



## NOTICE OF MEETING

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# Planning Committee

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MONDAY, 11TH JUNE, 2007 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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

### AGENDA

**1. APOLOGIES**

**2. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 19 below.

**3. DECLARATIONS OF INTEREST**

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest.

#### **4. DEPUTATIONS/PETITIONS**

To consider receiving deputations and/or petitions in accordance with Standing Order 37

#### **5. MINUTES (PAGES 1 - 8)**

To confirm and sign the Minutes of the PASC meetings held on:

1. 14 May 2007
2. 17 May 2007 **(To Follow)**

#### **6. APPEAL DECISIONS (PAGES 9 - 16)**

Appeal decisions determined during April 2007.

#### **7. DELEGATED DECISIONS (PAGES 17 - 42)**

Decisions made under delegated powers between 23 April and 20 May 2007.

#### **8. PERFORMANCE STATISTICS (PAGES 43 - 54)**

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

#### **9. PLANNING APPLICATIONS (PAGES 55 - 56)**

In accordance with Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, normally no speakers will be heard. For items considered previously by the sub committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations. Where the recommendation is to refuse permission, normally no speakers will be heard.

**10. LAND ADJACENT 53 MOUNT PLEASANT VILLAS N4 (PAGES 57 - 68)**

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 the 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 permission subject to conditions.

**11. LAND ADJACENT 53 MOUNT PLEASANT VILLAS N4 ~ CONSERVATION AREA CONSENT (PAGES 69 - 74)**

Conservation Area Consent for demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at basement level.

RECOMMENDATION: Grant consent.

**12. HIGHGATE WOOD SCHOOL, MONTENOTTE ROAD N8 (PAGES 75 - 84)**

Replacement of existing hard play/games area with new flood-lit all weather pitch. Development includes 6 x new 12m high flood lights, 3m high weld mesh fencing to the main pitch and 2m high palisade fencing to boundary.

RECOMMENDATION: Grant permission subject to conditions.

**13. R/O 2 - 70 DOWSETT ROAD, LONDON N17 (PAGES 85 - 102)**

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 permission subject to conditions and legal agreement.

**14. 591 LORDSHIP LANE N22 (PAGES 103 - 112)**

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

RECOMMENDATION: Grant permission subject to condition and legal agreement.

**15. GARAGE SITE ADJACENT 59 NIGHTINGALE ROAD N22 (PAGES 113 - 124)**

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 permission subject to conditions.

**16. SITE ADJACENT 2 SEYMOUR ROAD N8 (PAGES 125 - 136)**

Demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at roof level.

RECOMMENDATION: Grant permission subject to conditions.

**17. 11 MARKFIELD ROAD N15 (PAGES 137 - 150)**

Demolition of existing public house and erection of 1 x 4 storey residential block comprising 1 x one bed, 4 x two bed, 3 x three bed and 1 x four bed self contained units with associated refuse and cycle storage and car parking.

RECOMMENDATION: Grant permission subject to conditions and legal agreement.

**18. 159 PARK LANE N17 (PAGES 151 - 160)**

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 permission subject to condition and legal agreement.

**19. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**20. SITE VISITS**

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

**21. DATE OF NEXT MEETING**

Monday 9 July 2007

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

Anne Thomas  
Principal Committee Coordinator  
Tel No: 020 8489 2941  
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01 June 2007

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 14 MAY 2007**

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

Also Councillors Whyte and Haley.  
Present:

\* Members present

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PASC219.</b>	<b>APOLOGIES</b>  Apologies for absence were received from Cllr Beacham for whom Cllr Whyte was substituting and for lateness from Cllr Bevan.	
<b>PASC220.</b>	<b>URGENT BUSINESS</b>  None received.	
<b>PASC221.</b>	<b>DECLARATIONS OF INTEREST</b>  There were no declarations of interest received.	
<b>PASC222.</b>	<b>DEPUTATIONS/PETITIONS</b>  None received.	
<b>PASC223.</b>	<b>MINUTES</b>  <b>RESOLVED</b>  That the minutes of the PASC meetings held on the following dates were agreed and signed as a correct record:  1. Scheduled PASC ~ Tuesday 17 April 2007 2. Special PASC ~ Monday 30 April 2007	
<b>PASC224.</b>	<b>DELEGATED DECISIONS</b>  Members were asked to note the decisions taken under delegated powers between 26 March 2007 and 22 April 2007.  <b>RESOLVED</b>  That the report be noted.	
<b>PASC225.</b>	<b>APPEAL DECISIONS</b>  The Committee noted the outcome of 1 appeal decision determined on 15 March 2007 by the Department for	

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	<p>Communities and Local Government which was upheld. The Officer advised that the Inspector had determined that the rear dormer window would not cause harm to the character and appearance of the area.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<p><b>PASC226.</b></p>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note the decisions taken within set time targets by the Development Control and Planning Enforcement since the 17 April 2007 Committee meeting. All major, minor and other applications were above the Haringey performance target.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<p><b>PASC227.</b></p>	<p><b>PLANNING APPLICATIONS</b></p> <p><b>RESOLVED</b></p> <p>That the decisions of the Sub Committee on the planning applications and related matters be approved or refused with the following points noted.</p>	
<p><b>PASC228.</b></p>	<p><b>SAINSBURYS, WILLIAMSON ROAD N4</b></p> <p>The Committee received a presentation on this proposal which was an existing supermarket on Williamson Road adjoining Green Lanes shopping area. Immediately adjoining the access way was the recently developed extension to Homebase and a small retail park.</p> <p>The proposal was for a single storey extension to the existing store, installation of a new shop front and reconfiguration of the car park with associated works. The proposed development would contribute beneficially to the varied retail provision on the site by giving it greater range. It was considered that the extension would relate well to the location in respect of scale, height, design, external materials and finishes.</p> <p>It was also considered that the proposal had no adverse impact upon local traffic conditions, amenity, the safety of pedestrians and the viability of the local shopping centre.</p> <p>The Officer advised the Committee that the S106 Legal agreement would also include:</p>	

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- The provision of car parking management, time limited customer parking with the use of pay and display meters.
- A travel plan whereby the measures would be monitored and this had been agreed with the applicant.

The Committee questioned officers on the amount of dedicated parking space for customers and whether the number of cycle racks could be increased. Officers responded by informing the Committee that the proposal comprised a reduction of 10% of the parking space and there would be 406 spaces retained. The applicant had carried out a survey on the current use of the car park and had concluded that on two separate days the car park had only been in use for 43% and 55% of the time respectively. Members were advised that the provision for 20 cycle racks was adequate. The minimum requirement in the 2006 UDP was 13, however members could request more. Members agreed to increase the number of cycle racks to 40.

The Committee after viewing the site plans agreed to the following additional conditions:

1. The car park should be landscaped with extra trees.
2. Solar (Thermal) panels to be installed where possible.
3. The development should use recyclable materials where possible.
4. Recycling of grey water.
5. Increase the provision of cycle racks from 20 to 40.

Members further requested feedback on all applications which included a travel plan where annual monitoring of measures was undertaken. The Committee agreed to receive a report on all travel plans and how they were monitored at a meeting of the Planning Committee to be held on Tuesday 6 May 2008.

**RESOLVED**

1. That the application be granted subject to conditions and the above additional conditions and subject to a Section106 legal agreement.
2. That a further report be received at the meeting of the Committee on 6 May 2007, detailing all travel plans and how they were monitored.

Cllr Haley entered the meeting at 7:45pm.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2007/0358  
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED  
14/05/2007

Location: Sainsbury's, Williamson Road N4

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Proposal: Erection of single storey extension to existing store, installation of new shopfront and reconfiguration of car park with associated works.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: CHQ/06/6723/001, 002D, 003, 005 & 006B.

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. Within the extended supermarket hereby permitted the level of comparison goods shall not exceed 36% of the total net sales area of the building.  
Reason: In order to protect the viability of the District Centre.
6. That details of the soft landscaping of the car parking areas associated with the retail store including the planting of suitable species of trees shall be submitted and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to



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	<p>the satisfaction of the Local Planning Authority. Reason: In order to improve the visual amenity and biodiversity of the car parking areas.</p> <p>7. That details of a scheme for the provision of thermal panels shall be submitted to and approved by the Local Planning Authority prior to the commencement of works. Such detailed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority. Reason: In order to ensure a sustainable development.</p>	
<p><b>PASC229.</b></p>	<p><b>UNIT A, TOTTENHAM HALE RETAIL PARK, BROAD LANE N15</b></p> <p>Officers presented the report and informed the Committee that the site comprised Unit A, a new unit currently under construction within the Tottenham Hale Retail Park. The proposal was internal works to increase the gross floorspace of Unit A by 939m<sup>2</sup> to be used for retail purposes and the addition of a front elevation fire exit door.</p> <p>The Committee was reminded that on 12 December 2006, planning permission had been granted for the creation of a mezzanine floor within the existing unit 7B. The applicant had submitted a unilateral undertaking as part of their application which meant the applicant would not construct the mezzanine floor of 929m<sup>2</sup> approved to Unit 7B, if this application on the new Unit A was approved. The net increase in floorspace would be zero and therefore the impact on the retail park would be neutral.</p> <p>Cllr Bevan entered the meeting at 7:52pm.</p> <p>Members questioned officers on the application and it was noted that the granting of this application was a straight exchange between the two Units.</p> <p>The Committee decided to grant the application subject to conditions and signed unilateral agreement under Section 106.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0527 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 14/05/2007</p> <p>Location: Unit A, Tottenham Hale Retail Park, Broad Lane N15</p> <p>Proposal: Internal works to increase the gross floorspace of Unit A by 929m<sup>2</sup> to be used for retail purposes and the addition of a front elevation fire exit door.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p>	

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	<p>Drawing No's: 6811 PL 600, 602 &amp; 603.</p> <p>Conditions:</p> <ol style="list-style-type: none"> <li>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 &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</li> <li>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.</li> <li>3. The mezzanine floorspace hereby approved shall have a gross floor area not exceeding 929 square metres and shall be used for non-food retail purposes only. Reason: To ensure the proper use of the mezzanine hereby approved.</li> </ol> <p>REASONS FOR APPROVAL</p> <p>In the light of the unilateral undertaking submitted with the application not to construct the approved mezzanine at unit 7B of the same size, the net effect of the proposal is considered to be neutral and therefore complies with national and local policies applying to the retail park.</p> <p>Section 106: No</p>	
<b>PASC230.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business submitted.</p>	
<b>PASC231.</b>	<p><b>SITE VISITS</b></p> <p>Site visits for applications to be considered at the Planning Committee on 11 June 2007 will take place on Friday 8 June 2007 from 9:30am.</p>	
<b>PASC232.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Thursday 17 May 2007 ~ Special PASC.</p> <p>Provisional dates for the next municipal year 2007-08 pending approval at the Council AGM on 21 May 2007:</p> <p>Monday 11 June 2007</p>	

**MINUTES OF THE PLANNING COMMITTEE  
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	<p>Monday 9 July 2007 Monday 3 September 2007 Monday 1 October 2007 Monday 5 November 2007 Tuesday 4 December 2007 Monday 7 January 2008 Monday 11 February 2008 Monday 3 March 2008 Tuesday 1 April 2008 Tuesday 6 May 2008</p> <p>The meeting ended at 8:00pm.</p>	
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COUNCILLOR SHEILA PEACOCK  
Chair

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<b>HARINGEY COUNCIL</b>
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Agenda Item No.

**Committee:** Planning Applications Sub Committee  
**Date:** 11 June 2007

**Report of:** Niall Bolger Director of Urban Environment

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

**Report Title:**  
 Appeal decisions determined during April 2007.

**1. PURPOSE:**

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

**2. SUMMARY:**

Reports outcome of 13 appeal decisions determined by the Department for Communities and Local Government during April of which 8 (62%) were allowed and 5 (38%) were dismissed.

**3. RECOMMENDATIONS:**

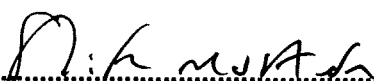
That the report be noted.

**4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Control Support Team on 020 849 5114.

**Report Authorised by:**

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

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**APPEAL DECISION APRIL 2007**

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2006/0991</b>
<b>Decision Level:</b>	<b>Delegated</b>

**30 Grove Avenue N10 2AR**

**Proposal:**

Loft enlargement and double storey side extension

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposal would adversely affect the local street scene, or seriously mar the appearance of the semi-detached pair of houses of which the appeal property forms one half.

**Result:**

Appeal **Allowed** 10 April 2007

<b>Ward:</b>	<b>Bruce Grove</b>
<b>Reference Number:</b>	<b>HGY/2006/0297</b>
<b>Decision Level:</b>	<b>Delegated</b>

**37 The Avenue N17 6TB**

**Proposal:**

Retention of existing use as 2 x 2 bedroom flats

**Type of Appeal:**

Written Representation

**Issues:**

Whether the development would result in an over intensive sub-division of the existing property that would be harmful to the living conditions of occupiers

Whether the development would create any extra parking demand in the area

**Result:**

Appeal **Allowed** 13 April 2007

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2006/0978</b>
<b>Decision Level:</b>	<b>Delegated</b>

**7 The Broadway N8 8DU****Proposal:**

Conversion of the upper two floors from a four bedroom maisonette to 1 x 2 bedroom flat and 1 x 1 bedroom flat

**Type of Appeal:**

Informal Hearing

**Issues:**

The effect of the absence of off-street parking on the surrounding streets

**Result:**

Appeal **Allowed** 4 April 2007

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

**54 Effingham Road N8 0AB****Proposal:**

Conversion of the property into two self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

The effect on on-street parking

The effect on residential amenity

**Result:**

Appeal **Dismissed** 27 April 2007

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>



**22A Hermitage Road N4 1DE**

**Proposal:**

Erection of a timber structure with a clear plastic roof

**Type of Appeal:**

Public Inquiry

**Issue:**

Weather or not the structure has been in existence for more than 4 years

**Result:**

Appeal **Dismissed** 16 April 2007

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>HGY/2006/0457</b>
<b>Decision Level:</b>	<b>Delegated</b>

**First Floor Flat 285 Wightman Road N8 0NB**

**Proposal:**

Installation of eight double glazed windows to replace all existing windows

**Type of Appeal:**

Written Representation

**Issue:**

The effect on the character and appearance of the locality or of the host building

**Result:**

Appeal **Allowed** 17 April 2007

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2006/0804</b>
<b>Decision Level:</b>	<b>Delegated</b>

**70 Southwood Lane N6 5DY**

**Proposal:**

Erection of a two storey dwelling house

**Type of Appeal:**

Informal Hearing

**Issue:**

Whether the proposal would preserve or enhance the character and appearance of the conservation area or have an adverse impact on the amenities of adjoining occupiers

**Result:**

Appeal **Dismissed** 30 April 2007  
Costs; Application for costs failed

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2006/1445</b>
<b>Decision Level:</b>	<b>Delegated</b>

**The Garden Centre, Cranley Gardens N10 3AR**

**Proposal:**

Construction of two pairs of four bedroom semi-detached houses

**Type of Appeal:**

Written Representation

**Issue:**

The effect on the character and appearance of the conservation area and the locality

**Result:**

Appeal **Allowed** 19 April 2007

<b>Ward:</b>	<b>ST. Ann's</b>
<b>Reference Number:</b>	<b>HGY/2005/0902</b>
<b>Decision Level:</b>	<b>Non-determination</b>

**Unit 2, 4 and 5, 103-149 Cornwall Road & Land Adjoining 2 Falmer Road N15**

**Proposal:**

Demolition of the existing industrial units and the erection of a 3 storey apartment building with car parking and amenity space

**Type of Appeal:**

Written Representation

**Issue:**

Whether, in the light of Development Plan policies, the proposal makes sufficient provision for affordable housing, education, access to open space and highway infrastructure

**Result:**

Appeal **Allowed** 3 April 2007 – with the benefit of a unilateral Section 106 Agreement with regard to access across the site to Chestnuts Park

<b>Ward:</b>	<b>Stroud Green</b>
<b>Reference Number:</b>	<b>HGY/2006/1132</b>
<b>Decision Level:</b>	<b>Delegated</b>

**19A Ridge Road N8 9LE**

**Proposal:**

Erection of a single storey rear extension

**Type of Appeal:**

Written Representation

**Issue:**

The effect on the residential amenities now enjoyed by inhabitants of No. 19

**Result:**

Appeal **Allowed** 5 April 2007

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

**250 High Road N15 4AJ**

**Proposal:**

Erection of a canopy structure at the front of the shop

**Type of Appeal:**

Public Inquiry

**Issue:**

The impact on the street scene and the character and appearance of the Tottenham Green Conservation Area

**Result:**

Appeal **Dismissed** 20 April 2007

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

**151 Philip Lane N15 4HQ**

**Proposal:**

Replacement of timber-framed windows with UPVC windows

**Type of Appeal:**

Written Representation

**Issue:**

Whether or not the breach of control alleged in the notice had taken place

**Result:**

Appeal **Dismissed** 23 April 2007

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2006/2101</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Land Adjacent to Tottenham Hale Railway Depot N17**

**Proposal:**

Display of two internally illuminated, scroller-format 48-sheet poster units, mounted back to back on a single pole

**Type of Appeal:**

Written Representation

**Issue:**

The impact of the double sided internally illuminated advertisement on the site and its surroundings

**Result:**

Appeal **Allowed** 16 April 2007

**Committee:** Planning Applications Sub Committee  
**Date:** 11 June 2007

**Report of:** Niall Bolger Director of Urban Environment

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

**Report Title:**  
 Decisions made under delegated powers between 23 April 2007 and 20 May 2007.

**1. PURPOSE:**

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

**2. SUMMARY:**

The applications listed were determined between 23 April 2007 and 20 May 2007.

**3. RECOMMENDATIONS:**


That the report be noted.

**4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

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

**Report Authorised by:**

  
 .....

**Shifa Mustafa**

**Assistant Director Planning Policy & Development**

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PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN  
23/04/2007 AND 20/05/2007**

BACKGROUND PAPERS

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

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

WARD: **Alexandra**

Application No:	<b>HGY/2007/0649</b>	Officer:	Valerie Okeiyi	Decision Date:	17/05/2007
Decision:	GTD				
Location:	Flat A, 52 Coniston Road N10 2BN				
Proposal:	Erection of rear dormer window with front velux windows.				
Application No:	<b>HGY/2007/0452</b>	Officer:	David Paton	Decision Date:	16/05/2007
Decision:	GTD				
Location:	6 - 8 Crescent Road N22 7RS				
Proposal:	Create one additional dwelling above number 6 and number 8 Crescent Road.				
Application No:	<b>HGY/2007/0638</b>	Officer:	Valerie Okeiyi	Decision Date:	14/05/2007
Decision:	REF				
Location:	10-12 Palace Gates Road N22 4BN				
Proposal:	Erection of 2 x rear dormer windows to allow creation of 1 x one bedroom self-contained flat.				
Application No:	<b>HGY/2007/0628</b>	Officer:	Tara Jane Fisher	Decision Date:	04/05/2007
Decision:	PERM DEV				
Location:	32 Windermere Road N10 2RE				
Proposal:	Erection of single storey rear extension.				
Application No:	<b>HGY/2007/0568</b>	Officer:	Valerie Okeiyi	Decision Date:	02/05/2007
Decision:	REF				
Location:	57 Curzon Road N10 2RB				
Proposal:	Erection of single storey rear conservatory extension.				
Application No:	<b>HGY/2007/0483</b>	Officer:	Joyce Wong	Decision Date:	25/04/2007
Decision:	REF				
Location:	256 Albert Road N22 7UW				
Proposal:	Creation of a vehicle crossover to a classified road.				
Application No:	<b>HGY/2007/0457</b>	Officer:	Luke McSoriley	Decision Date:	24/04/2007
Decision:	REF				
Location:	24 Curzon Road N10 2RA				
Proposal:	Erection of rear dormer window with balustrade.				
Application No:	<b>HGY/2007/0530</b>	Officer:	Ruma Nowaz	Decision Date:	02/05/2007
Decision:	GTD				
Location:	Lower & Ground Floor Flat, 223 - 225 Alexandra Park Road N22 7BJ				
Proposal:	Erection of 2 storey rear extension at lower ground and ground floor level. Alterations to rear elevation.				



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Application No: **HGY/2007/0569** Officer: Luke McSoriley  
Decision: GTD Decision Date: 04/05/2007  
Location: 316 Alexandra Park Road N22 7BD  
Proposal: Erection of timber summerhouse in rear garden.

Application No: **HGY/2007/0595** Officer: Valerie Okeiyi  
Decision: REF Decision Date: 09/05/2007  
Location: 178 Alexandra Park Road N22 7UQ  
Proposal: Erection of single storey rear extension.

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WARD: **Bounds Green**

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Application No: **HGY/2007/0631** Officer: David Paton  
Decision: GTD Decision Date: 15/05/2007  
Location: Garage, Pinkham Way N11 2VU  
Proposal: Display of internally illuminated pylon sign, fascia sign and mounted wall sign.

Application No: **HGY/2007/0604** Officer: Luke McSoriley  
Decision: GTD Decision Date: 09/05/2007  
Location: 24 Dorset Road N22 7SL  
Proposal: Conservation Area Consent for demolition of existing garage and erection 1 x 2 storey two bedroom house.

Application No: **HGY/2007/0596** Officer: David Paton  
Decision: PERM DEV Decision Date: 09/05/2007  
Location: 30 Cheshire Road N22 8JJ  
Proposal: Erection of single storey rear extension to replace existing.

Application No: **HGY/2007/0616** Officer: Joyce Wong  
Decision: PERM DEV Decision Date: 04/05/2007  
Location: 3 Trinity Road N22 8LB  
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2007/0559** Officer: Joyce Wong  
Decision: GTD Decision Date: 03/05/2007  
Location: 66 Blake Road N11 2AH  
Proposal: Erection of single storey rear extension and creation of terrace and stairs to provide access to the garden. (AMENDED DESCRIPTION)

Application No: **HGY/2007/0484** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 25/04/2007  
Location: 409 High Road N22 8JB  
Proposal: Creation of vehicle crossover to a classified road.

