in Conservation Areas', and SPG1a, 'Design Guidance', of the Haringey Unitary Development Plan 2006.

2. The proposed three storey housing block fronting Finsbury Road, by reason of its position on the southern boundary of the site and the increase in height in comparison to the existing building on

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	<p>the site, would result in loss of light and outlook to windows on the first floor of the adjacent office building immediately to the south. The scheme would thus be contrary to Policy UD3 'General Principles' and SPG1a, 'Design Guidance', of the Haringey Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
<p>PASC16.</p>	<p>159 PARK LANE N17</p> <p>The Chair agreed to vary the order of the agenda to take agenda item 18 next as it had been deferred from a previous meeting.</p> <p>The Committee was informed that the application site was a two storey building that fronted onto both Park Lane and Somerton Grove. To the rear of the site was a park and to the west was a row of terrace houses and to the east was a block of flats. The change of use of the site to residential would mean the loss of a public house, it was considered acceptable as the site had been vacant for over one year and there were other public houses in the vicinity of Park Lane. The scheme had been amended following a recent refusal, such that all the flats were within acceptable standards, well lit and of good standard of accommodation. The amenity space was slightly larger at the rear of the site than on the previous scheme. There had been objections to the application relating to parking issues, but the location of the site had not been identified as a site suffering from parking pressure and it was outside the Park Lane parking restriction.</p> <p>The Committee enquired of officers whether the wall along the street would be railings and whether the applicant would be prepared to match the railings on the recently regenerated property opposite. The Officer responded by stating that there would be railings on the frontage and plants behind.</p> <p>The Committee also questioned the Section 106 money of £10k and that the previous scheme had offered £14k. Members asked whether the application was prepared to pay the same amount as offered in the original application. The applicant responded that he was happy to meet half of the difference being £12k.</p> <p>The Chair moved a motion to increase the S106 to £12K and on a vote there being two in favour and 4 against the motion was lost.</p> <p>The Chair further moved a motion to grant the application and the Committee agreed unanimously to grant the application subject to conditions and a S106 Legal Agreement.</p>	

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INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0938
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
11/06/2007

Location: 159 Park Lane N17

Proposal: Change of use of ground floor, infill extension at ground floor level and conversion of property into 6 x one bed, 1 x two bed and 1 x three bed self contained flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 664/PL01a, 02, 03, 04b, 06b & 08.

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 external materials to be used for any extensions to the building shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.
4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.
5. A suitable soundproofing scheme to provide effective

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resistance to the transmission of airborne and impact sound shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a direct result of inadequate soundproofing.

6. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

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

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

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

REASONS FOR APPROVAL

The proposal for the change of use of ground floor, infill extension at ground floor level and conversion of property into 6 x one bed, 1 x two bed and 1 x three bed self contained flats is considered acceptable. The proposal makes efficient use of the existing building without really compromising its external appearance, the standard of accommodation meets the standards set out in SPG 3a and also provides adequate amenity space for future occupiers. In addition the scheme provide a mix of housing ranging from one bedroom flats to family sized units of three bedrooms, although a majority of the units are one bed units. Although parking has not been provided it is considered that due to the previous use it would not result in a significant increase in parking pressures on the road. As such the proposal is compliant with Policies HSG1 'New Housing Development', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', UD3 'General Principles', CW2 'Protecting Existing Community Facilities', UD4 'Quality Design', M9 'Car-Free Residential Developments' and SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan. It is therefore appropriate to recommend that planning permission be granted.

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	Section 106: Yes	
PASC17.	SITE ADJACENT 2 SEYMOUR ROAD N8 <p>The Committee received a presentation on the application and was informed that the site was located at the rear of properties on Wightman Road and adjoining 2 Seymour Road. The site was within the Haringey ladder, which was both a controlled parking zone and a Restricted Conservation Area. The site was partially occupied by a block of five garages. The proposal was the demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at roof level.</p> <p>The proposed dwellings had been designed to be in keeping with the adjoining 2 storey dwellings which were of traditional design. There were no facing windows in the side elevation of the proposed development and as such would not result in overlooking or loss of privacy. The scheme provided space for two on-site car parking spaces and does not result in a loss of car parking for the existing flats in 148 and 150 Wightman Road.</p> <p>The Committee enquired of officers about the amount of space between the grey house on Wightman Road and the new development and whether a sunlight study had been provided with the application. Officers responded that there was approximately seven metres between the properties and that the new houses were seven metres wide. No studies had been submitted with the application, however the back of the houses were south facing. The Committee further commented on the previous application granted for one house and that two houses in this location was unacceptable.</p> <p>Objectors addressed the Committee on behalf of local residents and objected to the proposed development on various grounds:</p> <ul style="list-style-type: none">• There would be a loss of amenity.• There would be a loss of parking.• The sheer size and scale of the development .• There were two violations of planning regulations.• A year ago an application for a three bedroom house was refused and this was an application for 2 three bedroom houses. <p>Cllr Adje entered the meeting 9:55pm.</p> <p>Cllr Alexander addressed the Committee and objected to the application in support of residents. She informed the Committee that in 2005 an application for a 2 storey 3 bed</p>	

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	<p>house had been refused for over development. There were no current provisions for parking spaces, there was parking pressure in the area and there would be a loss of light. This application raised the same issues and asked the Committee to consider this. The residents of 150 Wightman Road had used the space to park their cars for 30 years. There was no provision for off street parking and the road was too busy and dangerous. The impact of the loss of light had not been properly considered and would affect the residents in 148 and 150 Wightman Road and had not been properly considered or reflected in the officer's report.</p> <p>The Officer responded by stating that the planning history of this site was incorporated within the report. The current position was that planning permission was granted for a house on the site and refusal for an amendment.</p> <p>The Applicant addressed the Committee and confirmed that the previous application was for a three bed house which had only occupied half of the plot. The parking lease for 148-150 Wightman Road was for 3 parking spaces at the front and one to the rear. There was no over looking fronting Wightman Road.</p> <p>The Committee enquired of the application whether they had had a light survey carried out and received a negative response. The Committee discussed whether they were in a position to make a decision on the application as the impact of the loss of light was an issue.</p> <p>Councillor Dodds, Deputy Chair moved a motion to defer the decision of the application in order that the Committee could receive a daylight and sunlight report on the effect of the proposed development on 148 and 150 Wightman Road. The Committee agreed to unanimously defer the consideration of the application in order to receive a report in respect of loss of daylight and sunlight.</p>	
PASC18.	<p>11 MARKFIELD ROAD N15</p> <p>This application was not considered and deferred to the next meeting.</p>	
PASC19.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no items of urgent business submitted.</p>	
PASC20.	<p>SITE VISITS</p> <p>None requested.</p>	
PASC21.	<p>DATE OF NEXT MEETING</p>	

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	Monday 9 July 2007 at 7:00pm. The meeting ended at 10:25pm.	
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COUNCILLOR SHEILA PEACOCK

Chair