Application No:	<b>HGY/2007/0505</b>	Officer:	Ruma Nowaz	Decision Date:	27/04/2007
Decision:	GTD				
Location:	42 Cornwall Avenue N22 7DA				
Proposal:	Use of property as 2 self contained flats.				
Application No:	<b>HGY/2007/0641</b>	Officer:	David Paton	Decision Date:	03/05/2007
Decision:	GTD				
Location:	Pinkham Way Service Station, Pinkham Way N11 2UU				
Proposal:	Demolition of car wash and replacement with revised car parking layout				
Application No:	<b>HGY/2007/0813</b>	Officer:	Ruma Nowaz	Decision Date:	04/05/2007
Decision:	GTD				
Location:	Welsh Methodist Church, Palace Road N11 2PR				
Proposal:	Approval Of Details pursuant to Conditions 1 - 7 (consecutive) (start date, accordance with plans, refuse, construction hours, materials and surroundings) attached to planning permissions reference HGY/2004/2244.				
Application No:	<b>HGY/2007/0603</b>	Officer:	Luke McSoriley	Decision Date:	09/05/2007
Decision:	GTD				
Location:	24 Dorset Road N22 7SL				
Proposal:	Demolition of existing garage and erection of 1 x 2 storey two bedroom house.				
Application No:	<b>HGY/2007/0655</b>	Officer:	Tara Jane Fisher	Decision Date:	15/05/2007
Decision:	REF				
Location:	79 Myddleton Road N22 8NE				
Proposal:	Conversion of first floor three bed flat into 1 x studio flat, 1 x 1 bed flat and installation of 2 x rooflights to the rear.				

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**WARD: Bruce Grove**


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Application No:	<b>HGY/2007/0591</b>	Officer:	Tara Jane Fisher	Decision Date:	09/05/2007
Decision:	REF				
Location:	52 Downhills Park Road N17 6PD				
Proposal:	Erection of single storey rear / side extension and conversion of property into 1 x two bed and 1 x three bed self contained flats.				
Application No:	<b>HGY/2007/0515</b>	Officer:	Matthew Gunning	Decision Date:	01/05/2007
Decision:	REF				
Location:	34 Elmhurst Road N17 6RQ				
Proposal:	Change of use from residential (C3) to a care home (C2).				
Application No:	<b>HGY/2007/0510</b>	Officer:	Valerie Okeiyi	Decision Date:	27/04/2007
Decision:	REF				
Location:	119 Broadwater Road N17 6EP				
Proposal:	Conversion of property into 2 x two bed self contained flats.				

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Application No: **HGY/2007/0471** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 24/04/2007  
Location: 42 Philip Lane N15 4JB  
Proposal: Creation of a vehicle crossover on Arnold Road.

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WARD: **Crouch End**

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Application No: **HGY/2007/0333** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 18/05/2007  
Location: 50 The Broadway N8 9TP  
Proposal: Conversion of 1st and 2nd floors to form 2 self contained flats.

Application No: **HGY/2007/0574** Officer: Oliver Christian  
Decision: GTD Decision Date: 17/05/2007  
Location: Brook Lodge, Coolhurst Road N8 8ER  
Proposal: Replacement of existing single glazed aluminium framed windows and patio door in living room, bedroom and kitchen area with aluminium framed double glazed units.

Application No: **HGY/2007/0620** Officer: Elizabeth Ennin-Gyasi  
Decision: REF Decision Date: 11/05/2007  
Location: 50 The Broadway N8 9TP  
Proposal: Alterations to rear roofslope.

Application No: **HGY/2007/0585** Officer: Stuart Cooke  
Decision: GTD Decision Date: 11/05/2007  
Location: Hornsey Central Library, Haringey Park N8 9JA  
Proposal: Erection of new single storey EDF electrical sub station to front, right hand side of building.

Application No: **HGY/2007/0606** Officer: John Ogenga P'Lakop  
Decision: PERM DEV Decision Date: 09/05/2007  
Location: 23 Coleridge Road N8 8EH  
Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2006/1663** Officer: Brett Henderson  
Decision: GTD Decision Date: 02/05/2007  
Location: Hornsey Central Library, Haringey Park N8 9JA  
Proposal: Listed Building Consent for modernisation of electrical wiring and installation of new luminaire light fitting and new fire alarm system.

Application No: **HGY/2007/0498** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 27/04/2007  
Location: 9 Hurst Avenue N6 5TX  
Proposal: Demolition of side extension, single storey rear addition at ground floor level and conversion of garage to study. Erection of new dormer windows to front and side roof slopes and replacement dormer to rear.

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Application No:	<b>HGY/2007/0508</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/04/2007
Location:	The Hornsey Club, Tivoli Road N8 8RG		
Proposal:	Section 73 determination to vary Condition 7 attached to planning permission reference HGY/2004/1061 as follows: There shall be no more than one event involving music, live concerts or amplified sound in any single weekend period and no more than two such events in any one calendar month during any 12 month period after 24.00 hours which in the opinion of the Environmental Health Service acting on behalf of the Local Planning Authority, cause nuisance to any adjacent occupier.		
Application No:	<b>HGY/2007/0486</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/04/2007
Location:	9 Priory Gardens N6 5QY		
Proposal:	Loft conversion with side and rear dormer window with rooflights.		
Application No:	<b>HGY/2007/0491</b>	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	25/04/2007
Location:	21 Coolhurst Road N8 8EP		
Proposal:	Renewal of planning permission (reference: 057916) granted on 04/04/2000 for the erection of second floor extension with roof carried over to facilitate new bedroom plus bathroom and enlarged landing.		
Application No:	<b>HGY/2007/0519</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	27/04/2007
Location:	Flat 1, 5 Crouch Hall Road N8 8HT		
Proposal:	Further excavation of basement and creation of lightwell to front elevation to facilitate habitable living space at basement level.		
Application No:	<b>HGY/2007/0531</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/05/2007
Location:	14 Drylands Road N8 9HN		
Proposal:	Erection of 2 storey rear extension.		
Application No:	<b>HGY/2007/0614</b>	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	03/05/2007
Location:	59 Priory Gardens N6 5QU		
Proposal:	Tree works to crown reduce and thin 2 x Sycamore trees at rear of property by 40%.		
Application No:	<b>HGY/2007/0576</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	10/05/2007
Location:	6 Edison Road N8 8AE		
Proposal:	Erection of rear single storey extension.		
Application No:	<b>HGY/2007/0618</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	11/05/2007
Location:	50 The Broadway N8 9TP		
Proposal:	Change of use of ground floor from A1 to A2.		

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Application No: **HGY/2007/0645** Officer: Oliver Christian  
Decision: REF Decision Date: 17/05/2007  
Location: 3 Fairfield Road N8 9HG  
Proposal: Reposition of existing garage.

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WARD: **Fortis Green**

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Application No: **HGY/2007/0644** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 16/05/2007  
Location: 33 Fortismere Avenue N10 3BN  
Proposal: Conservation Area Consent for demolition of garage

Application No: **HGY/2007/0678** Officer: Joyce Wong  
Decision: GTD Decision Date: 15/05/2007  
Location: Lynx Depot, Coppetts Road N10 1JP  
Proposal: Approval of details pursuant to condition 4 (materials) attached to planning reference HGY/2004/1943

Application No: **HGY/2007/0581** Officer: David Paton  
Decision: REF Decision Date: 14/05/2007  
Location: Land Between 27 - 29 Aylmer Road N2 0BS  
Proposal: Provision of three outdoor lawn tennis courts with a pavilion and 6 car parking spaces.

Application No: **HGY/2007/0557** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 03/05/2007  
Location: 12 Wellfield Avenue N10 2EA  
Proposal: Installation of 5 x rooflights.

Application No: **HGY/2007/0509** Officer: David Paton  
Decision: REF Decision Date: 27/04/2007  
Location: 6 Kings Avenue N10 1PB  
Proposal: Enlargement of existing roof dormer window at rear of property and widening the existing roof balcony.

Application No: **HGY/2007/0488** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 24/04/2007  
Location: 310 Muswell Hill Broadway N10 2QS  
Proposal: Installation of new shopfront and creation of new staircase to rear.

Application No: **HGY/2007/0478** Officer: Luke McSoriley  
Decision: GTD Decision Date: 24/04/2007  
Location: Carisbrook, 21 Colney Hatch Lane N10 1EJ  
Proposal: New lift shaft extension to accommodate a wheel chair standard lift.

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Application No: **HGY/2007/0423** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 25/04/2007  
Location: Cedar Court, Colney Hatch Lane N10 1EE  
Proposal: Tree works to include reduction of crown to 2 x Mature Oak and 1 x Sycamore to front of block 33 - 64 on Pages Hill.

Application No: **HGY/2007/0533** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 27/04/2007  
Location: 34 Lanchester Road N6 4TA  
Proposal: Tree works to include thinning by 20% to 1 x Oak tree at rear of property.

Application No: **HGY/2007/0554** Officer: Ruma Nowaz  
Decision: REF Decision Date: 03/05/2007  
Location: Thirlestane Court, Colney Hatch Lane N10 1LH  
Proposal: Erection of mansard roof extension to 8-17 Thirlestane Court to provide 2 x one bed residential units. Extension to linking block and relocation of plant room from 8-17 to 5-7 Thirlestane Court contained within new pitched roof extension.

Application No: **HGY/2007/0642** Officer: Valerie Okeiyi  
Decision: PERM DEV Decision Date: 16/05/2007  
Location: 3 Ringwood Avenue N2 9NT  
Proposal: Certificate of Lawfulness for the erection of two dormer windows at first floor level to front elevation, erection of two side dormer windows, installation of new bay window to front and re-building of bay window to rear, removal of existing porch, provision of new doors and fenestration

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WARD: **Harringay**

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Application No: **HGY/2007/0778** Officer: Oliver Christian  
Decision: GTD Decision Date: 17/05/2007  
Location: 25 Cavendish Road N4 1RP  
Proposal: Certificate of Lawfulness for the use of property as 3 self contained flats

Application No: **HGY/2007/0621** Officer: Brenda Loiusy-Johnson  
Decision: PERM REQ Decision Date: 11/05/2007  
Location: 335 Wightman Road N8 0NA  
Proposal: Erection of single storey side and rear extension (Certificate of Lawfulness).

Application No: **HGY/2007/0292** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 25/04/2007  
Location: 417 Green Lanes N4 1EY  
Proposal: Conversion of upper floor levels to 3 x 1 bed self contained flats.

Application No: **HGY/2007/0524** Officer: Oliver Christian  
Decision: GTD Decision Date: 24/04/2007  
Location: 489 Green Lanes N4 1AL  
Proposal: Change of use of the first and second floors to provide three self contained flats.

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Application No: **HGY/2006/2467** Officer: Oliver Christian  
Decision: GTD Decision Date: 25/04/2007  
Location: 64 Falkland Road N8 0NX  
Proposal: Use of property as two self contained flats.

Application No: **HGY/2007/0605** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 09/05/2007  
Location: 427 Green Lanes N4 1EY  
Proposal: Erection of rear extension at first floor level to be used as storage area ancillary to shop below.

Application No: **HGY/2007/0648** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 16/05/2007  
Location: 8 Wordsworth Parade N8 0SJ  
Proposal: Erection of single storey rear extension

Application No: **HGY/2007/0683** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 16/05/2007  
Location: 40C Wightman Road N4 1RU  
Proposal: Retrospective planning application for continued use of property as 1 x 1 bed flat

Application No: **HGY/2007/0658** Officer: Brenda Loiusy-Johnson  
Decision: PERM DEV Decision Date: 16/05/2007  
Location: 608 Green Lanes N8 0RY  
Proposal: Erection of rear dormer window (Certificate of Lawfulness proposed)

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WARD: **Highgate**

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Application No: **HGY/2007/0639** Officer: Luke McSoriley  
Decision: GTD Decision Date: 14/05/2007  
Location: Flat 9, 4 Stanhope Road N6 5LR  
Proposal: Replacement of existing windows with UPVC double glazed windows.

Application No: **HGY/2007/0607** Officer: Matthew Gunning  
Decision: GTD Decision Date: 11/05/2007  
Location: 19 Denewood Road N6 4AQ  
Proposal: Demolition of existing building and erection of 1 x 3 storey block comprising 4 x 3 bedroom flats with associated refuse storage and landscaping.

Application No: **HGY/2007/0575** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 04/05/2007  
Location: 34 Hampstead Lane N6 4NT  
Proposal: Erection of rear dormer window with balustrade.

Application No:	<b>HGY/2007/0513</b>	Officer:	Matthew Gunning
Decision:	PERM REQ	Decision Date:	01/05/2007
Location:	16 Oldfield Mews N6 5XA		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2007/0474</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/04/2007
Location:	Channing School, Highgate Hill N6 5HF		
Proposal:	Erection of extension to existing ground and first floor, insertion of additional floor space within existing building.		
Application No:	<b>HGY/2007/0473</b>	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	25/04/2007
Location:	27 Broadlands Road N6 4AE		
Proposal:	Erection of single storey building in rear garden.		
Application No:	<b>HGY/2007/0479</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/04/2007
Location:	70 Langdon Park Road N6 5QG		
Proposal:	Creation of vehicle crossover with access onto Milton Road and hardstanding area for the parking of one car.		
Application No:	<b>HGY/2007/0480</b>	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	25/04/2007
Location:	92 Highgate Hill N6 5HE		
Proposal:	Erection of single storey rear conservatory extension.		
Application No:	<b>HGY/2007/0538</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	27/04/2007
Location:	33 Toyne Way N6 4EG		
Proposal:	Erection of rear dormer window and conversion of roof from hip to gable end.		
Application No:	<b>HGY/2007/0528</b>	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	27/04/2007
Location:	Water Board Cottage, Tile Kiln Lane N6 5LG		
Proposal:	Conservation Area Consent demolition of existing house. Erection of two (low energy) buildings, three storeys in height with additional basement for eight car parking spaces, and cycle parking. Each building to contain 2 x 2 bedroom flats and 2 x 3 bedroom maisonettes.		
Application No:	<b>HGY/2007/0529</b>	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	27/04/2007
Location:	Water Board Cottage, Tile Kiln Lane N6 5LG		
Proposal:	Demolition of existing house. Erection of two (low energy) buildings, three storeys in height with additional basement for eight car parking spaces, and cycle parking. Each building to contain 2 x 2 bedroom flats and 2 x 3 bedroom maisonettes.		
Application No:	<b>HGY/2007/0552</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/04/2007
Location:	47 Cholmeley Crescent N6 5EX		
Proposal:	Provision of outdoor swimming pool.		



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Application No: **HGY/2006/2429** Officer: Frixos Kyriacou  
Decision: GTD Decision Date: 04/05/2007  
Location: 6 Wood Lane N6 5UB

Proposal: Approval Of Details pursuant to Conditions 2) (hard landscaping) 4) (materials) and 5) (floor levels) attached to appeal reference APP/Y5420/A/04, planning permission reference HGY/2003/0979.

Application No: **HGY/2007/0556** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 04/05/2007  
Location: 38 Cromwell Avenue N6 5HL

Proposal: Erection of rear dormer window.

Application No: **HGY/2007/0608** Officer: Matthew Gunning  
Decision: GTD Decision Date: 11/05/2007  
Location: 19 Denewood Road N6 4AQ

Proposal: Conservation Area Consent for the demolition of existing building and erection of 1 x 3 storey block comprising 4 x 3 bedroom flats with associated refuse storage and landscaping.

Application No: **HGY/2007/0612** Officer: Matthew Gunning  
Decision: GTD Decision Date: 14/05/2007  
Location: 66 Sheldon Avenue N6 4ND

Proposal: Demolition of existing house and erection of 1 x 2 storey six bedroom house with rooms at basement and roof level.

Application No: **HGY/2007/0615** Officer: Valerie Okeiyi  
Decision: PERM REQ Decision Date: 14/05/2007  
Location: 4 Storey Road N6 4DR

Proposal: Certificate of Lawfulness for the erection of single storey rear extension

Application No: **HGY/2007/0372** Officer: David Paton  
Decision: GTD Decision Date: 14/05/2007  
Location: 5 Cholmeley Park N6 5ET

Proposal: Demolition of existing garage and erection of two storey single dwelling house and erection of new single garage.

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WARD: **Hornsey**

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Application No: **HGY/2007/0674** Officer: John Ogenga P'Lakop  
Decision: PERM DEV Decision Date: 17/05/2007  
Location: 13 Rathcoole Avenue N8 9LY

Proposal: Certificate of Lawfulness for the erection of rear dormer window

Application No: **HGY/2007/0712** Officer: Oliver Christian  
Decision: GTD Decision Date: 15/05/2007  
Location: 58 Tottenham Lane N8 7EE

Proposal: Use of property as six self contained flats.

Application No: **HGY/2007/0550** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 02/05/2007  
 Location: 89A Rathcoole Gardens N8 9PH  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0316** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 25/04/2007  
 Location: Melrose Court, 124 Hillfield Avenue N8 7DL  
 Proposal: Approval Of Details pursuant to Condition 5 (refuse bin enclosure) relating to planning permission reference HGY/2003/0176.

Application No: **HGY/2007/0592** Officer: Oliver Christian  
 Decision: GTD Decision Date: 09/05/2007  
 Location: 1 Priory Road N8 8LH  
 Proposal: Conversion of 2nd and 3rd floors into 1 x one bed and 1 x two bed self contained flats. Insertion of 5 roof lights and 1 window to side elevation.

WARD: **Muswell Hill**

Application No: **HGY/2007/0535** Officer: Matthew Gunning  
 Decision: REF Decision Date: 14/05/2007  
 Location: 41 Cranley Gardens N10 3AB  
 Proposal: Creation of vehicle crossover on a classified road.

Application No: **HGY/2007/0514** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 01/05/2007  
 Location: R/O 110-116 Priory Road N8 7HP  
 Proposal: Demolition of existing substation building and the construction of a transformer chamber (Use Class: sui generis) and a 3 storey residential building (Use Class: C3) at lower ground, ground and first floor levels comprising 2 x one bed and 2 x two bed self contained flats. Development to include communal storage area, cycle storage and 4 car parking spaces.

Application No: **HGY/2007/0549** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 27/04/2007  
 Location: 68 Woodland Gardens N10 3UA  
 Proposal: Removal of existing window, lowering cill height and installation of french doors.

Application No: **HGY/2007/0525** Officer: Tara Jane Fisher  
 Decision: PERM DEV Decision Date: 27/04/2007  
 Location: 95 Redston Road N8 7HG  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0507** Officer: Luke McSoriley  
 Decision: REF Decision Date: 27/04/2007  
 Location: 188A Muswell Hill Road N10 3NG  
 Proposal: Erection of single storey store room.

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Application No:	<b>HGY/2007/0475</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	25/04/2007
Location:	15 Princes Avenue N10 3LS		
Proposal:	Removal of a section of extra front boundary wall and creation of vehicle crossover.		
Application No:	<b>HGY/2007/0493</b>	Officer:	Joyce Wong
Decision:	REF	Decision Date:	25/04/2007
Location:	25 Cranley Gardens N10 3AA		
Proposal:	Creation of vehicle crossover to a classified road.		
Application No:	<b>HGY/2007/0506</b>	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	25/04/2007
Location:	188 Muswell Hill Road N10 3NG		
Proposal:	Excavation of basement and continuation of bay windows to basement level to front elevation to create additional 1 x one bedroom flat at basement level.		
Application No:	<b>HGY/2007/0522</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	27/04/2007
Location:	43 Palace Road N8 8QL		
Proposal:	Erection of rear dormer window with balustrade and conversion from hip to gable end. Extension of existing bay window to rear / side elevation.		
Application No:	<b>HGY/2007/0546</b>	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	27/04/2007
Location:	58 Woodland Rise N10 3UJ		
Proposal:	Erection of two dormer windows and insertion of four rooflights to front slope of roof.		
Application No:	<b>HGY/2007/0521</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	01/05/2007
Location:	86 Etheldene Avenue N10 3QB		
Proposal:	Erection of rear dormer window.		
Application No:	<b>HGY/2007/0542</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	02/05/2007
Location:	Garage at rear of 178 Park Road N8 8JT		
Proposal:	Change of use from garage to kitchen show room.		
Application No:	<b>HGY/2007/0562</b>	Officer:	Joyce Wong
Decision:	NOT DEV	Decision Date:	03/05/2007
Location:	86 Muswell Road N10 2BE		
Proposal:	Use of property as a single dwelling house.		
Application No:	<b>HGY/2007/0548</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/05/2007
Location:	35 Park Avenue North N8 7RU		
Proposal:	Formation of basement extension to form habitable room including lightwell to the front.		

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**WARD: Not Applicable - Outside Borough**

Application No: **HGY/2007/0835** Officer: Tara Jane Fisher  
 Decision: RNO Decision Date: 16/05/2007  
 Location: Hornbeams, 1 The Bishops Avenue N2 0BJ  
 Proposal: Erection of 2 x two storey detached houses with rooms in basement and roof, with associated access road (observations to adjoining borough).

**WARD: Noel Park**

Application No: **HGY/2007/0665** Officer: David Paton  
 Decision: GTD Decision Date: 09/05/2007  
 Location: Unit 22, Wood Green Shopping City, High Road N22 6YD  
 Proposal: Display of 3 x internally illuminated fascia signs and 1 x projecting box sign.

Application No: **HGY/2007/0517** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 01/05/2007  
 Location: 115 High Road N22 6BB  
 Proposal: Erection of single storey rear extension and repositioning of rear access to upper floors.

Application No: **HGY/2007/0472** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 25/04/2007  
 Location: 25 Burghley Road N8 0QG  
 Proposal: Erection of single storey rear extension and erection of rear dormer window to allow conversion of property into 2 x two bed self contained flats.

Application No: **HGY/2007/0469** Officer: Matthew Gunning  
 Decision: REF Decision Date: 23/04/2007  
 Location: 105 Mayes Road N22 6UP  
 Proposal: Removal of existing canopies and cladding of part of elevation.

**WARD: Northumberland Park**

Application No: **HGY/2007/0710** Officer: Joyce Wong  
 Decision: GTD Decision Date: 16/05/2007  
 Location: 4 Prospect Place N17 8AT  
 Proposal: Listed Building Consent for erection of single storey rear extension and provision of new porch to front elevation.

Application No: **HGY/2007/0708** Officer: Joyce Wong  
 Decision: GTD Decision Date: 16/05/2007  
 Location: 4 Prospect Place N17 8AT  
 Proposal: Erection of single storey rear extension and provision of new porch to front elevation.

Application No: **HGY/2007/0637** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 15/05/2007  
 Location: 142 Park Lane N17 0JP  
 Proposal: Installation of ATM.

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Application No: **HGY/2007/0611** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 14/05/2007  
Location: Hastings House, Vicarage Road N17 0QB  
Proposal: Replacement of existing timber windows with UPVC double glazed windows

Application No: **HGY/2007/0610** Officer: Luke McSoriley  
Decision: PERM DEV Decision Date: 11/05/2007  
Location: 44 Birkbeck Road N17 8NG  
Proposal: Certificate of Lawfulness for the use of property as four self contained flats

Application No: **HGY/2007/0589** Officer: Ruma Nowaz  
Decision: REF Decision Date: 11/05/2007  
Location: Rear of 62 Willoughby Lane N17  
Proposal: Retrospective application for retention of double garage at rear of property.

Application No: **HGY/2007/0573** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 09/05/2007  
Location: Unit 26, N17 Studios, 784 - 788 High Road N17 0DA  
Proposal: Alterations to elevations including changes to fenestration and doors and provision of 1 x condenser unit.

Application No: **HGY/2007/0668** Officer: Joyce Wong  
Decision: GTD Decision Date: 04/05/2007  
Location: 180 Park Lane N17 0JA  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0447** Officer: Stuart Cooke  
Decision: GTD Decision Date: 25/04/2007  
Location: Astergrove Works, 41 West Road N17 0RE  
Proposal: Installation of radio base station to include 6 antennas (roof mounted) and 5 equipment cabinets mounted on a new steel mezzanine platform, together with development ancillary thereto.

Application No: **HGY/2006/2167** Officer: Brett Henderson  
Decision: GTD Decision Date: 25/04/2007  
Location: 691-693 High Road N17 8AD  
Proposal: Approval Of Details pursuant to Condition 11 (site history and contamination report) attached to planning permission reference HGY/2006/0710.

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WARD: **St. Ann's**

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Application No: **HGY/2007/0809** Officer: Oliver Christian  
Decision: GTD Decision Date: 17/05/2007  
Location: 112 Haringay Road N15 3HX  
Proposal: Use of property as 2 self contained flats (Certificate of Lawfulness for an existing use).

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Application No: **HGY/2007/0634** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 16/05/2007  
Location: 29 Grand Parade N4 1LG  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0396** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 11/05/2007  
Location: St Marys Roman Catholic School, Hermitage Road N15 5RE  
Proposal: Erection of single storey extension and a covered walk way

Application No: **HGY/2007/0577** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 11/05/2007  
Location: 334b St Anns Road N15 3TA  
Proposal: Erection of rear dormer window and loft conversion at first floor flat.

Application No: **HGY/2007/0681** Officer: Elizabeth Ennin-Gyasi  
Decision: PERM DEV Decision Date: 04/05/2007  
Location: 35 Glenwood Road N15 3JS  
Proposal: Erection of rear dormer window and alteration to the first floor flat roof to create habitable rooms.

Application No: **HGY/2007/0543** Officer: Brenda Loiusy-Johnson  
Decision: PERM DEV Decision Date: 01/05/2007  
Location: 44 Clinton Road N15 5BH  
Proposal: Erection of rear dormer window and insertion of 2 rooflights to front elevation.

Application No: **HGY/2007/0622** Officer: Oliver Christian  
Decision: GTD Decision Date: 24/04/2007  
Location: 78 Black Boy Lane N15 3AR  
Proposal: Use of property as 7 studio flats.

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WARD: **Seven Sisters**

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Application No: **HGY/2007/0588** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 17/05/2007  
Location: Unit E, 199 Eade Road N4 1DN  
Proposal: Renewal of planning permission (appeal reference APP/Y5420/C/03/1132283) dated 18/03/04 to allow continuation of use of premises as a Place of Worship (D1).

Application No: **HGY/2007/0756** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 16/05/2007  
Location: 2 Norfolk Avenue N15 6JX  
Proposal: Erection of front and rear dormer windows.

---

Application No: **HGY/2007/0627** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 04/05/2007  
Location: 39 Vartry Road N15 6PR  
Proposal: Conversion of property into 1 x 3 bed flat on ground floor and basement, 2 x two bed flats on the first and second floors.

Application No: **HGY/2007/0545** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 02/05/2007  
Location: 109 - 111 Craven Park Road N15 6BL  
Proposal: Erection of first floor extension to provide additional bedroom (amended).

Application No: **HGY/2007/0499** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 25/04/2007  
Location: 45 Beechfield Road N4 1PD  
Proposal: Demolition of existing garage and erection of replacement garage.

Application No: **HGY/2007/0482** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 25/04/2007  
Location: 68 Fairview Road N15 6LJ  
Proposal: Erection of extension at rear 1st floor level.

Application No: **HGY/2007/0516** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 25/04/2007  
Location: 5 Rostrevor Avenue N15 6LA  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0364** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 24/04/2007  
Location: 4B Craven Park Road N15 6AB  
Proposal: Roof extension to create additional storey.

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WARD: **Stroud Green**

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Application No: **HGY/2007/0647** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 17/05/2007  
Location: 18A Lorne Road N4 3RT  
Proposal: Erection of single storey rear extension to ground floor flat

Application No: **HGY/2007/0654** Officer: Oliver Christian  
Decision: GTD Decision Date: 16/05/2007  
Location: 61 Nelson Road N8 9RS  
Proposal: Erection of single storey rear extension.

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Application No:	<b>HGY/2007/0640</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	16/05/2007
Location:	18 Scarborough Road N4 4LT		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		
Application No:	<b>HGY/2007/0540</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	16/05/2007
Location:	1 Perth Road N4 3HB		
Proposal:	Rebuilding of original single and two storey rear extension.(retention)		
Application No:	<b>HGY/2007/0399</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/05/2007
Location:	7 Connaught Road N4 4NT		
Proposal:	Variation of Condition 2 (approved plans) attached to planning permission reference HGY/2004/1891 to allow further conversion creating 2 x two bed and 1 x three bed flats (previously 1 x 2 bed and 2 x 1 bed flats).		
Application No:	<b>HGY/2007/0578</b>	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	10/05/2007
Location:	Ground Floor Left Flat, 97 Stapleton Hall Road N4 4RH		
Proposal:	Erection of single storey rear extension and single storey building in rear garden		
Application No:	<b>HGY/2007/0600</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/05/2007
Location:	10 Ferme Park Road N4 4ED		
Proposal:	Change of use of premises from A3 (restaurant / cafe) to A5 (takeaway).		
Application No:	<b>HGY/2007/0590</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	09/05/2007
Location:	R/O 100 Denton Road N8 9NT		
Proposal:	Erection of 1 x 2 storey two bedroom dwelling house with rooms at lower ground and ground floor levels.		
Application No:	<b>HGY/2007/0526</b>	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	04/05/2007
Location:	62 Mount View Road N4 4JR		
Proposal:	Tree works to include re-pollarding, reduction by 20% and removal of Ivy growth to 4 x Lime trees at rear of property.		
Application No:	<b>HGY/2007/0165</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	02/05/2007
Location:	68 Mount View Road N4 4JR		
Proposal:	Erection of single storey rear conservatory extension.		
Application No:	<b>HGY/2007/0544</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	01/05/2007
Location:	156 Ferme Park Road N8 9SE		
Proposal:	Formation of lightwell to front bay and installation of new front bay window to existing room.		



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Application No: **HGY/2007/0532** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 01/05/2007  
Location: 20 Mount Pleasant Crescent N4 4HP  
Proposal: Erection of dormer window.

Application No: **HGY/2007/0190** Officer: Oliver Christian  
Decision: GTD Decision Date: 01/05/2007  
Location: 1A Woodstock Road N4 3ET  
Proposal: Change of use of premises from vacant car repair workshop to A1 (retail), A2 (professional / financial services).

Application No: **HGY/2007/0497** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 25/04/2007  
Location: 43 Quernmore Road N4 4QP  
Proposal: Change of use of property from retail (A1) to estate agents (A2).

Application No: **HGY/2007/0490** Officer: Oliver Christian  
Decision: REF Decision Date: 25/04/2007  
Location: 160 Ferme Park Road N8 9SE  
Proposal: Construction of a 1.60 metre high brick boundary wall with metal railings to front and part retrospective planning application for a rear timber terrace with new sections of timber boundary fence.

Application No: **HGY/2007/0518** Officer: Oliver Christian  
Decision: PERM DEV Decision Date: 24/04/2007  
Location: 75 Ridge Road N8 9NP  
Proposal: Erection of single storey rear extension and alterations to rear elevation.

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WARD: **Tottenham Green**

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Application No: **HGY/2007/0662** Officer: Brenda Loiusy-Johnson  
Decision: REF Decision Date: 17/05/2007  
Location: 23 Summerhill Road N15 4HF  
Proposal: Conservation area consent for the removal of existing wooden fence and erection of 91.5 metre high front boundary gate

Application No: **HGY/2007/0630** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 16/05/2007  
Location: 34 Montague Road N15 4BD  
Proposal: Erection of single storey rear extension and conversion of property into 2 x one bed self contained flats.

Application No: **HGY/2007/0553** Officer: Oliver Christian  
Decision: GTD Decision Date: 15/05/2007  
Location: 93 West Green Road N15 5DA  
Proposal: installation of internal canopy and external ducting system for extraction of cooking smoke.

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Application No: **HGY/2007/0743** Officer: Stuart Cooke  
Decision: GTD Decision Date: 11/05/2007  
Location: Unit 4, Tottenham Hale Retail Park, Broad Lane N15 4QD  
Proposal: Alteration to front elevation

Application No: **HGY/2007/0669** Officer: Oliver Christian  
Decision: GTD Decision Date: 11/05/2007  
Location: Second Floor, Anna House, Page Green Terrace N15 4NP  
Proposal: Change of use of property from dental practice to IT training / teaching suite.

Application No: **HGY/2007/0584** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 08/05/2007  
Location: College Of North East London, High Road N15 4RU  
Proposal: Installation of free standing pole mounts supporting telecommunication antennas, one equipment cabin and ancillary development.

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WARD: **Tottenham Hale**

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Application No: **HGY/2007/0754** Officer: Oliver Christian  
Decision: GTD Decision Date: 17/05/2007  
Location: 41 Ladysmith Road N17 9AP  
Proposal: Use of property as 2 self contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/0623** Officer: Stuart Cooke  
Decision: GTD Decision Date: 16/05/2007  
Location: R/O 5 Shelbourne Road N17 0JZ  
Proposal: Erection of extension at first floor level to create additional storage space.

Application No: **HGY/2007/0617** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 15/05/2007  
Location: 2 Chesnut Road N17 9EN  
Proposal: Extension of porch to front elevation to provide a smokers terrace

Application No: **HGY/2007/0583** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 14/05/2007  
Location: Berol House, 25 Ashley Road N17 9LJ  
Proposal: Upgrading of radio base station comprising of the addition of three antennas, two dish antennas and one Node B equipment cabinet and development ancillary thereto (Part 24).

Application No: **HGY/2007/0520** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 25/04/2007  
Location: 76 Scales Road N17 9EZ  
Proposal: Erection of single storey rear extension, rear dormer window and insertion of 3 x rooflights to front elevation to allow conversion of property into 1 x two bed and 1 x three bed self contained flats.

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Application No: **HGY/2007/0395** Officer: Oliver Christian  
Decision: REF Decision Date: 25/04/2007  
Location: Site at Liston Road Junction Burlington Road N17 9UH  
Proposal: Partial demolition and conversion of existing office / storage accommodation into self contained offices / storage units, and 4 x 1 one bedroom self contained flats including one additional storey.

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WARD: **West Green**

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Application No: **HGY/2007/0619** Officer: Luke McSoriley  
Decision: GTD Decision Date: 15/05/2007  
Location: 308 West Green Road N15 3QR  
Proposal: Retrospective planning application for temporary site hoarding fence

Application No: **HGY/2007/0555** Officer: Matthew Gunning  
Decision: REF Decision Date: 15/05/2007  
Location: 1 Boundary Road N22 6AS  
Proposal: Erection of 2 storey rear extension allowing creation of 1 x two bedroom dwelling house.

Application No: **HGY/2007/0636** Officer: Luke McSoriley  
Decision: REF Decision Date: 14/05/2007  
Location: 124 Downhills Park Road N17 6BP  
Proposal: Raising of roof to existing garage.

Application No: **HGY/2007/0565** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 04/05/2007  
Location: 34 Stanmore Road N15 3PS  
Proposal: Conversion of property into three self contained flats

Application No: **HGY/2007/0523** Officer: Luke McSoriley  
Decision: GTD Decision Date: 02/05/2007  
Location: 270 Boundary Road N22 6AJ  
Proposal: Erection of two storey side, single storey rear extension and erection of 2 x rear dormer windows.

Application No: **HGY/2007/0481** Officer: David Paton  
Decision: REF Decision Date: 25/04/2007  
Location: 204 Boundary Road N22 6AJ  
Proposal: Demolition of existing rear lean to and conversion of property into 1 x two bed and 1 x one bed self contained flats.

Application No: **HGY/2007/0477** Officer: Matthew Gunning  
Decision: GTD Decision Date: 25/04/2007  
Location: 322 Philip Lane N15 4AB  
Proposal: Conversion of property into 2 x two bedroom self contained flats. Alterations to elevations.

Application No: **HGY/2007/0455** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 24/04/2007  
 Location: 101 Higham Road N17 6NU  
 Proposal: Erection of ground floor rear extension and two storey side extension.

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**WARD: White Hart Lane**


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Application No: **HGY/2007/0593** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 09/05/2007  
 Location: 695 - 697 High Road N17 8AD  
 Proposal: Repairs to south and west elevations including re-instatement of windows including provision of new railings to side boundaries of front forecourt.

Application No: **HGY/2007/0582** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 09/05/2007  
 Location: 695 - 697 High Road N17 8AD  
 Proposal: Listed Building Consent for repairs to south and west elevations including reinstatement of windows including provision of new railings to side boundaries of front forecourt.

Application No: **HGY/2007/0561** Officer: David Paton  
 Decision: REF Decision Date: 03/05/2007  
 Location: Land Adjoining 33 Marshall Road N17 7AR  
 Proposal: Erection of 1 x 2 storey two bedroom dwelling house.

Application No: **HGY/2007/0541** Officer: Joyce Wong  
 Decision: REF Decision Date: 27/04/2007  
 Location: 27 Waltheof Gardens N17 7EA  
 Proposal: Replacement of existing single storey rear extension and conversion of property into 2 x one bedroom flats.

Application No: **HGY/2007/0383** Officer: Joyce Wong  
 Decision: GTD Decision Date: 27/04/2007  
 Location: St Georges Industrial Estate, White Hart Lane N22 5QL  
 Proposal: Display of one estate sign and one tenants sign at entrance to industrial estate.

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**WARD: Woodside**


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Application No: **HGY/2007/0667** Officer: Matthew Gunning  
 Decision: REF Decision Date: 15/05/2007  
 Location: 12 Barratt Avenue N22 4EZ  
 Proposal: Erection of rear dormer window.

Application No: **HGY/2007/0594** Officer: Luke McSoriley  
 Decision: REF Decision Date: 09/05/2007  
 Location: 24 Warberry Road N22 7TQ  
 Proposal: Erection of extension at rear first floor level.

Application No: **HGY/2007/0536** Officer: Ruma Nowaz  
Decision: REF Decision Date: 03/05/2007  
Location: 314 High Road N22 8JR  
Proposal: Change of use from A1 (Retail) to A3 (Restuarant).

Application No: **HGY/2007/0547** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 27/04/2007  
Location: 16 Berwick Road N22 5QB  
Proposal: Erection of single storey rear extension.

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**HARINGEY COUNCIL**

Agenda Item No.

**Committee:** Planning Applications Sub Committee  
**Date:** 11 June 2007

**Report of:** Niall Bolger Director of Urban Environment

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

**Report Title:**  
Development Control and Planning Enforcement Work Report.

**1. PURPOSE:**

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

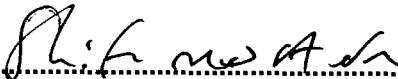
**2. SUMMARY:**

Summarises decisions taken within set time targets by Development Control and Planning Enforcement work since the 14 May 2007 Committee meeting.

**3. RECOMMENDATIONS:**

That the report be noted.

**Report Authorised by:**

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

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Planning Applications Sub-Committee 11 June 2007

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**April 2007 Performance**

In April 2007 there were 172 planning applications determined, with performance in each category as follows -

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

81% of minor applications were determined within 8 weeks (35 out of 43 cases)

95% of other applications were determined within 8 weeks (121 out of 128 cases)

For an explanation of the categories see Appendix I

**Year Performance – 2007/08**

In 2007/08 up to the end of April there were 172 planning applications determined, with performance in each category as follows -

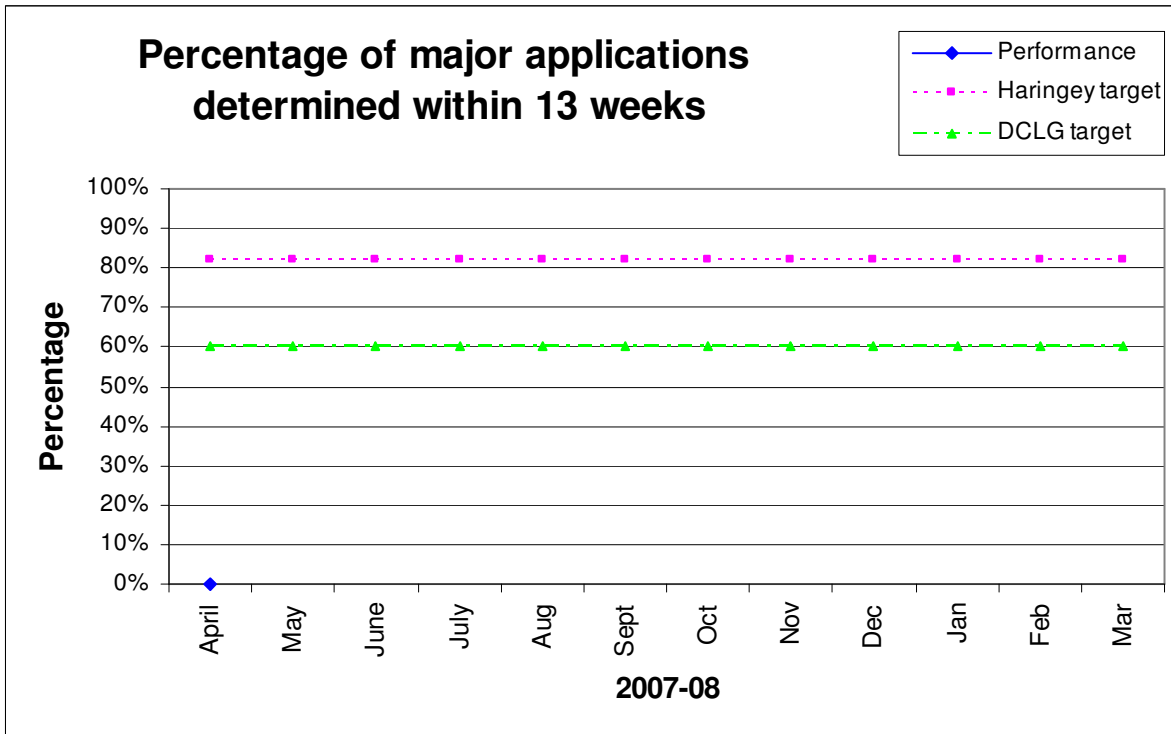
0% of major applications were determined within 13 weeks (0 out of 1 cases)

81% of minor applications were determined within 8 weeks (35 out of 43 cases)

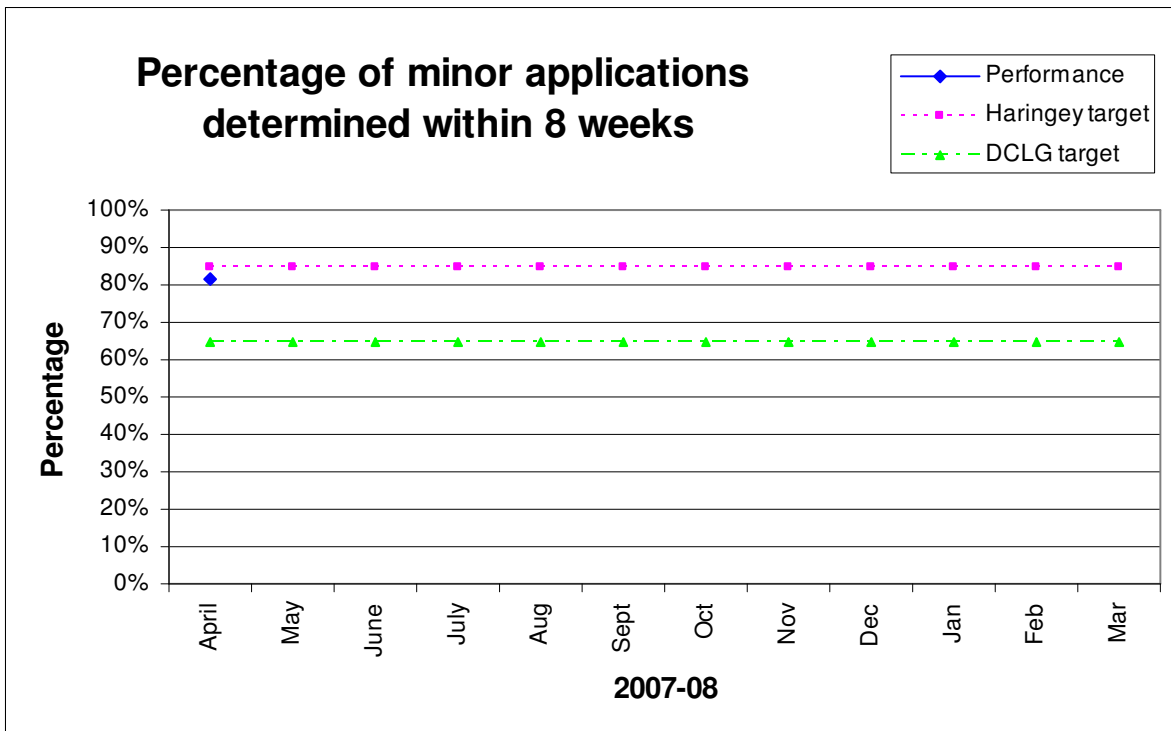
95% of other applications were determined within 8 weeks (121 out of 128 cases)

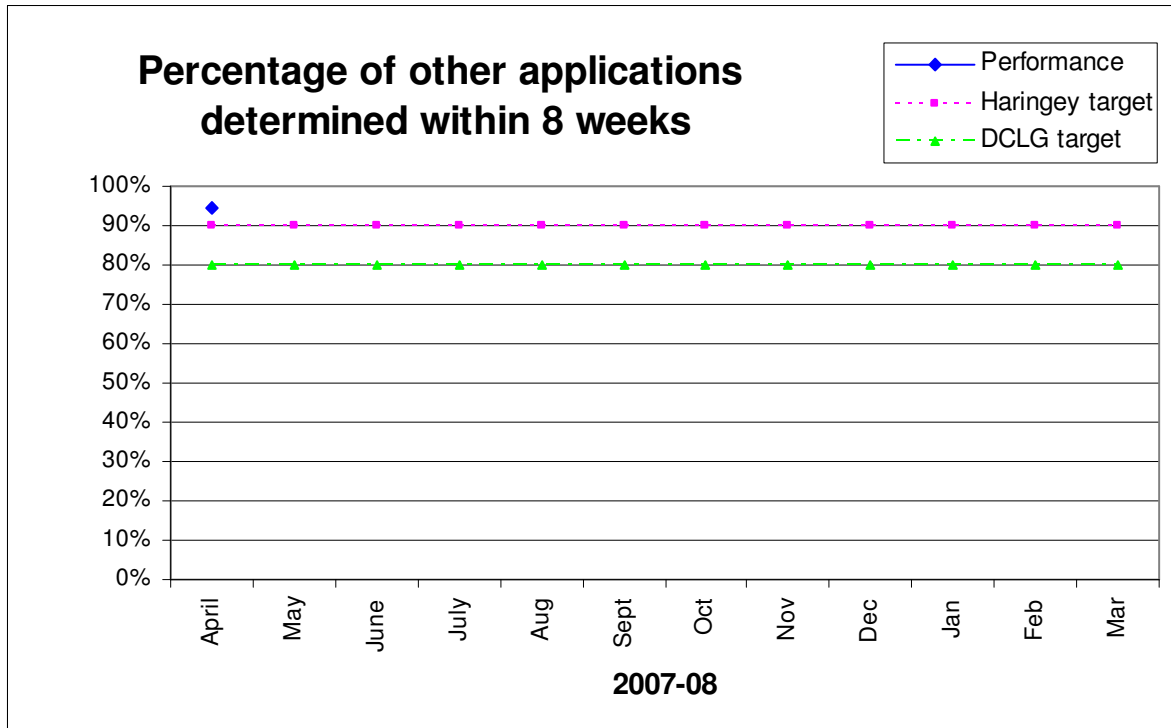
The monthly performance for each of the categories is shown in the following graphs:

**Major Applications 2007/08**



**Minor Applications 2007/08**



**Other applications 2007/08****Background/Targets**

BV109 is one of the Department for Communities and Local Government (DCLG) Best Value indicators for 2007/08.

It sets the following targets for determining planning applications:

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

Haringey has set its own challenging targets for 2007/08 in relation to BV109. These are set out in Planning Policy & Development (PPD) Business Plan 2007-10 and are to determine:

- a. 82% of major applications within 13 weeks
- b. 85% of minor applications within 8 weeks
- c. 90% of other applications within 8 weeks

## **Appendix I**

### **Explanation of categories**

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

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

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

Major applications -

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

Minor application -

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

Other applications -

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

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**GRANTED / REFUSAL RATES FOR DECISIONS**

**April 2007 Performance**

In April 2007, excluding Certificate of Lawfulness applications, there were 142 applications determined of which:

60% were granted (85 out of 142)

40% were refused (57 out of 142)

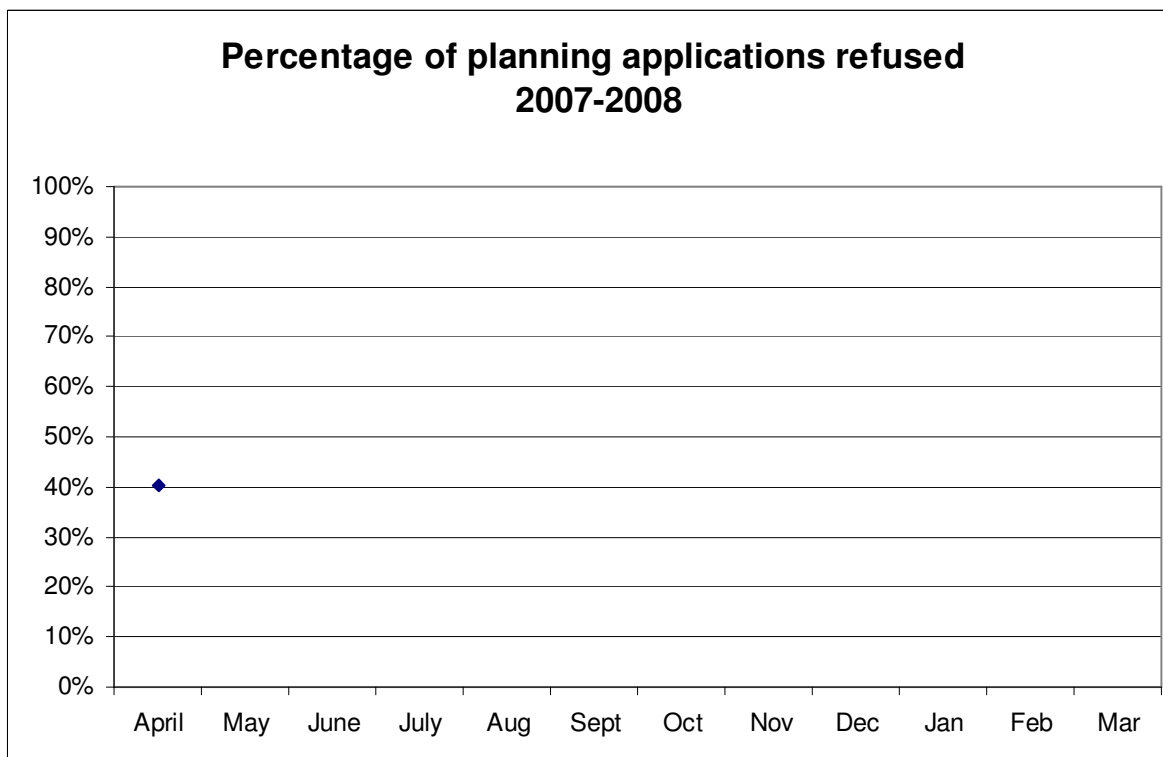
**Year Performance – 2007/08**

In 2007/08 up to the end of April, excluding Certificate of Lawfulness applications, there were 142 applications determined of which:

60% were granted (85 out of 142)

40% were refused (57 out of 142)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**April 2007 Performance**

In April 2007 there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

87.5% of appeals allowed on refusals (7 out of 8 cases)

12.5% of appeals dismissed on refusals (1 out of 8 cases)

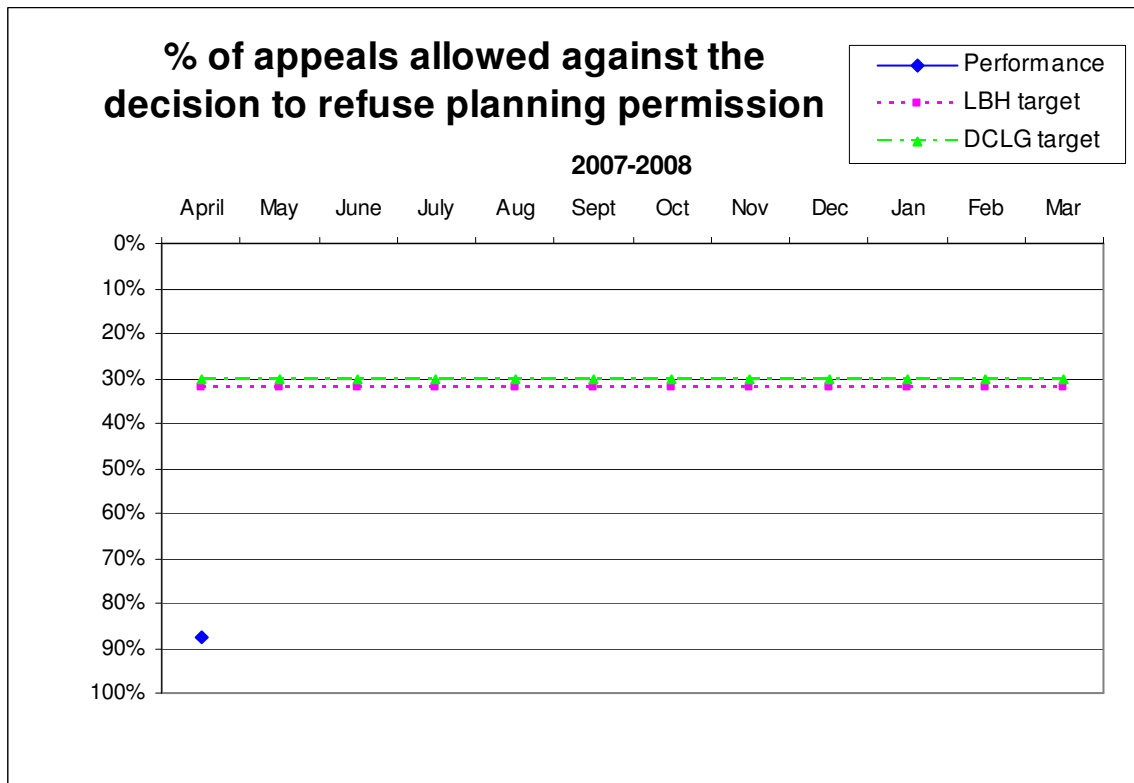
**Year Performance – 2007/08**

In 2006/07 up to the end of April there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

87.5% of appeals allowed on refusals (7 out of 8 cases)

12.5% of appeals dismissed on refusals (1 out of 8 cases)

The monthly performance is shown in the following graph:



**Background/Targets**

BV204 is one of the Department of Communities and Local Government (DCLG) Best Value indicators for 2007/08.

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

The target set by DCLG for 2007/08 is 30%^

Haringey has set its own target for 2007/08 in relation to BV204. This is set out in PPD Business Plan 2007-10.

The target set by Haringey for 2007/08 is 32%

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

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**ENFORCEMENT REPORT FOR 1<sup>st</sup> TO 24<sup>th</sup> MAY 2007**

	PROPERTY	DATE
<b>ENFORCEMENT INSTRUCTIONS COMPLETED</b>	146 Wightman Road, N8 159 Tottenham Lane, N8 58-60 High Street, N8 107 North View Road, N8 5 Fountayne Road, N15 1 Ellenborough Road, N22 2 Cranbrook Park, N22 27 Boreham Road, N22 113 Norfolk Avenue, N13 109 Woodlands Park Road, N15 679 High Road, N17 1-21 Daleview Road, N15 146 Carlingford Road, N15 5 – 11 Green Lanes, N13 791 High Road, N17	02/05/07 02/05/07 02/05/07 02/05/07 02/05/07 02/05/07 02/05/07 02/05/07 08/05/07 14/05/07 14/05/07 15/05/07 17/05/07 21/05/07 21/05/07
<b>S.330 - REQUESTS FOR INFORMATION SERVED</b>	791 High Road, N17 76 Scales Road, N17	03/05/07 03/05/07
<b>ENFORCEMENT NOTICES SERVED</b>		
<b>STOP NOTICES SERVED</b>	1 – 21 Daleview Road, N15	15/05/07
<b>BREACH OF CONDITION / PLANNING CONTRAVENTION NOTICES SERVED</b>	3 Constable Crescent, N15 42 St. Kildas Road, N16 Audora Court, The Campsbourne, N8 286b Chase Road, N14 r/o 15 Alexandra Road, N8 2 Roslyn Road, N15	02/05/07 02/05/07 03/05/07 04/05/07 08/05/07 17/05/07
<b>PROSECUTIONS SENT TO LEGAL</b>	Avenue Lodge, 67 Bounds Green Road, N22	08/05/07
<b>APPEALS/ATTENDANCE</b>		
<b>SUCCESSFUL PROSECUTIONS</b>		
<b>COMPLIANCES</b>		
<b>ENFORCEMENT NOTICES WITHDRAWN</b>		

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<b>HARINGEY COUNCIL</b>
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Agenda Item No.

**Committee:** Planning Applications Sub Committee  
**Date:** 11 June 2007

**Report of:** Niall Bolger Director of Urban Environment

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

**Report Title:**

Planning application reports for determination.

**1. PURPOSE:**

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

**2. SUMMARY:**

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

**3. RECOMMENDATIONS:**

See following reports.

**4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

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

**Report Authorised by:**

  
 Shifa Mustafa

Assistant Director Planning Policy & Development

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2006/2405

**Ward:** Stroud Green

**Date received:** 06/12/2006

**Last amended date:** 26/03/2007

**Drawing number of plans:** 5174/02b, 03b, 04b, 05b, 06b, 07c, 08c, 10c, 11c, 12c, 13b, 14c, 15b, 19b, 20b & 49c.

**Address:** 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 the first floor by 0.90m – change in materials with the external cladding at first floor to be Western Cedar and Sweet Chestnut boarding.

**Existing Use:** Garages

**Proposed Use:** Residential

**Applicant:** Stephen Barron & Elaine Linnane

**Ownership:** Private

**PLANNING DESIGNATIONS**

Conservation Area  
Borough Road

**Officer contact:** Oliver Christian

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The site is a group of garages, located at land adjacent to 53 Mount Pleasant Villas, N4 in the Stroud Green Ward.

The property is adjoining property is a purpose built 3-storey building with 4 flats on each floor of no particular architectural interest.

The surrounding area is characterised by 2 storey and 3 storey Victorian terraces. Directly across the road from the proposal site is a reservoir an open green space.

The locality is a designated Conservation Area.

## **PLANNING HISTORY**

No recorded history

## **DETAILS OF PROPOSAL**

This application seeks planning permission the demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at basement level (amended scheme).

The amendments to the original proposal are: - Reduction in height of the first floor by 0.90m – change in materials with the external cladding at first floor to be Western Cedar and Sweet Chestnut boarding.

The scheme includes a high level of sustainability – planted sedum roof to reduce energy consumption - photovoltaic glazed solar panels – large glazed opening, rainwater harvesting tanks to recycle grey-water, together with grow-bag walls.

## **CONSULTATION**

### **Reconsultation**

Ward Councillors – Stroud Green

Haringey Council – Transportation Group

Haringey Council – Conservation Team

Haringey Council – Building Control

Stroud Green CAAC

Owner/Occupier: 1 – 12 (c) Astra House, 53 Mount Pleasant Villas, N4

Owner/Occupier: 1 – 30 (c), 4 Mount View Road, N4

Owner/Occupier: 12, 14 Mount View Road, N4

Owner/Occupier: 45 – 51 (o) Mount Pleasant Villas, N4

Owner/Occupier: 6, 6a, 8, 8a, 10, 10a Mount View Road, N4

## **RESPONSES**

As a result of the revised scheme – neighbouring properties were reconsulted – several letters of support have been received, 1 objection with a petition containing a number of names was received.

### **Haringey Council – Building Control**

Proposal has been checked under Regulation B5 – access for the fire service and building control have been satisfied.

### **Haringey Council – Transportation Team**

Although this proposed development is situated in an area with low public transport accessibility level, it is within walking distance of W3 and W7 bus routes on Ferme Park Rd and Crouch Hill respectively which combined offer 51 buses per hour (two-way) for frequent connections to Crouch Hill over ground train station and Finsbury Park tube station. We have subsequently considered that majority of the residents would use public transport for their journeys to and from this site, hence minimising the traffic impact of this development on the adjoining highway network. It is also deemed that the level of vehicular trips ensuing from this development would not have any significant adverse effect on the existing traffic or indeed car parking demand at this location.

Furthermore, it is worth noting that this area has not been identified within the Council's UDP as that with car parking pressure. The applicant has also proposed providing 2 off street parking spaces as shown in drawing no 5174/48.

Consequently, the highway and transportation authority would not object to this application.

The proposed site is in an area with low public transport accessibility level; however the location has not been identified by the councils SPG3a as a site suffering from parking problem.

The proposed space will be sufficient to support the proposed development in line with the Council's parking standard M10, however the applicant has not provided any cycle parking facility. Consequently the transportation and highways authority would not object to this application subject to the following condition: The applicant must provide secure sheltered cycle parking facility capable of accommodating 2 cycles.

### **Haringey Council – Conservation Team**

The site of the garages has been created from what historically would have been the rear garden to Nos.12-14 Mount View Road; however the site is now completely divorced from the properties, has been hard surfaced and is surrounded by a 2m fence.

The existing garages, which are subject to demolition, cannot be viewed as making a positive contribution to the character and appearance of the conservation area. Whilst the garages do not have a strong architectural impact on the street scene due to their size and positioning at the rear of the site, the large, hard surfaced area and its current use as a car park, and fly-tipping site is detrimental to the character and the appearance of the conservation area.

PPG15 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area.

The proposed building has clearly been designed to deal with the constraints of the site: the bulk, scale and massing has been kept to a minimum and respects the scale of the neighbouring buildings. It is a modern design using a mix of glazing, render, and timber cladding and planting for the exterior facing materials. Whilst the design and the material are not necessarily characteristic of the Edwardian terraced properties that dominate the conservation area, the constraints and positioning of the site means that it would be impossible and inappropriate to replicate this architectural form. Therefore, a modern design is appropriate for the site.

It is considered that the proposed building is a high quality concept design based on the idea of a house that is ‘green’; it is designed to be sustainable through renewal energy measures and rainwater harvesting goods, but will appear green with the use of ‘grow bag’ walls and a green roof. This approach has been taken as a response to the context of the site; taking inspiration from the large grassy reservoir opposite and the tree lined avenues, and the history of the site as the rear garden to the 12-14 Mount View Road.

It can also be viewed that the proposal conforms to Cabe and English Heritage guidance as set out in *Building in Context: New developments in historic areas*. The guidance states that successful new buildings within historic contexts should:

- Relate well to the geography and history of the place, and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it.
- Respect important views
- Respect the scale of the neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of the setting.

As such, it considered that the proposed building is acceptable; it is a high quality design that would enhance the appearance of the conservation area by virtue of adding to the architectural interest of the area. The proposal also conforms to the Council’s key objectives as outlined in UD2 Sustainable Design and Construction to “support sustainable development and to promote high quality design which is sustainable in terms of form, function and impact”. Therefore, it recommended that the application is granted.



## **RELEVANT PLANNING POLICY**

### Haringey Unitary Development Plan –

UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
HSG9	Density Standards
M10	Parking for Development
CSV1	Development in Conservation Areas
CSV2	Alterations and Extensions in Conservation Areas
Supplementary Planning Guidance 1a Design Guidance and Design Statements	
Supplementary Planning Guidance 2 Conservation and archaeology	
Supplementary Planning Guidance 3a Density, Dwelling Mix, Floorspace Minima	
Supplementary Planning Guidance 3b Privacy/Overlooking, Aspect/Outlook	

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The proposed scheme will be assessed against the following:

### **Design**

The proposal when assessed from a design perspective. Policy UD4 “Quality Design (How Design will be Assessed - “Assessment of Design Quality: Enclosure, Height and Scale -Assessment of Quality Design - Building Lines, Form, Rhythm and Massing”) states that proposals for development will be expected to be of high design quality and positively address issues of enclosure, urban grain, building lines, form rhythm and massing, height and scale, architectural style, detailing and materials.

The land slopes toward Astra House – the overall height is kept to approximately 6.3m well below the height of the surrounding and neighbouring properties. As such the proposal would be subordinate to the existing building and would not have any significant adverse impact on the adjoining or neighbouring properties.

The front boundary treatment on Mount Pleasant Villas has been kept low to ensure view to the properties is maintained.

The design is modern and is considered to contribute to rather than detract from the conservation area.

### **Effect on Conservation Area**

Policy CSV1 “Development in Conservation Areas”, relates specifically to development in Conservation areas and the requirement that works to buildings preserve or enhance the special character of the area. Haringey Council – Conservation Team has been consulted on this application has no objection to the proposed development.

Overall, the height, bulk and mass would not appear over dominant in the street scene and therefore is not detrimental to the character and appearance of the conservation area, as such is not contrary to policy UD4.

The potential impact of the proposal on the privacy and amenity of neighbouring properties must be considered pursuant to Policy UD4 and SPG3b.

### **Effect on Amenity**

The positioning, scale and design of the dwelling is considered not harmful to existing occupiers in relation to any potential loss of sunlight and daylight or loss of privacy.

It is also considered that the scale and bulk, positioning of the dwellings ensures that no adverse amenity issues arise meeting policies UD4 and SPG3b.

### **Sustainability**

The scheme includes a high level of sustainability – planted sedum roof to reduce energy consumption - photovoltaic glazed solar panels – large glazed opening, rainwater harvesting tanks to recycle grey-water, together with grow-bag walls.

### **Parking**

Policy M10 Parking for Development set out the council standards on parking. Haringey Council – Transportation Group has been consulted and provide the following comments: “The proposed site is in an area with low public transport accessibility level; however the location has not been identified by the councils SPG3a as a site suffering from parking problem.

The proposed space will be sufficient to support the proposed development in line with the Council’s parking standard SPG 7a, however the applicant has not provided any cycle parking facility. Consequently the transportation and highways authority would not object to this application subject to the following condition: The applicant must provide secure sheltered cycle parking facility capable of accommodating 2 cycles”. As such, the proposal is deemed to comply with policy M10.

### **Waste and Refuse**

The scheme proposes satisfactory waste and re-cycling facility for the dwelling that accord with Council policy and requirements.

### **Response to Consultation**

The Council received a number of individual letters of objection from residents and the Hornsey Conservation Area Advisory Committee in respect of the original application. These letters raise a number of objections relating to

height, bulk and scale and the appropriateness of the development that have been addressed by the amended scheme.

## **SUMMARY AND CONCLUSION**

It is considered that the proposed development would not be out of keeping with the surrounding pattern of development and does not detract from the character of the conservation area. The development would not be visually intrusive when viewed from neighbouring residential properties. In addition, the materials proposed for this development within the conservation area is acceptable. The revised proposal has been assessed against and found to accord with Council policies, especially UD2 Sustainable Design and Construction, UD4 Quality Design CSV1 "Preservation and Enhancement of Conservation Area", UD3 "General Principles", CSV1 "Development in Conservation Areas" HSG9 Density Standards, M10 Parking for Development also Supplementary Planning Guidance 1a Design Guidance and Design Statements, Supplementary Planning Guidance 2 Conservation and archaeology, Supplementary Planning Guidance 3a Density, Dwelling Mix, Floorspace minima, Supplementary Planning Guidance 3b Privacy/Overlooking, Aspect/Outlook of the Haringey Unitary Development Plan.

It is therefore recommended that planning permission be granted.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2006/2405

Applicant's drawing No.(s) 5174/02b, 03b, 04b, 05b, 06b, 07c, 08c, 10c, 11c, 12c, 13b, 14c, 15b, 19b, 20b, 49c.

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 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 Planning Authority for its determination.  
Reason: To avoid overdevelopment of the site.

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

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

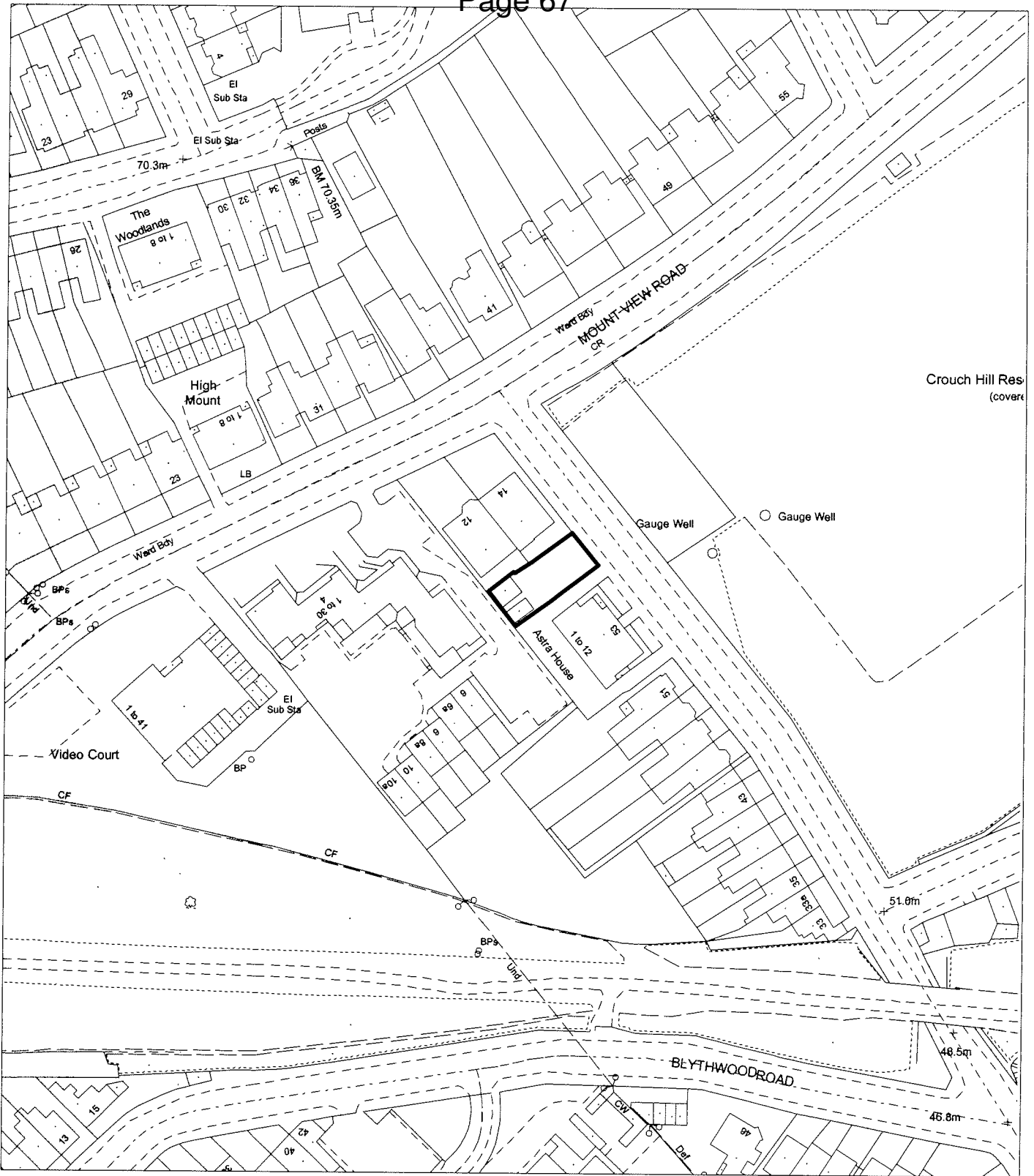
INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer 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.

#### REASONS FOR APPROVAL

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.

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## Site plan

# Land Adjacent 53 Mount Pleasant Villas N4



**Directorate of  
Urban  
Environment**

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Planning Policy & Development  
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Tel 020 8489 0000  
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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2006/2406

**Ward:** Stroud Green

**Date received:** 06/12/2006

**Last amended date:** 26/03/2007

**Drawing number of plans:** 5174/02b, 03b, 04b, 05b, 06b, 07c, 08c, 10c, 11c, 12c, 13b, 14c, 15b, 19b, 20b & 49c.

**Address:** Land adjacent 53 Mount Pleasant Villas N4

**Proposal:** Conservation Area Consent for demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at basement level.

**Existing Use:** Garages

**Proposed Use:** Residential

**Applicant:** Stephen Barron & Elaine Linnane

**Ownership:** Private

Conservation Area  
Borough Road

**Officer contact:** Oliver Christian

**RECOMMENDATION**

GRANT CONSENT

**SITE AND SURROUNDINGS**

The site is a group of garages, located at land adjacent to 53 Mount Pleasant Villas, N4 in the Stroud Green Ward.

The property is adjoining property is a purpose built 3-storey building with 4 flats on each floor of no particular architectural interest. The surrounding area is characterised by 2 storey and 3 storey Victorian terraces. Directly across the road from the proposal site is a reservoir an open green space. The locality is a designated Conservation Area.

**PLANNING HISTORY**

No recorded history

## **DETAILS OF PROPOSAL**

This application seeks planning permission the demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at basement level (Revised scheme).

## **CONSULTATION**

Ward Councillors – Stroud Green Ward  
Haringey Council – Transportation Group  
Haringey Council – Conservation Team  
Haringey Council – Building Control  
Stroud Green CAAC

Owner/Occupier: 1 – 12 (c) Astra House, 53 Mount Pleasant Villas, N4

Owner/Occupier: 1 – 30 (c), 4 Mount View Road, N4

Owner/Occupier: 12, 14 Mount View Road, N4

Owner/Occupier: 45 – 51 (o) Mount Pleasant Villas, N4

Owner/Occupier: 6, 6a, 8, 8a, 10, 10a Mount View Road, N4

## **RESPONSES**

### **Haringey Council – Conservation Team**

The site of the garages has been created from what historically would have been the rear garden to Nos.12-14 Mount View Road; however the site is now completely divorced from the properties, has been hard surfaced and is surrounded by a 2m fence.

The existing garages, which are subject to demolition, cannot be viewed as making a positive contribution to the character and appearance of the conservation area. Whilst the garages do not have a strong architectural impact on the street scene due to their size and positioning at the rear of the site, the large, hard surfaced area and its current use as a car park, and fly-tipping site is detrimental to the character and the appearance of the conservation area.

PPG15 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area.

The proposed building has clearly been designed to deal with the constraints of the site: the bulk, scale and massing has been kept to a minimum and respects the scale of the neighbouring buildings. It is a modern design using a mix of glazing, render, and timber cladding and planting for the exterior facing materials. Whilst the design and the material are not necessarily characteristic of the Edwardian terraced properties that dominate the conservation area, the constraints and positioning of the site means that it

would be impossible and inappropriate to replicate this architectural form. Therefore, a modern design is appropriate for the site.

## **RELEVANT PLANNING POLICY**

### Haringey Unitary Development Plan –

UD4            Quality Design  
UD3            General Principles  
CSV1          Development in Conservation Areas  
Supplementary Planning Guidance 2 Conservation and Archaeology.

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

Firstly the garages are of no architectural merit and are some what of an eyesore; as such their demolition would not have a negative impact on the conservation area: the application must be assessed in conjunction with the planning application HGY2006/2405. Additionally the proposal must also be assessed from a design perspective. Policy UD4 “Quality Design (How Design will be Assessed - “Assessment of Design Quality: Enclosure, Height and Scale -Assessment of Quality Design - Building Lines, Form, Rhythm and Massing”) states that proposals for development will be expected to be of high design quality and positively address issues of enclosure, urban grain, building lines, form rhythm and massing, height and scale, architectural style, detailing and materials.

Policy CSV1 “Development in Conservation Areas”, relates specifically to development in Conservation areas and the requirement that works to buildings preserve or enhance the special character of the area. Haringey Council – Conservation Team has been consulted on this application has no objection to the proposed development.

The Council’s Conservation Officer supports the demolition of the garages and the proposed scheme to replace them.

## **SUMMARY AND CONCLUSION**

The proposed demolition is not contrary to Council policies, especially UD4 Quality Design CSV1 “Preservation and Enhancement of Conservation Area”, UD3 “General Principles”, CSV1 “Development in Conservation Areas” and Supplementary Planning Guidance 2 Conservation and Archaeology of the Haringey Unitary Development Plan. The garages are of no architectural or historical interest and the proposed development would not detract from the character of the conservation area. It is recommended that consent be granted for demolition.

## **RECOMMENDATION**

### **GRANT CONSERVATION AREA CONSENT**

Registered No. HGY/2006/2406

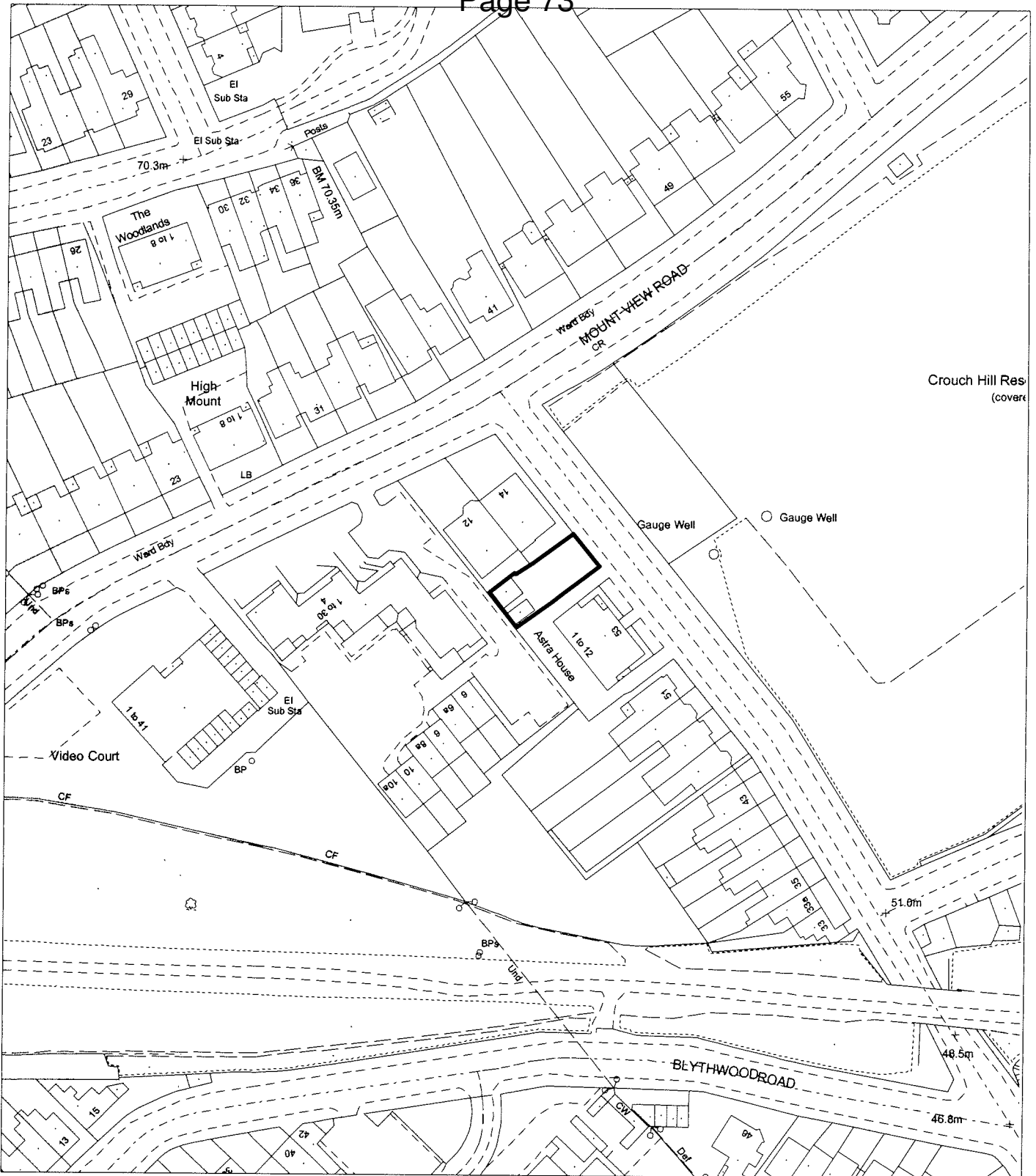
Applicant's drawing No.(s) 5174/02b, 03b, 04b, 05b, 06b, 07c, 08c, 10c, 11c, 12c, 13b, 14c, 15b, 19b, 20b & 49c.

Subject to the following conditions:

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 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.



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## Site plan

## Land Adjacent 53 Mount Pleasant Villas N4



**Directorate of  
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Environment**

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2006/1684

**Ward:** Crouch End

**Date received:** 21/08/2006

**Last amended date:** N/A

**Drawing number of plans:** 967/PL101 - 106 incl.

**Address:** Highgate Wood School, Montenotte Road N8

**Proposal:** Replacement of existing hard play/games area with new flood-lit all weather pitch. Development includes 6 x new 12m high flood lights, 3m high weld mesh fencing to the main pitch and 2m high palisade fencing to boundary.

**Existing Use:** Education

**Proposed Use:** Education

**Applicant:** The Governors Of Highgate Wood School (In Assoc SMIF)

**Ownership:** Council

**PLANNING DESIGNATIONS**

Borough Road

**Officer contact:** Stuart Cooke

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

Highgate Wood School is a co-educational community comprehensive day school with performing arts status for 1370 pupils aged 11 – 19.

The application site comprises the existing games/hard play area at Highgate Wood School. The games/play area is located in the centre of the school campus and is surrounded on three sides by the school buildings which are a mixture of 2, 3 and 4-storey buildings. On the fourth side the games / play area opens on sports pitches.

The closest residential properties are those in Glasslyn Road behind the music and drama block. These properties are at a higher level than the proposed all weather pitch.

The area proposed for the new pitch is already used for outdoor sports activities and hard play. The existing surface is a mixture of materials, including tarmac to the southeast end and shale to the North West which is not ideal and seriously limits the curriculum opportunities. The area for the proposed pitch sits within a hollow approximately 2 – 2.5 metres below the upper hard play area, with raked grass seating areas to the main playground site.

There is a substantial screen of mature trees along the boundary with the sports field and these will not be affected by the proposal.

The application site is within the MOL boundary of the wider Shepherds Cot sports ground area. It is close to but not within the Hornsey conservation area and is not identified as a site of ecological significance in the Unitary Development Plan 2006.

## **PLANNING HISTORY**

Planning permission for the major redevelopment of the school as part of its change to PFI status was originally granted in 2000, (ref: HGY2000/0675). An all weather pitch with 16 metre high floodlights was originally included as part of that scheme but the pitch was not included in the permission.

## **DETAILS OF PROPOSAL**

This application seeks the laying out of a new all weather sports pitch to provide for a range of sports curriculum requirements. The proposed pitch will be 74 metres long x 48 metres wide with an overrun to all sides. It will be used principally for football, hockey and general training. The pitch will be of sand filled artificial grass coloured green. There will be a 3 metre high Weldmesh fence surrounding it coloured green.

6no. 12 metre high floodlights are proposed with 2no. 2KW floodlights per column and controlled light spillage diffusers. The lighting is designed for evening training for football and generally training only. It is not suitable for hockey.

Ramped access for disabled/wheelchair users is proposed at the northern end of the new pitch adjacent to the main sports hall.

It is proposed the proposed pitch will be available during normal school hours and from 15.00 to 19.00 hours for after school activities.



Some limited works are proposed to the trees adjacent to the boundary in the northern corner of the site to reduce the crown and cut back any branches where they overhang the proposed pitches.

## **CONSULTATION**

Ward Councillors  
Hornsey Conservation Area Advisory Committee

Park Road CC  
Calthorpe C & LTC  
Ferme Park CC  
Highgate C & LTC  
North London CC  
CREOS

1-18 Montenotte Road N8  
1-72 Glasslyn Road  
1-8 View Crescent, Tivoli Road  
1-37b (cons) Tivoli Road  
1-60 Wolesley Road  
1-8 High View, Shepherds Hill  
51-85 (odd) Shepherds Hill  
1-12 Mount Lodge Shepherds Hill  
1-24 Fitzroy Court Shepherds Hill  
1-23 77 Shepherds Hill  
1-19 Melior Court Shepherds Hill  
1-15 Pastor Court Shepherds Hill  
1-18 Stanhope House Shepherds Hill  
1-16 Panorama Court Shepherds Hill  
1-11 Jameson Lodge Shepherds Hill  
1-12 Dale Lodge Shepherds Hill  
1-38 Altior Court Shepherds Hill  
1-105, 2-84 Wood Vale  
27-45, 36-70 Coolhurst Road  
1-24 Charlotte Court Coolhurst Road  
15-45, 16-42 Clifton Road  
15-49, 16-42 Birchington Road  
119-185, 94-152 Cranley Gardens

## **RESPONSES**

Ward Councillors – no responses received  
Conservation team – no response received

Hornsey Conservation Area Advisory Committee – no objection

CREOS – support the sports pitch but not the floodlights. Better screening required. Use of pitch should be limited to 19.00 hours.

Glasslyn, Montenotte, Tivoli Roads Residents Association – support the pitch. Opposed to 12 metre floodlights. Concern over private useage. General concern over floodlights to the sports clubs.

31 other responses were received from local residents. Many of the residents generally support the pitches but are opposed to the floodlights and the hours of use. Some responses suggest the floodlights should be lower or omitted completely. Others consider that the hours of use should be limited, for example to 19.00 or 21.00 hours. A smaller number are concerned about the effect on the conservation area and the ecological impact.

## **RELEVANT PLANNING POLICY**

### **NATIONAL PLANNING GUIDANCE**

#### **PPG17: Planning for Open Space, Sport and Recreation**

PPG17 sets out the governments advice on the use of open space and recreation genrally. It recognises the issues that may be caused by floodlighting and some of the approaches that may be taken towards addressing those issues.

### **HARINGEY UNITARY DEVELOPMENT PLAN 2006**

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

#### **CW1: Community Wellbeing**

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

#### **UD3: General Principles**

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

## **OS2: Metropolitan Open Land (MOL)**

The London Plan recognises that MOL encompasses a wide range of sites and locations, and that limited development to serve the needs of the visiting public may not be considered inappropriate if clearly ancillary to the identified purpose of the MOL. Such appropriate development will only be acceptable where it does not have an adverse impact the open character of the land.

## **ENV7: Air, Water and Light Pollution**

Pollution can come from a range of uses, such as industrial processes, transport, construction, foul water misconnections and energy consumption. Inappropriate lighting conservation area cause light pollution to habitable rooms nearby and/or can contribute to light pollution of the night sky. There are various Supplementary Planning Guidance notes, including SPG8e Light Pollution which contains additional guidance on light pollution based on advice from the Institute of Lighting Engineers.

## **OS17: Tree Protection**

Tree cover in the form of masses and spines/copse is of major significance for the boroughs character as a whole and contributes to Haringey's Urban Open Space. Trees provide major benefits to biodiversity, improve visual amenity and screening, reduce air pollution and other benefits.

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The main issues relating to this proposal are:

- Effect upon the MOL
- The provision of a new all weather pitch
- Loss of amenity resulting from light pollution
- Noise particularly from after school use
- Trees

### **1. Effect Upon The MOL**

The current sports pitch is directly adjacent to the wider area of open land comprising the sports clubs and pitches known as Shepherds Cot and is included within the MOL boundary encompassing this wider area. The purpose of MOL is to protect strategic areas of open land which is significant to London.

Policy OS2 states that planning permission will not be granted for development other than essential facilities for outdoor sport and recreation. The area of MOL of which the application site forms part is characterised by open sports use and the existing use of the site is hard games/play area for the school. The development of the site as an all weather sports pitch is

therefore considered appropriate to the MOL designation and so meets the requirements of policy OS2.

## **2. The Provision of a New All Weather Pitch**

Policy CW1 seeks to ensure that good quality facilities are available provided they are appropriate to the location, meet a local need and may be used for more than one community purpose.

The current games/hard play area which this proposal will replace is old and of poor quality which restricts the school in providing the widest range of sports related activities possible at the site. The new facility will replace the existing one to a much higher standard to the benefit of the school and its curriculum. In this respect the proposal is considered to meet the requirements of policy CW1.

## **3. Loss of Amenity Resulting from Light Pollution**

The issue of most concern to local residents is that of potential light pollution. Light pollution is caused by installed luminaries directing light onto surfaces and into spaces other than where desirable and intended. Adverse effects can be illumination of the night sky, light trespass above the horizontal plane of roofs and light ingress into buildings where it is undesirable. The guidance contained in SPG8e Light Pollution is based on advice from the Institute of Lighting Engineers which seeks to overcome or minimise these issues. These include technical solutions to avoid light spill and direct or focus light precisely to the intended areas.

The original scheme submitted by the school included 16 metre high floodlight columns. However, in the light of the level of objections received from local residents the school has reviewed the floodlight element of the scheme. As a result the height of the columns has been reduced to 12 metres which is regarded as the optimum height, both in terms of its suitability for the proposed activities and avoidance of light pollution.

To support their case, the evidence and advice offered is that the use of 12 metre high columns will allow the light to be directed downward at a greater angle than with a shorter column. The ILE advice recommends keeping this angle below 70 degrees. The lighting proposed here will be within this guidance and will incorporate ultra low glare floodlights specifically designed to minimise to amount of light spillage into the surrounding area. In addition, the applicant has submitted a certificate from the British Astronomical Society Good Lighting Award for protecting the night sky for their scheme at the English Institute of Sport at the University of Bath which was installed by the same specialist firm of installers. The lighting to be used at Highgate Wood School uses the same system and should therefore have similar impact.

The applicant has also submitted detailed technical pictorial analysis to demonstrate that the level of light spillage from the 12 metre high columns will be less than that from 10 or 8 metre high columns and will result in less light

spilling from the proposed sports pitch area toward the adjacent residential properties. This is consistent with the advice from the ILE.

As such, the scheme is considered to meet the requirements of Policy UD7 of the Unitary Development Plan 2006.

#### **4. Noise**

Concern has also been expressed by local residents in terms of potential increased noise from the development, particularly after school hours. In order to avoid this, the school has undertaken to use the new facility only during school hours and from 15.10 to 19.00 hours for after school activities. This regime is considered to be reasonable in this context in that it will allow the school to obtain maximum benefit from the new pitches but avoiding disturbance to local residents at what might be considered unsocial hours. As such the scheme is considered to meet the requirements of Policy UD3 of the Unitary Development Plan 2006.

#### **5. Trees**

Some minor works to the trees overhanging the application site in the north east corner is required. These works will involve cutting back the crown of the trees to remove the overhang. This is not considered to adversely affect the health or the amenity value of the trees involved and will not significantly reduce their screening effect. As such the works are considered satisfactory and meet the requirements of policy OS17. A condition is attached to ensure the works are carried out to the satisfaction of the Councils Arboriculturist and to the required BS standard.

### **SUMMARY AND CONCLUSION**

The application site comprises the existing games/hard play area at Highgate Wood School.

This application seeks the laying out of a new all weather sports pitch to provide for a range of sports curriculum requirements. It will be used principally for football, hockey and general training. 6no. 12 metre high floodlights are proposed with 2no. 2KW floodlights per column and controlled light spillage diffusers. The lighting is designed for evening training for football and generally training only. It is not suitable for hockey.

It is proposed the proposed pitch will be available during normal school hours and from 15.00 to 19.00 hours for after school activities.

The provision of the new pitches is appropriate and generally supported. The school has reduced the height of the floodlighting columns from 16 to 12 metres and undertaken to limit the hours of use until 19.00 hours only following concerns expressed by local residents. On this basis the scheme is considered acceptable and meets the requirements of the appropriate policies in the Unitary Development Plan 2006.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2006/1684

Applicant's drawing Nos 967/PL101 - 106 incl.

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

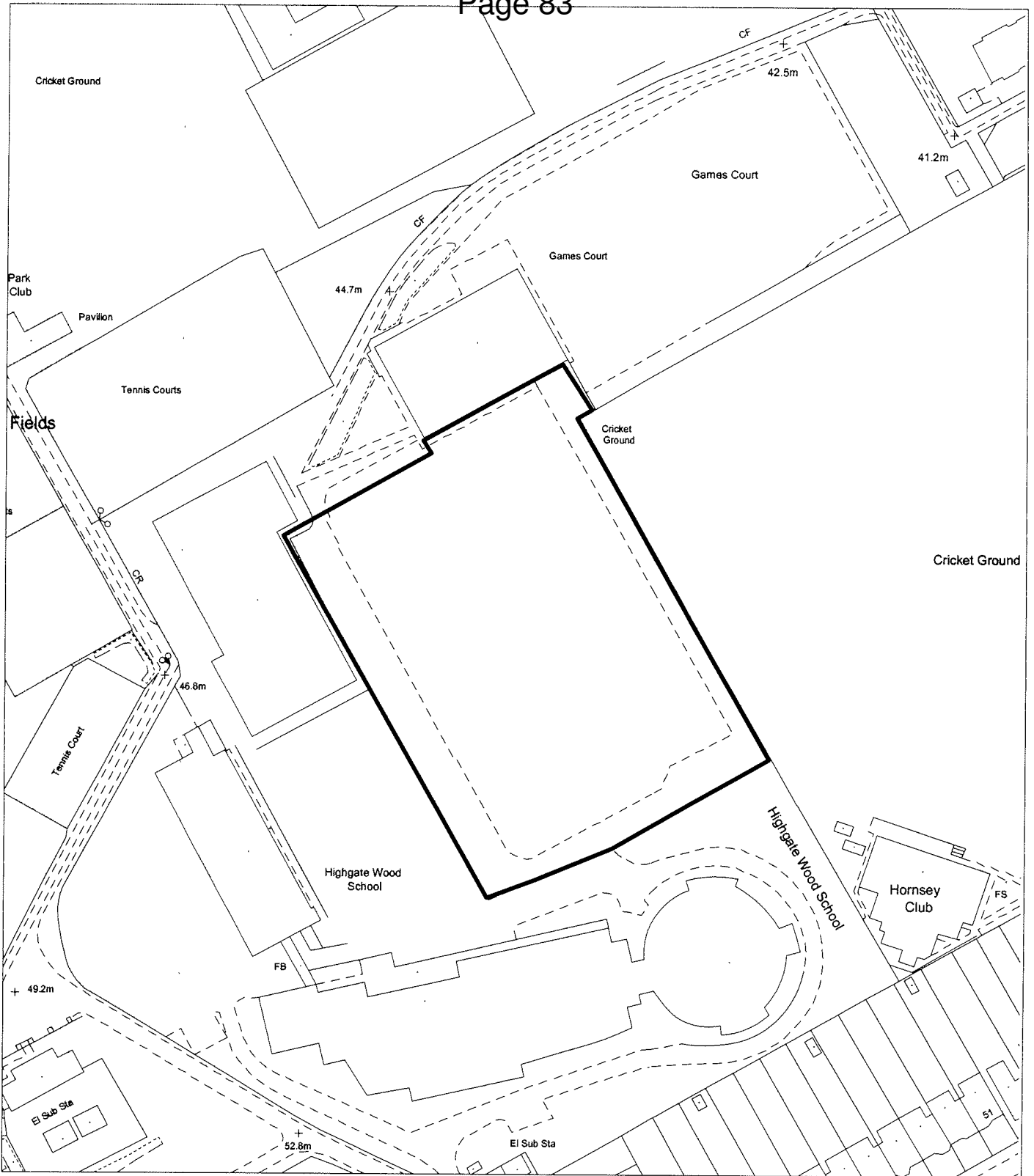
Reason: In order to safeguard the trees in the interest of visual amenity of the area.

4. That the development hereby approved shall be used during school hours and between 1510 and 1900 Mondays to Fridays only for after school activities.

Reason: To protect the existing amenity of surrounding occupiers.

### **REASONS FOR APPROVAL**

The provision of the new pitches is appropriate and generally supported. The school has reduced the height of the floodlighting columns from 16 to 12 metres and undertaken to limit the hours of use until 19.00 hours only following concerns expressed by local residents. On this basis the scheme is considered acceptable and meets the requirements of the appropriate policies in the Unitary Development Plan 2006.



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## Site plan

# Highgate Wood School, Montenegro Road N8

**HARINGEY COUNCIL**

**Directorate of  
Urban  
Environment**

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference No:** HGY/2007/0635

**Ward:** Tottenham Hale

**Date received:** 28/03/2007

**Last amended date:** N/A

**Drawing number of plans:** PL01, PL02, PL03, PL04, PL05, PL06A, PL07, PL08, PL09A, PL10, PL11, PL12, PL13, PL14, PL15, PL16, PL17 & Design & Access Statement

**Address:** R/O 2 - 70 Dowsett Road, London, 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.

**Existing Use:** Vacant land

**Proposed Use:** Residential

**Applicant:** Genesis Housing Group

**Ownership:** Private

**PLANNING DESIGNATIONS**

Borough Road

**Officer Contact:** Elizabeth Ennin-Gyasi

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to legal agreement

**SITE AND SURROUNDINGS**

The proposal site is located to the rear of 2-70 Dowsett Road. It consisted of 2/3 storey factory buildings, which have now been demolished. It also includes disused garages located to the southwest corner of the site. The site in the past has been used as a congregating area for drug addicts, alcoholics and prostitutes and posed a general safety hazard in the neighbourhood.

The site runs on an east - west axis between Ladysmith Road and Wilsons Avenue, including Heathrow House. Directly to the north is a group of 2 storey

dwellings facing Dowsett Road consisting of terrace houses and directly to the south of the site lies two open space areas serving the nearby 6 storey and 3 storey residential block of flats. There are a number of existing vehicular / pedestrian access points including two access points from Dowsett Road (these are currently blocked), one from Wilson Road and one from Ladysmith Road.

It is well located in relation to public transport with a British Railway line at Bruce Grove and Seven Sisters tube station in close proximity and also numerous bus links from the nearby High Road. The site has planning approval for residential redevelopment granted on 22 November 2004.

## **PLANNING HISTORY**

R/O 2-22 Dowsett Road (Heathrow House) - Change of use from workshop /offices to residential and conversion to house 4X2bed and 1X1 bed house plus four parking spaces - approved 2/6/03

R/O 2- 70 Dowsett Road -The erection of 19 two bedroom flats consisting of four 2 - storey blocks - refused 21/01/04

R/O 2- 70 Dowsett Road - Demolition of existing factory building and erection of 1 x 3 bed house, 6 x 2 bed house and 6 x 1 flats in four, 2 storey blocks with associated parking and landscaping - refused 31/3/04

R/O 2- 70 Dowsett Road - Demolition of existing factory building and erection of 15 x 2 storey houses comprising 1x1 bed, 13x 2bed, and 1x 3bed, with 10 parking spaces etc - withdrawn 6/10/06

R/O 2- 70 Dowsett Road - Demolition of existing factory buildings and erection of 17 x 2 bedroom houses, 2 x 1 bedroom flats and provision of 10 car parking space –approved 22/11/04

## **DETAILS OF PROPOSAL**

The proposal involves re-development of the site to create 10 x 2 storey residential units comprising 4 X 3bedroom houses, 6 X 2bed and 1 X 1storey 1bed house. The dwellings are provided with private garden areas.

The scheme would have restricted access onto the site by incorporating controlled gated entrances. The two existing undercroft access on Dowsett Road would serve units 4 – 10, access for units 1- 3 would be from Factory Lane and unit 11 would be accessed from Ladysmith Road. The scheme provides 10 secure gated parking spaces including 2 for the mobility -impaired accessible from Factory Lane & Ladysmith Road. Also there would be space for 12 bicycles racks and refuse storage area at point near to Dowsett Road frontage.

## **CONSULTATION**

Ward Members  
2- 80 Dowsett Road  
48 Dowsett Road -Ground floor flat  
7- 79 Dowsett Road  
2, 4 Factory Lane  
1-14 Palm Tree Court  
1-4 Wilsons Avenue  
1-6 Wells Court  
1-13 Ladysmith Road  
81 - 189 Reed Road  
1 Parkhurst Road  
1-6 Albion Road  
Building Control  
Transportation  
Waste Management  
Policy  
Crime Prevention Officer  
Scientific Officer

## **RESPONSES**

Policy - 'no objection to the overall principle and form of the development'.

Transportation - 'This proposed development is located in an area with medium public transport accessibility level, with the busy bus route High Rd, providing some 94buses per hour (two-way), for frequent connection to Seven Sisters tube station. It is also within walking distance of Bruce Grove station.

We have therefore deemed that majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site. In addition, notwithstanding that this site has not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure, the applicant has proposed 10 car parking spaces including 2 for the mobility-impaired and 12 secure bicycle racks, as shown on Plan No. PL06A.

Furthermore, our interrogation with TRAVL trip prediction database revealed that, based on comparative London sites (Albion Wharf - SW11, Fraser Cl - RM1, Leathermarket Ct - SE1, Parliament View - SE1 and Watergardens - SM1), a development of this magnitude (some 918 sqm GFA) would only generate a combined traffic inflow/outflow of 3 vehicles in the critical am peak hour. We have subsequently considered that this level of generated car trips would not have any significant adverse impact on the existing traffic or indeed car parking demand at this location.

Consequently, the highway and transportation authority would not object to this development proposal.

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

Scientific Officer – 'to supply a site investigation report, risk assessment and details of remediation required'.

None from local residents

## **RELEVANT PLANNING POLICY**

### PPS1 Delivering Sustainable Development

PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the importance of good design in the planning system and that development should seek to improve rather than maintain the quality and character of towns and cities.

### PPS3 Housing

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importance of ensuring housing schemes are well-designed and create sustainable communities. The need for development to include affordable housing is also set out in PPS3.

### The London Plan

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

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

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

### Local Policies

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

G3	Housing Supply
ENV11	Contaminated Land
UD1	Planning Statements
UD2	Sustainable Design and construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD8	Planning Obligations
M10	Parking for Development
HSG1	New Housing Developments
HSG4	Affordable Housing
HSG 7	Housing for Special Needs
HSG 9	Density Standards
HSG10	Dwelling Mix
SPG1a	Design Guidance
SPG 3a	Density, Dwelling Mix, Floor space Minima & Lifetime Homes
SPG 3b	Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight
SPG 3c	Blacklands Development
SPG8a	Waste and Recycling
SPG10a	The Negotiation, Management and Monitoring of Planning Obligations
SPG10b	Affordable Housing
SPG10c	Education needs generated by new housing

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The site has previous planning approval for residential development granted on the 22 November 2004. This application has been submitted on behalf of Genesis Housing Group and the main issues relating to the proposal are:- i) principle of residential use and housing need, ii) education, iii) density, iv) size, bulk and design, v) impact on residential amenity of existing residents, vi) sustainability, vii) parking and viii) waste disposal. These issues are discussed below:

### **I) Principle of Residential Use and Housing Need**

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

National Policy Guidance PPS3 “Housing” and the London Plan encourage the residential development of brownfield sites. The pressure for new housing in the Borough means that brownfield sites, i.e. previously developed sites, are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

The London Plan sets housing targets for Local Authorities for the period up to 2016. The target for Haringey is 19,370 additional ‘homes’ (970 per year). These targets are generally reflected in Unitary Development Plan policy G3 ‘Housing Supply’. However, since the adoption of the London Plan, a London Housing Capacity Study was undertaken. Its findings published in 2004 indicated that the borough’s housing potential capacity is lower than the London Plan target. To this end the Council is now seeking to increase the number of dwellings in borough by 6,800 units between 2007 and 2017 based on the housing capacity study of 2004. Therefore, the redevelopment of the site for residential purposes will contribute toward the Council meeting its housing targets, in line with policies G3 ‘Housing Supply’ and HSG1 ‘New Housing Developments’. Also the redevelopment of the site which was previously factory buildings will bring about the re-use of brownfield land in line with advice in PPS3, The London Plan and policy G3 ‘Housing Supply’ of the Unitary Development Plan.

Furthermore the Council through the granting of planning permission on 22 November 2004 has accepted the principle of residential development on the site.

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

This scheme would provide 4 X 3bed houses, 6 X 2bed houses and 1 X 1bed house, which would accords with policy guidelines. The three-bedroom houses have a floor area of at least 93.47m<sup>2</sup>, which conforms to the Councils requirement. The two-bedroom houses have 82.9m<sup>2</sup> and meets the standard minimum unit size requirement of 60m<sup>2</sup> (for a 2-bedroom, 3 person flat). The one-bedroom house is 47.16m<sup>2</sup>, which is acceptable for a 1-bed 2 person unit. Therefore, it is considered that all the proposed units provide a satisfactory standard of accommodation.

PPS 3, paragraph 29 and local policies HSG4: 'Affordable Housing'/ SPG 10b 'Affordable Housing' requires that a development of this size include affordable housing. As such it is necessary to enter into Section 106 agreement with the applicant to secured 50% of the units for social housing as contributions towards meeting the Council's housing targets. The Section 106 agreement would secure 18 habitable rooms, which 50% would be shared ownership and 50% for renting.

### II) Education

Supplementary Planning Guidance Note 10c 'Educational Needs Generated by New Housing' requires the applicant enter into a legal agreement with the Council to provide a contribution towards the impact of the development on local education provision. The Guidance recognises that all new development, with 5 or more units with childbed 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.

### III) Density

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

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

The scheme proposes a total of 11 residential units. The development would provide a mix of 4 x 3-bedroom houses, 6 x 2 bedroom houses and 1 x 1 bedroom houses. In total, the scheme has 36 habitable rooms. Therefore, applying the method set out in SPG3a 'Density, Dwelling Mix, Floor space Minima

& Lifetime Homes', the density of the proposed development is 211 habitable rooms per hectare.

The proposed density is within the range of 200 – 700 set out in the Unitary Development Plan. In the context of the surrounding area, the proposed density is considered appropriate for the site. As such, the scheme is considered to have an acceptable density, in compliance with the London Plan, Policy HSG9 'Density Standards', SPG3a and SPG3c.

#### IV) Size, Bulk and Design

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

The scheme which is predominately two –storey comprise of 4 x 3 bedroom houses, 6 x 2 bedroom houses and 1 x 1 bedroom bungalow. They are design to be approx. 6.5m at the highest point, which is significantly below the existing height of the properties on Dowsett Road. Also they are positioned away from the rear of the existing properties on Dowsett Road and would not exceed the height of the 2/3 storey factory buildings previously on the site. Therefore the proposed height would be subordinate to existing dwellings and the positioning of the scheme should not have significant adverse impact on adjoining or adjacent properties.

The proposed scheme is modern in design with the principle objective of creating high quality dwellings with their own distinct character. It has been design with significant gaps between the units to allow visual permeability between the dwellings to create a 'soft' appearance appropriate for a backland site. It incorporates sustainable design elements and would conform to EcoHomes design standard with the objective of achieving 'Very Good' rating.

The scheme design has been developed in accordance with guidance on Lifetime Homes Standards and accessibility and includes the provision of accessible thresholds at the entrance doors to the dwellings and toilet facilities at ground floor near the entrance doors. Also it incorporates entrance canopies as means of protection from the weather. Amenity space has been designed into scheme in the form individual gardens space for all the dwellings. The scheme also includes new tree planting. Therefore it is considered that the layout and amenity space provision is sufficient and acceptable.



## V) Impact on Residential Amenity of Existing Residents

Policy UD3: General Principles and SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' seeks to protect existing residential amenity and avoid loss of light and over looking issues.

Whilst the factory buildings previously on the site were solid brick walls which blocked daylight from the rear gardens of Dowsett Road properties, the new dwellings with adjacent gardens have been design to allow light and views into the rear gardens of these properties. For example, the roof which is design to be shallow pitched - allows maximum light to the back garden of Dowsett Road houses. Furthermore the massing of the proposed dwellings at two-storey is design to be significantly subordinate to the existing houses at Dowsett Road.

The existing brick wall to the rear of Dowsett Road properties would remain at full height to allow continuity of privacy enjoyed by the residents. None of the propose houses have been design to significantly overlook the rear gardens of Dowsett Road properties. Only the stairways windows would face the rear of the existing properties on Dowsett Road at first floor level.

The applicant has submitted 'Daylight and Sunlight' study in support of the proposal, which indicates that overall the design and layout of the proposed scheme will ensure that the surrounding properties will retain adequate levels of daylight & sunlight in accordance with the BRE guidelines.

Furthermore the site has a history of commercial use and unsociable behaviour and the use of the site for housing should significantly improve amenities of nearby residents by removing potentially anti-social behaviour and adverse effects from commercial use on the site. The proposed development therefore is considered not to present any significant problems of overlooking, loss of sunlight & daylight or pose any adverse amenity impact in line with the requirement of policy UD3 'General Principles and SPG 3b Privacy , Overlooking, Aspect , Outlook & Daylight, Sunlight

## VI) Sustainability

The re-use of brownfield land and the provision of affordable housing are regarded as important sustainable features of the development in themselves which comply with the thrust of both national and London wide guidance. In addition, the scheme would provide 12 secure cycle parking storage area and the configuration of the proposed buildings, for example all the units are dual aspect, provide for good natural ventilation and daylighting.

In terms of assessment of this type of development, the BRE Ecohomes Assessment procedure is regarded as most appropriate. This approach is used to benchmark the overall sustainability of developments. Using this approach based on an assessment of seven key areas; (including energy, transport, pollution, materials, health and wellbeing, water & land use and ecology) the scheme would achieve a very good rating.

The scheme includes particular features to improve its energy efficiency/sustainability including the use of a lightweight cold-formed steel frame that uses steel products with good standard of material efficiency. Components for construction would be selected with reference to the BRE's Green Guide to housing specification to ensure the uses of category 'B' & 'C' materials with high-embodied energies are minimized. Also insulants would be selected to ensure they are CFC and HCFC free and any timber product use would have forest stewardship supply –chain certification.

#### VII) PARKING

The scheme provides 10 secure off-street car parking spaces, which includes 2 for the mobility-impaired and also 12 secure covered bicycle storage area. The provision is considered to be in line with guidelines as set out in policy M10 and the Council's Transportation Group support the scheme on this basis.

#### VIII) WASTE DISPOSAL / RECYCLING

The provision of waste disposal area and its positioning have designed in consultation with the Council's Waste Management Service. Adequate bin storage and separated recycling bins have been allocated at the two entrances off Dowsett Road to allow easy access by refuse vehicles. Also recycling bins have been provided at the entrance from the secured car park on Factory Lane.

#### RESPONSE TO CONSULTATION COMMENTS RECEIVED

There has been no letters received from local residents on the proposal following consultation. The proposed scheme was presented to local residents at the 'Development Control Forum' on 19 April 2007 (See appendix 1).

#### SECTION 106 AGREEMENT

Policy UD8 Planning Obligations, SPG10c 'Education needs generated by new housing' and SPG10b 'Affordable Housing' set out the requirement for development to provide contributions towards education and housing need in the borough.

The applicant has agreed to enter into an Agreement of S106 of the Town and Country Planning Act 1990 to include provision to achieve affordable housing, and contributions towards education in the borough. The main features of the S106 Agreement are:

- The provision of affordable housing at 50% -(18 habitable rooms) of the total units, to achieve: 9 habitable rooms for shared ownership units and 9 habitable rooms for renting.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £71,343.00
- A cost recovery charge of £3,567; 5% of the total value of the S106.
- Participation in the Construction Web Initiative.

## SUMMARY AND CONCLUSION

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.'

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 G3: 'Housing Supply', HSG1: 'New Housing Developments' & HSG 4: 'Affordable Housing'.

The scheme also provides adequate off -street parking, bicycle storage area and storage space for refuse in line with M10: 'Parking For Development' and UD7: 'Waste Storage'.

## RECOMMENDATION 1

Applicant's drawing No.(s) PL01, PL02, PL03, PL04, PL05, PL06A, PL07, PL08, PL09A, PL10, PL11, PL12, PL13, PL14, PL15, PL16, PL17 & Design & Access Statement.

(1) That planning permission be granted in accordance with planning application reference number HGY2007/0635, subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure:

- The provision of affordable housing at 50% -(18 habitable rooms)of the total units, to achieve: 9 habitable rooms for shared ownership units and 9 habitable rooms for renting.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £71,343.00
- A cost recovery charge of £3,567; 5% of the total value of the S106.
- Participation in the Construction Web Initiative.

and

(2) That the agreement referred to in Resolution (1) above is to be completed no later than 26 June 2007 or within such extended time as the Council's Assistant Director (PEPP) shall in his/her sole discretion allow; and

## RECOMMENDATION 2

- (3) That, following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the planning application

### GRANT PERMISSION

Registered No. HGY/2007/0635

Applicant's drawing No.(s) PL01, PL02, PL03, PL04, PL05, PL06A, PL07, PL08, PL09A, PL10, PL11, PL12, PL13, PL14, PL15, PL16, PL17 & Design & Access Statement.

subject to the following planning conditions:

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

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.

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 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.'

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' & HSG 4: 'Affordable Housing'.

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'.

- (4) That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reason:

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

- (5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) there has not been any material change in circumstances in the relevant planning considerations, and
  - (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
  - (iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

# PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

## MINUTES

Meeting : **Development Control Forum - Rear of 2 -70 Dowsett Road, N17**  
 Date : **19<sup>th</sup> April 2007**  
 Place : **639 High Road, Conference Room N17**  
 Present : **Paul Smith (Chair); 4 Residents and Applicants Representatives**  
 Minutes by : **Tay Makoon**

Distribution :

		<b>Action</b>
1.	Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting. He explained the agenda and that the meeting is being minuted.	
2.	<p><b>Proposal</b></p> <p>Erection of 10 x 2 storey residential units (4 x 3 bed and 6 x 2 bed) and 1 x 1 storey one bed dwelling with associated amenity space and car parking.</p> <p><b>Main Issues</b></p> <ul style="list-style-type: none"> <li>• Principle of residential use</li> <li>• Effect upon amenity of neighbours</li> <li>• Height, bulk, size and overall design</li> <li>• Car Parking/Access</li> </ul>	
3.	<p><b>Presentation By applicant</b></p> <ul style="list-style-type: none"> <li>• Housing mix</li> <li>• Security &amp; Lightning</li> <li>• Waste disposal</li> <li>• Design</li> <li>• Noise</li> <li>• Boundary wall</li> <li>• Lack of sunlight</li> <li>• Waste disposal</li> <li>• Access</li> <li>• Name and numbering</li> <li>• Overlooking</li> </ul> <p><b>Questions from the floor</b></p> <p>Q1: Resident of No 30 Dowsett Road I do not want rubbish/dirt and unkept bins outside my property?</p>	

Answer: Genesis will be managing the facility; there will be a cleaning service to make sure it is kept neat and tidy. Bins will be secured away from public view to avoid fly-tying

Q2: What type of people will be housed there?

Answer: Family/professionals/shared ownership and key worker

Q3: Does it pass the density regulations?

Answer: Yes it does. Density was considered in line with current policy – this site should be 300hrh and this scheme is below that at 202hrh.

Q4: What about the lost garage space?

Answer: The garage is not available for garage use and it is difficult to manage and should be sold to genesis.

Q5: What can be provided for young people? Photographs of daily activity were passed around showing a need for something to be done.

Answer: It is a wider issue and requires the Council to look at regeneration as a whole.

Q6: Sewage problems developing now – this development will make it worse.

Answer: Building regulation application will be required and Thames water will advise on the capacity.

Q7: Parking – how many parking spaces will be available?

Answer: 10 Parking spaces.

Q8: Party Walls – what will be done to address the issue?

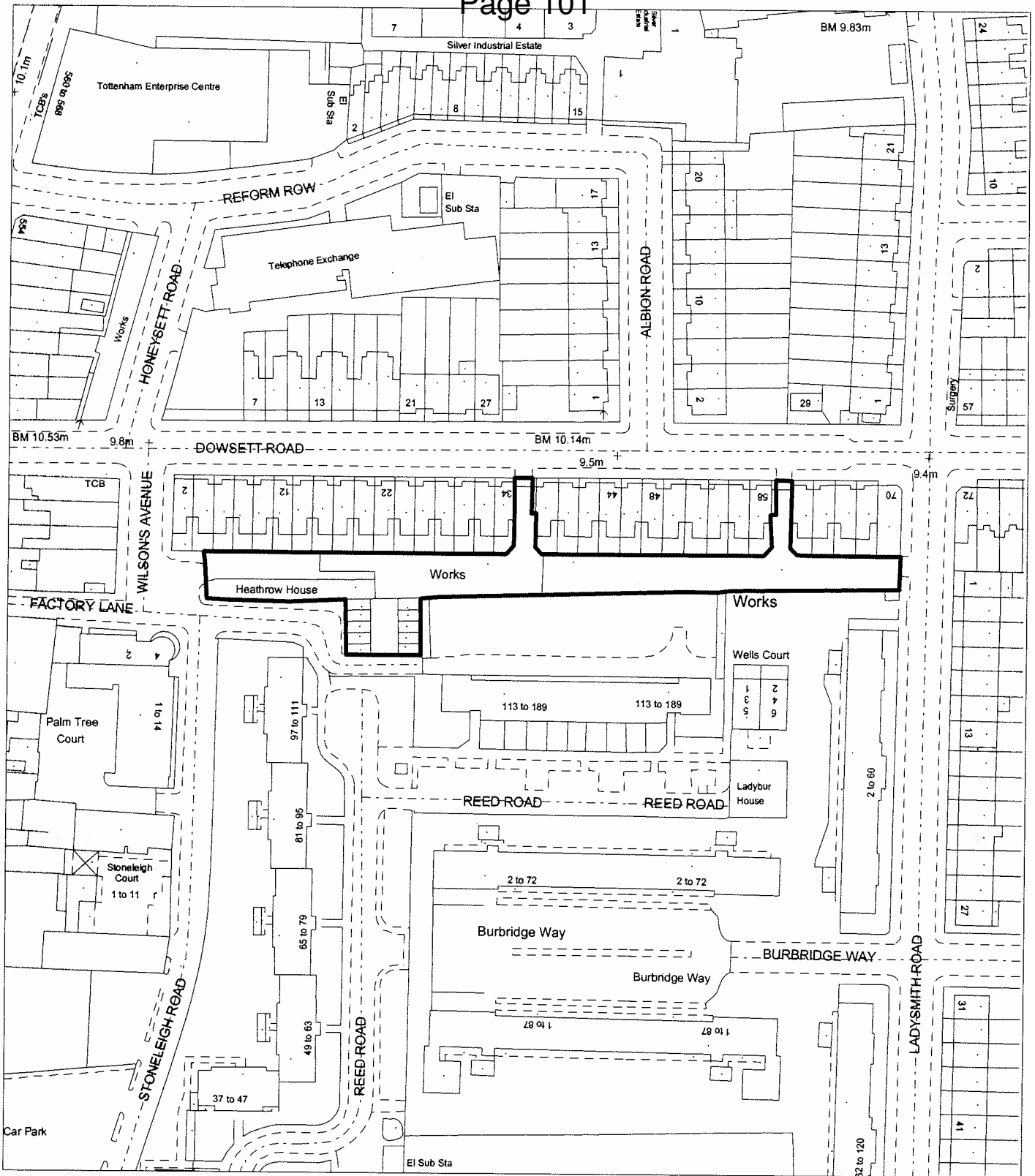
Answer: There will be a need to discuss with each wall owner to resolve the matter.

Q9: Genesis made an offer to resident to hold a site visit to view garden walls and for resident to view the site and see how high the wall is from the site and to address any other issues that resident would like to discuss.

The meeting ended by saying that further representation can be made at Planning Application Sub-Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting





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## Site plan

### Rear of 2 - 70 Dowsett Road N17



**Directorate of  
Urban  
Environment**

Shifa Mustafa  
Assistant Director  
Planning Policy & Development  
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London N17 8BD  
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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2007/0066

**Ward:** Noel Park

**Date received:** 08/01/2007

**Last amended date:** 20 April 2007

**Drawing number of plans:** 64/SP/01 rev 01; 64/PP/01, 02, 05, 06, 08, 09, 10, 11, 12 (all rev 04);

**Address:** 591 Lordship Lane N22

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

**Existing Use:** Residential & shop

**Proposed Use:** Residential

**Applicant:** J Falco

**Ownership:** Private

**PLANNING DESIGNATIONS**

Classified Road

**Officer Contact:** David Paton

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and legal agreement

**SITE AND SURROUNDINGS**

The application site comprises a 2 storey building with a single storey shop extension at the front and residential at the rear and at 1st. floor. The property is on the south side of Lordship Lane between Coldham Court and Andrula Court. These latter residential developments each comprise 2 blocks, one on the Lordship Lane frontage (although the front block of Coldham Court and is some 13m. behind the building line of no. 591 and Andrula Court) and one to the rear. Andrula Court is 4 storeys high and the rear block is set at right angles to Lordship Lane, with windows and access balconies facing, and overlooking, the application site. Coldham Court is 3 storeys high, and both blocks run parallel to Lordship Lane, with nos. 19 to 34 running partly behind the application site, to the south, and therefore also overlooking it.

There is a vehicle access/parking space on the east side of the existing building.

## **PLANNING HISTORY**

December 2006 planning permission refused for demolition and erection of a 4/5 storey comprising 2 x one bedroom and 8 x 2 bedroom flats with 4 parking spaces and landscaping.

(No other planning history since 1968).

## **DETAILS OF PROPOSAL**

The current application is for the demolition of the existing building, and the erection of a new part3 / part 4 storey block comprising 1 x three bedroom flat, and 5 x two bedroom flats.

The three bedroom flat would be on the ground floor with sole access to the rear garden. The 5 two bedroom flats would be on the upper floors. The top floor is set in at the front (by 1m.) and at the rear (by 7.2m.). Each of the upper floor flats are provided with small balconies.

The building is designed with 3 differentiated elements. The ground floor, which is finished with render, and set back from the 1<sup>st</sup>. and 2<sup>nd</sup>. floors by 1m. at the front. The 1<sup>st</sup>. & 2<sup>nd</sup>. floors which are finished with yellow stock brick, with recessed front and rear balconies across half the width (outside the living rooms). And the top floor, which is about half the depth of the lower floors with front balcony and is finished with blue grey wall hung tiles.

No on-site parking is provided.

The density of the scheme is 432.9 hrh.

## **CONSULTATION**

Adjoining occupiers – 1-33 (consec.) Andrula Court, 1-34 (consec.) Coldham Court, 601-607 (odd) (inc. 1<sup>st</sup>. & 2<sup>nd</sup>. floors) & 606-620 (even) (inc. 1<sup>st</sup>. & 2<sup>nd</sup>. floors Lordship Lane; 5-17 (odd) Perth Road.

Noel Park North Area Residents' Association

Transportation group

Design & Conservation team

## RESPONSES

Adjoining occupiers – 3 replies received with the following objections:

- overdevelopment
- excessive height
- effect on character of area
- noise and disturbance to neighbours
- loss of outlook, privacy and light to adjacent flats in Andrula Court
- effect on traffic at this busy junction
- the existing building should be retained

Noel Park North Area Residents' Association – object on the following grounds

- at 4 storeys (the same as Andrula Court) the new building would be overdominant and should step down from Andrula Court
- loss of daylight especially to Coldham Court, but also to Andrula Court
- overlooking of, and loss of privacy and outlook to, both Coldham Court and Andrula Court
- the site does not at present fall within the Wood Green CPZ, but is within the “possible extended area”, subject to consultation, and does not meet the criteria for a car-free development.

(These views are supported by Councillors Dobbie and Mughal)

Transportation – this site has high public transport accessibility, abuts Wood Green CPZ and is therefore suitable for a car-free development. There is therefore no objection to this scheme subject to a S. 106 agreement, and the provision of secure, sheltered cycle parking facilities.

Design team – overall height and bulk is acceptable. The east flank wall presents a large blank area of brick, and the introduction of windows should be considered. The privacy screen to the rear roof terrace adds to the overall bulk of the building, and is not acceptable. The floor height bands of Andrula Court do not carry over to the new development and the proposal does not express similar horizontal emphasis as Andrula Court and Coldham Court

(For information, the scheme has been revised following receipt of all the above comments, being reduced from 7 to 6 flats with a reduced 3<sup>rd</sup>. floor and no top floor rear roof terrace).

## RELEVANT PLANNING POLICY

UD3 “General principles”

UD4 “Quality design”

HSG1 “New housing developments”

HSG4 “Affordable housing”

HSG9 “Density standards”

HSG10 “Dwelling mix”

M10 “Parking for development”

SPG 3a “Dwelling mix, floorspace minima, conversions, extensions and lifetime homes”

SPG 3b “Privacy/overlooking, aspect/outlook and daylight/sunlight”

SPG10c “Educational needs generated by new housing development”

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The main issues in this case concern the design of the building and its effect on the character of the area, and the effect on the amenities of nearby occupiers.

The site is severely affected by the nature of development that has been built around it; in particular it is overlooked and dominated by Andrula Court and Coldham Court.

The proposed building would be approximately the same height as Andrula Court, but part 4 storey and part 3 storey. The top floor would be about half the extent of the other floors, and the originally proposed rear roof terrace with privacy screen has been omitted. The proposal does therefore provide a transition between the 4-storey Andrula Court and the 3-storey Coldham Court, particularly bearing in mind that the latter is set back over 10m. from the front of the proposed building. The setting back of the top floor emphasises the division of the building into 3 horizontal elements (the ground floor, the slightly projecting 1<sup>st</sup>. and 2<sup>nd</sup>. floors, and the reduced top floor, each element being finished in different facing material). Both flank walls are punctuated on the upper floors by bathroom or kitchen windows.

The new building would project beyond the main rear wall of the front block of Andrula Court by approximately 8m. at ground floor, and by 4.3m. at 1<sup>st</sup> and 2<sup>nd</sup> floor levels, with a gap of 3m. between the buildings. There is a single obscurely glazed window on each floor in the flank wall of Andrula Court, but no habitable room windows. The end flats have windows in the rear elevation between the access balconies on each floor and the end wall adjacent to the site, with oblique views across the existing garden. The outlook from these windows would not be significantly compromised, and these are kitchen rather than habitable room windows.

The distance from the windows in the 3 flats in the rear block of Coldham Court that overlook the site to the 1<sup>st</sup> and 2<sup>nd</sup> floor rear windows in the proposed building is about 26m., which is sufficient to protect privacy at 1<sup>st</sup>. floor but not at 2<sup>nd</sup> floor, where there would be a small infringement. The windows in the new 2<sup>nd</sup> floor flat would be to bedrooms and a living room, and the living room window is recessed behind a 1m deep terrace set within the envelope of the building. The reduced top floor would be 29 m. from Coldham Court, a shortfall of against the Council’s standard, but the 2 windows at this level (one to the kitchen and the other a secondary window to the open plan living area) could be obscurely glazed.

The application site lies to the west and north-west of Coldham Court and will not have any effect on daylight or sunlight to these flats. There may be some effect in terms of daylight and sunlight reaching windows in the front block of Andrula Court, in particular those kitchen windows nearest the new building, but it is not considered that this will be significant.

The provision of 6 family dwellings (five two bed. flats and one three bed. flat) would give rise to a requirement for contributions of £34,458 towards the need for educational facilities created, and £10,000 for local environmental improvements. There would also be a requirement for a contribution of £200 towards the cost of amending the relevant Traffic Management Order to ensure the enforcement of a car-free development, together with a charge of 5% for administration and recovery.

### **SUMMARY AND CONCLUSION**

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

### **RECOMMENDATION 1**

That planning permission be granted in accordance with planning application reference number HGY/2007/0066, subject to a pre-condition that the owners of the application site have first entered into an Agreement 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 £34458 as an educational contribution, £10,000 environmental contribution and £200 towards the cost of amending Traffic Management Orders, producing a sum of £44,658, plus 5% of this sum for administration and recovery giving a total of £46,890.

### **RECOMMENDATION 2**

That following completion of the Agreement referred to in Recommendation 1 above, planning permission be granted in accordance with planning application reference number HGY/2007/0066

Registered No. HGY/2007/0066

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

Subject to the following condition(s)

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

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

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

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

3. 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 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.

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 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.

#### 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 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.

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## Site plan

# 591 Lordship Lane N22



**Directorate of  
Urban  
Environment**

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639 High Road  
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Fax 020 8489 5525

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2007/0570

**Ward:** Bounds Green

**Date received:** 13/03/2007

**Last amended date:** N/A

**Drawing number of plans:** 207012/001, 010, 030, 031, 032, 110, 120,121, 122, 123, 124,130, 132, 132 & 133.

**Address:** 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.

**Existing Use:** Service Station / Garage

**Proposed Use:** Residential

**Applicant:** C/OKKM Attch Group

**Ownership:** Private

**PLANNING DESIGNATIONS**

Borough Road

**Officer Contact:** Tara Jane Fisher

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The application site is located at the junction with Finsbury Road and Nightingale Road. The site is situated at a prominent corner. The site does not lie within any Conservation Area, however the areas to the Northwest and Northeast of the site across Nightingale Road and Finsbury Road falls within a Conservation Area. The site is also adjacent to a Significant Local Open Land corridor. The site is currently a vacant service station and single storey car repair centre.

The area is characterised with two-storey family houses along Finsbury Road and Nightingale Road. Adjoining the application site on Nightingale Road is a low rise block of flats. To the rear of the site is a two-storey building with pitched roof owned by Haringey Council.

The site also has two small open green areas, one to the rear and one Northwest of the site. The area has good access to Wood Green and Bounds Green tube stations and is in close proximity to the High Road, which is serviced by at least 4 different bus routes.

## **PLANNING HISTORY**

**02/02/07** Demolition of existing buildings and erection of a four storey block comprising 4 x 1 bed, 17 x 2 bed, 3 x 3 bed and 1 x 4 bed flats, 6 car spaces and associated landscaping – Withdrawn.

## **DETAILS OF PROPOSAL**

The proposal is for the demolition of the existing service station and associated building and the erection of 4 x three storey, 4 bedroom houses with rooms in the roof and integral garages, 2 x three storey five bedroom houses with rooms in the roof and 1x three storey building with 3x2 bedroom flats.

The four and five bedroom houses all have their own private gardens and the two bedroom flats on the first and second floors have their own small balconies. The two blocks will have pitched roofs with interlocking tiles. The buildings will be made out of yellow stock brick. As well as the integral garages the scheme incorporates additional off street parking and bike stores. The six houses have their own private refuse stores and there is also communal refuse storage on Nightingale Road available. The site will be bounded by a 2 metre fence with trellis above with the implantation of new tree.

## **CONSULTATION**

Transportation Group  
Cleansing  
Building Control  
Design & Policy Team  
Bowes Park Community Association  
Conservation Officer  
Metropolitan Police  
21-43 Nightingale Road  
45-59 (o) Nightingale Road  
Flat 3-30 9(c) John Keats House, Commerce Road  
38-42 (e), 16-20 (e), 10-36 (e), 27-51 (o) Finsbury Road  
Flats 1 – 84 (c) Thomas Hardy House, Commerce Road  
Flats 1-4 (c) St Leonards House, Nightingale Road  
1-6 (c) Fullers Almshouses, Nightingale Road

## RESPONSES

Metropolitan Police –

- Trees adjacent to properties can be used as climbing aids to surmount fences and should therefore be planted border of a least a metre in width will hinder access to wall.
- The homes would benefit from the enhanced security standards detailed in the “secured by design scheme”.
- Crucial that the communal door entry system for the flats are of a high security standard. Poor quality door systems lead to crime and high maintenance costs to the owner and are not in any way part of a sustainable development.

To date 2 letters of objection have been received on the following grounds:

- The building height & location
- Interfere with privacy
- Parking pressures
- Extra residents in the area

Design & Policy Team - The proposal for nine units is below the 10 unit threshold set out in policy HSG4 Affordable Housing in the UDP. The applicant should be asked to justify why they are not providing 10 units in order to meet the affordable housing threshold. In terms of the mix, the provision of larger family units is welcomed however, if more than 10 units were to be provided and the dwelling mix revised, it would result in the provision of some family homes for rent which would be acceptable. I think this needs to be considered.

The existing garage, located in a residential area, most probably would have been small activity and as such co-existed harmoniously with residential use. Where there is evidence of an unsuccessful marketing campaign to sell or let the property over a period of 18 months in areas outside Defined Employment Areas (DEAs) then planning permission will be granted to redevelop or change the use of land. Is the garage vacant? If so, for how long? If longer than 18 months, then the change of use to residential would be acceptable in planning policy terms.

## RELEVANT PLANNING POLICY

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

UD7 Waste Storage

ENV13 Sustainable Waste Management

HSG1 New Housing Developments

HSG9 Density Standards

HSG10 Dwelling Mix

M10 Parking for Development

SPG1a Design Guidance  
SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions  
and Lifetime Homes  
SPG8 Waste & Recycling  
SPG5 Safety by Design

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The proposal will demolish the existing service station and associated single storey garage and erection two buildings that will provide six family houses and three self-contained flats. The scheme provides nine off-street parking spaces, which includes four integral garages. The site is located on a prominent corner and lies just outside the Conservation Area. The main issues are:

- Principle of residential/loss of employment
- The character and appearance of the locality
- Design
- Density, layout and dwelling mix
- Waste management
- Traffic & Parking
- Amenity space
- Affects on adjoining properties
- Sustainability
- Crime Prevention

### Principle of Residential and loss of employment

Given that the application site has been vacant for a substantial period of time and the low employment level associated with the previous use, it is considered that there is not a significant loss of employment. Given, also that the site is surrounded by residential; the proposed use will not be out of keeping with the surrounding area. The site is a brownfield site, therefore it is considered that subject to satisfactorily addressing other material planning considerations the principle of residential is acceptable at this location.

### The Character and appearance of the Locality

The application site abuts the Conservation Area; therefore consideration does need to be given to any affects on the Conservation Area. The area, including the Conservation Area is predominantly residential and is characterised by four storey flatted apartments and two-storey family houses. In the immediate locality there are also two high rise tower blocks that can be viewed to the rear of the application site.



The proposed three storey blocks with pitched roofs will not adversely affect the character and appearance of the Conservation Area or of the area as a whole. The application site is situated on a corner at a cross road. Two of the other corners are also characterised with residential blocks, with the Northwest corner being an open green area. The site is at a focal point, where the buildings mass reflects the surrounding roads.

### Design

The proposed design consists of contemporary dwellings built out of yellow stock bricks and interlocking roof tiles. The scheme includes timber panels to the front elevation of the flats as a feature on the entrance and staircase. The block of flats also provides metal balconies with timber handrails and metal/glass panels, as does the family dwellings.

The overall bulk and scale of the buildings respect the height of the immediate locality and is not unduly dominant. The proposed buildings, in terms of height are not significantly higher than the existing buildings on the site. The proposed footprint is not excessive and allows for adequate green space to surround the two buildings.

### Density, Layout and Dwelling Mix

The dwelling mix is acceptable as it provides 6 large family units. Four benefit from four bedrooms and two have five bedrooms. The proposal for larger family units is encouraged by the Council. The proposed floorspace and room sizes are also acceptable and meet with the requirements as set out in SPG3a. Each unit has the benefit of its own individual front door and all units have adequate natural light and ventilation.

The proposal provides 9 residential units. There would be 45 habitable rooms within the scheme. The floor area of the site is 0.104 of a hectare; therefore the density would be 430.7 habitable rooms per hectare. This density is acceptable under Policy HSG9 Density Standards.

### Waste management

The scheme provides individual refuse storage to the family houses situated on the front of these properties. In addition Nightingale Road has communal refuse storage. Therefore it is considered that the scheme provides adequate refuse facilities. The storage is at a suitable location for easy collection compliant with Policy UD7 and SPG8a.

### Traffic and Parking

The scheme provides a total of 9 resident parking spaces within the boundary of the site. These include the provisions of integral garages plus crossovers. The site is also in close proximity to local tube stations Wood Green and Bounds Green and close to the High Road, which is frequently serviced by a number of different bus routes. It is therefore considered that the provision of off-street parking is acceptable.

### Amenity Space

The proposal provides adequate amenity space. Each of the family dwellings that comprise of four and five bedrooms has their own individual private ground floor gardens that will provide a safe area for children. The self-contained units on the first and second floor have their own balcony. The ground floor flat also has ground floor level amenity space. The proposed amenity space meets the requirements set out in SPG3a and for a scheme of this nature is acceptable. The area of green abutting the site is not part of the application site.

### Affects on adjoining properties

As the buildings bulk and scale respects the character of the immediate locality, the harm to any adjoining property is minimal. The proposed three-storey building fronting Finsbury Road is set in from the sites boundary, making the window to window distance sufficient. The building fronting Nightingale Lane is closer to the sites boundary but the relationship with the buildings opposite is different as there is a break in the building form.

The existing building to the Northeast elevation has windows on the side elevation but will look onto a flank wall, as the Northeast elevation does not have any windows. These windows in the side elevation of the existing building appear to be kitchen and bathroom windows, some with obscure glazing. As these windows are not habitable the affect on this property is minimal.

The Southern elevation of the proposed dwelling fronting Finsbury Road is in close proximity to the adjoining building. This building is a Council building with no windows on the affected elevation. In return there are no proposed windows looking back out onto the existing building.

The proposed balconies on the flatted element overlook the furthest corner at the junction and do not bare any relationship with any adjoining windows. In terms of overlooking and loss of privacy the scheme has been sensitively designed to eliminate any of these problems. On the whole the proposal has little affect on the privacy and amenities that are currently enjoyed by the surrounding occupiers.

### Sustainability

Within the recently adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into a scheme of this nature. A summary of sustainability benefits have been submitted with this application and a number of measures have been referred to. These include energy efficient ventilation, solar shading and solar hot water for top floor flats, reduced on-site car parking and low energy lighting.

### Crime Prevention

In line with the relevant SPG, the scheme has been designed so that the front of the properties is bounded by a 1.2 metre boundary wall. The private gardens are collectively to the rear and provide a safe private area for each dwelling. All the proposed car parking allows for natural surveillance. In addition the street will have adequate lampposts for the proposed developments.

### Comments on letters of objection

There were some concerns raised regarding the parking/traffic issues, loss of privacy and the height and location of the development. This application has been scaled down and reduced in height to what was previously proposed. The proposal for a three-storey development is not excessive within its context. The scheme has been sensitively designed to address overlooking, loss of privacy, the streetscene and any parking issues.

### Section 106 Agreement

#### Educational Contribution

It is recommended that the applicant enters into an agreement with the Council in order to secure £62.169 educational contribution because of the expected yield from the development. This figure is based on guidance (formula) set out in SPG12 Educational Needs Generated by New Housing Development.

#### Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from the development through a legal agreement in order to secure a contribution towards recovery costs. This has been calculated at £2.831.

## **SUMMARY AND CONCLUSION**

The proposal for the demolition of existing buildings and erection of 6 family dwellings and 3 two bedroom self contained units is acceptable. Despite concerns from some local residents, the scheme has been designed to utilise the existing site and introduce a housing development that provides a number of large family units with associated off-street parking and private amenity space, in addition the development provide smaller two bedroom units. The proposed height of the development is not excessive at three-storeys and is not unduly dominant in the streetscene. The scheme does not have any adverse affect on the Conservation Area that abuts the site. The application site has good transport links and has many local facilities that would serve the future occupiers.

The standard of accommodation is acceptable and provides adequate private amenity space. In addition the dwelling mix is suitable for its location as the area is predominantly residential by character providing mainly single family dwellings and four-five storey flatted developments. The proposal does not adversely affect the privacy and overlooking of any adjoining occupiers and has adequate refuse facilities within the sites boundary.

Therefore the proposal should be approved on the grounds that the proposal will utilise the site area, providing a suitable housing mix. The overall bulk and scale of the development and contemporary design will not be out of keeping with the area and will not have an adverse affect on the privacy and amenities of any adjoining property or future occupants compliant with Policies UD3 General Principles, UD4 Quality Design, UD7 Waste storage, HSG10 Dwelling Mix, M10 Parking for Development and SPG1a Design Guidance and SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes of the Haringey Unitary Development Plan.

## **RECOMMENDATION 1**

- (1) That Planning Permission be granted in accordance with Planning application reference number HGY/2007/0570, subject to a pre-condition that Aitch Group and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £62.169 as an Educational Contribution, and £2.831 as recovery costs; giving a total of £65.000.

## **RECOMMENDATION 2**

That, following completion of the Agreement referred to in Resolution (1), planning permission be granted in accordance with Planning application reference number HGY/2007/0570 & Applicant's drawing No.(s) 207012/001, 010, 030, 031, 032, 110, 120,121, 122, 123, 124,130, 132, 132, 133

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. 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.
4. That the garages and parking spaces shown on the approved drawings shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development.  
Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.  
Reason: In order to protect the visual amenities of the neighbourhood.

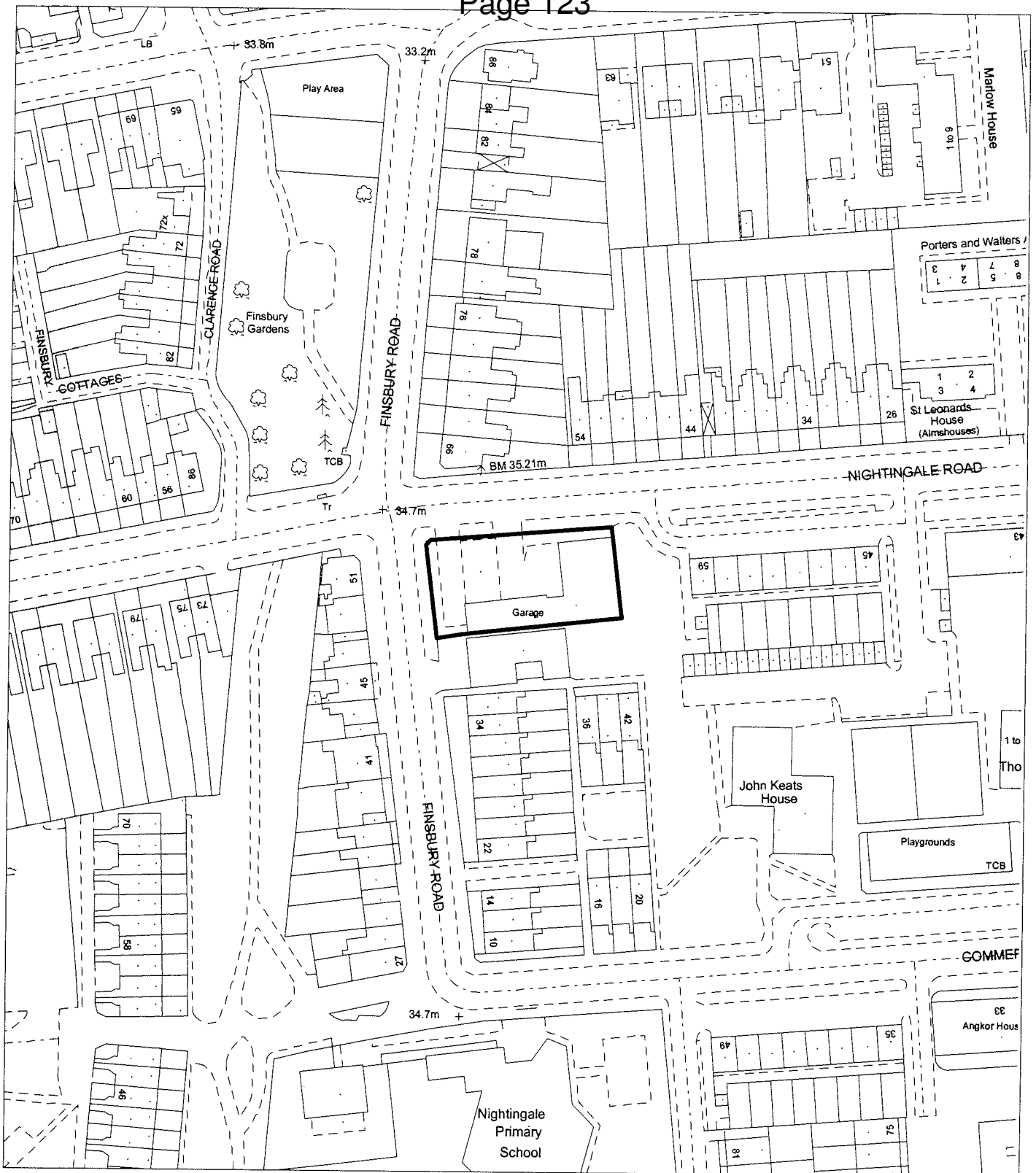
7. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule 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.
8. 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.
9. 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' and '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'.

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 necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

#### REASONS FOR APPROVAL

The proposal should be approved on the grounds that the proposal will utilise the site area, providing a suitable housing mix. The overall bulk and scale of the development and contemporary design will not be out of keeping with the area and will not have an adverse affect on the privacy and amenities of any adjoining property or future occupants compliant with Policies UD3 General Principles, UD4 Quality Design, UD7 Waste storage, HSG10 Dwelling Mix, M10 Parking for Development, SPG1a Design Guidance and SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes of the Haringey Unitary Development Plan.



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## Site plan

# Garage Site adjacent to 59 Nightingale Road N22



**Directorate of  
Urban  
Environment**

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Assistant Director  
Planning Policy & Development  
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London N17 8BD  
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 NORTH	Drawn by	AA
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	Date	25/05/2007

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2006/2434

**Ward:** Harringay

**Date received:** 12/12/2006

**Last amended date:** N/A

**Drawing number of plans:** 359/01, 359/02, 359/03, 359/04, 359/05, 359/06 & 359/07

**Address:** Site Adjacent 2 Seymour Road N8

**Proposal:** Demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at roof level.

**Existing Use:** Vacant

**Proposed Use:** Residential

**Applicant:** Myth Ltd

**Ownership:** Private

**PLANNING DESIGNATIONS**

Borough Road

**Officer contact:** Oliver Christian

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The site sits at the rear of properties on Wightman Road and adjoins No.2 Seymour Road.

The site is known as Land Adjacent to No. 2 Seymour Road on the south side of Seymour Road, to the rear of properties on Wightman Road. The site is within an area commonly known as the ladder, which is both a Controlled Parking Zone and a Restricted Conversion Area.

The rear boundaries of 148 and 150 Wightman Road abut the site to the east. The garden of No 146 abuts the property to the rear.

The site is partially occupied by a block of five garages currently used as a workshop and is accessed from the existing crossover on Seymour Road.

The site is not within a designated conservation area.

## PLANNING HISTORY

The application site was originally within the curtilage of Nos. 148 and 150 Wightman Road. These properties were respectively converted into four flats in the early seventies following planning applications. A condition in respect of the planning approval at 150 Wightman Road required that four spaces be provided and maintained within the curtilage of the property (i.e. within the current application site). The erection of five garages was allowed on the site following an appeal in 1974 for resident parking. The garages are currently used as workshop. The remainder of the site was covered in concrete and used for parking by residents. Planning permission was granted in 2003 for the erection of a two-storey house to replace the garages.

## CHRONOLOGICALLY

21/06/1961 - Refusal - OLD/1961/1094 - Erection of building for religious purposes in rear garden with access to Seymour Road.

07/01/1971 - Conditional Consent - OLD/1971/1317 - Erection of two storey rear extension at 148 Wightman Road and conversion into four self-contained flats

24/05/1972 – Conditional Consent – OLD/1972/1681 – Erection of two storey rear extension at 150 Wightman Road and conversion into four self-contained flats. One of the conditions (Condition 3) is as follows

*“Adequate turning space and four parking spaces in accordance with the standard adopted by the Local Planning Authority shall be constructed with the curtilage of the building to the satisfaction of and in accordance with details to be submitted to and approved by the Local Planning Authority and shall be retained to the satisfaction of the Local Planning Authority”*

It should be noted that in 1972 part of the site was within the boundary of No. 148 and 150 Wightman Road – Planning permission 1972/1681 was granted for conversion of the aforementioned property into a number of flats with a condition that detail of parking layout be submitted to the Council. This condition was not complied with and in 2006 a Breach of Condition was incorrectly served – This, subsequently had to be withdrawn as the compliance period for the condition had passed.

19/01/1973 – Refused – OLD/1973/1392 – Erection of two storey block comprising two bedroom flats. One of the Reasons for Refusal was as follows

*“The proposed development would prevent the provision of adequate car parking spaces and amenity area for the occupants of the existing property, No. 150, Wightman Road, as stipulated in condition 3 of the permission dated 24<sup>th</sup> May 1972...”*

13/07/1973 - Refusal - OLD/1973/1933 - Erection of 5 garages at rear.

29/11/1973 – Granted on Appeal – T/APP/4415/C/73/1133 – Erection of five garages. The inspector directed that a change of wording be made to Condition 3 of the 1972 approval replacing the words “four parking spaces” with the words “space for the parking or garaging of four cars”

05/08/1974 – Conditional Consent – HGY/2244/148-150/1 – Erection of five garages. One of the conditions (Condition 2) is as follows

*“That the garages shall be used only for the garaging of private vehicles or purposes incidental to the enjoyment of a dwelling house or flats only, and shall not be used for any other purpose without the prior permission of the local planning authority”*

This condition was not fully complied with.

24/06/2003 - Conditional Consent - HGY/2003/0881 - Erection of a 2 storey, 2 bed dwelling house.

24/11/2005 – Planning Permission was refused for an amendment to the 2003 permission to enlarge the dwelling house.

Reason 3 of the reason for refusal quite wrongly stated that the development would be in breach of condition 3 attached to the 1972/1681 permission that sought to retain parking spaces within the site.

## **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at roof level as a continuation of the existing terrace.

The dwelling will be of a flat back terrace with no back addition and design to match the existing terrace.

The scheme also provides 2 off street car parking spaces and amenity areas in the form of rear gardens.

## **CONSULTATION**

Local residents – 1 -10 (c) Seymour Road,  
1 Warham Road,  
144 – 152 (e) Wightman Road.

Transportation

Ladder safety community partnership

Conservation Team

Ward Councillors

## RESPONSES

### Haringey Council – Building Control

The drawings have been checked for compliance with Regulation B5 – access for the fire brigade and appear to be acceptable.

**Transportation** - Although this site is within the Council's Haringey Ladder Restricted Conversion Area (Policy HSG11), an area which suffers from heavy on-street parking pressure, there is a controlled parking zone in place albeit operating from 0800hrs to 1830hrs, Monday to Saturday. Also, notwithstanding that this proposed development is situated in an area with low public transport accessibility level, it is within a short walking distance of the bus route, Green Lanes which offers some 38buses per hour (two-way) for frequent bus connections to Turnpike Lane and Manor House tube stations. We have subsequently deemed that majority of the prospective residents of this development would use public transport for their journeys to and from the site. In addition, the applicant has proposed two car parking spaces within the curtilage of the development, as detailed on Plan No.359/03. It is therefore deemed that this proposed development would not have any significant impact on the existing traffic or indeed car parking demand at this location. Consequently, there are no objections on transport and highway grounds.

Informative:

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

A signed petition and 2 Local residents – object on similar grounds as follows –

Objection 1 - The land was originally used for gardens, and has in recent years been used for parking and garages for the houses on Wightman Road adjacent to the site. The application seems to ignore these considerations (parking, space, privacy and greenery). The original permission for a single house adjacent to 2 Seymour Road was given after local objections - en bloc - 'failed to arrive', or in any event were not registered, at the Haringey planning office. The house built by the same developer at the top of Warham Road fails to blend in (different brickwork, no sash windows, no ornamentation) with surrounding houses, which, of course, were built as a single development over a century ago.

I object to the application on the following grounds:

1. The development would affect the privacy of the surrounding properties (breaching standards set out in Supplementary Planning Guidance 3b in terms of distance and field of vision). It would result in loss of light and amenity for those properties.

2. The proposal would breach existing planning approval (OLD/1972/1681) for the provision of parking places for the converted flats at 148 and 150 Wightman Road. Many properties at the top of Seymour Rd and in Wightman Rd are already converted into flats, which, means that there are often too few parking places for existing residents.

3. The area at the top of Seymour Road and Wightman Road is densely populated as a result of the conversion of houses into flats, and is arguably already overdeveloped. Some flats are let out to multiple tenants. Additional housing will put additional pressure on utilities in the area.

Objection 2 –

- The proposed development would cause a considerable loss of privacy to my property. The windows to the rear of the development, on all floors, would overlook the windows in the rear of my flat. This includes overlooking my bathroom. This would breach the standards set out in Supplementary Planning Guidance 3b both in terms of the distance from my windows (i.e. less than 20 metres) and also in terms of the field of vision arc set out in the document. The same problem will occur with the first floor flat above me.
- The impact of the development in terms of overlooking existing windows at 2 Seymour Road is not reflected in the planning drawings available on the Council's website. In particular, the drawing of the existing and proposed flank elevations do not show the rear extension at 2 Seymour Road, and therefore the position of the windows. Inaccurate drawings will not allow the planning committee to make a properly informed decision.
- The development also fails to meet this planning standard for the flats on adjoining properties on Wightman Road. They would suffer a considerable loss of privacy, as well as light and amenity if the development were to go ahead. It would lead to an increased sense of enclosure for all existing properties in the area.
- The proposal would breach existing planning approval (OLD/1972/1681) for the provision of parking places for the converted flats at 148 and 150 Wightman Road. Parking is a particularly important issue at the top of Seymour Road as there are several houses converted into flats, and the area is also used for parking by residents of Wightman Road. For the record, the developer has already gated off the space covered by this application, and is blocking residents of 148 and 150 Wightman Road from using it for parking. He is instead using it for storage and parking of a skip lorry and storage of skips. I would argue that this is already in breach of the existing planning approval and should be addressed.

- The area at the top of Seymour Road and Wightman Road is already densely populated as a result of the conversion of a number of houses to flats, and is arguably already overdeveloped. Additional housing will therefore put additional pressure on utilities in the area.
- In terms of the actual design of the proposed developments:
  - The design shows that the back door of the left hand property is literally next door to my bedroom, and bedroom window. This will potentially cause noise and disruption. In addition, siting the kitchen/diner next to my bedroom will potentially again cause disturbance from use
  - The drawings available on the Council's website wrongly identify the existing walls between the development and my flat at 2 Seymour Road. The walls are in fact on my property, and any reduction in their height would have to be agreed by me
  - The design does not meet many of the criteria set out in Supplementary Planning Guidance 3a, for example on minimum garden space, the provision of recycling and storage space, or the features set out in the Lifetime Homes standards (e.g. the parking space cannot be widened to 3.6 metres)
  - There is no provision for the use of renewable energy technologies or any attempt beyond those required by Building Regulations to provide a sustainable living environment

## **RELEVANT PLANNING POLICY**

### Haringey Unitary Development Plan

UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
M10	Parking for Development
SPG3a	Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

### **Principle of Residential Use**

The principle of the change of use of this site to residential has already been established by the planning approval dated 25/06/2003. This application must necessarily be assessed solely on the planning merits of the current scheme.

The proposal must be assessed against Unitary Development Plan policy relating to the design, size, layout, privacy and amenity, parking and waste management.

## **Design**

Firstly the proposal must also be assessed from a design perspective. Policy UD4 “Quality Design” states that proposals for development will be expected to be of high design quality and positively address issues of enclosure, urban grain, building lines, form rhythm and massing, height and scale, architectural style, detailing and materials. The surrounding area of Seymour Road and Wightman Road consists primarily of uniform 2/3-storey Victorian terrace dwellings.

The proposed terraced dwelling houses are of a traditional style building matching the existing terrace.

It is considered that the proposed dwellings will not look out of character next to the adjoining 2-storey dwellings of traditional design. On this basis, it is considered the proposal does not contravene Policy UD4.

## **Amenity**

Policy UD3 General Principles seek to protect the privacy and amenity of neighbouring residents. The location of the dwelling house on this site as part of the existing terrace would have no impact on the morning sunlight/daylight access to the adjoining and neighbouring gardens.

In terms of privacy and overlooking there are windows located on the rear of the proposed house. There are no facing windows in the side elevation of the proposed development and as such will not result in issues of overlooking or loss of privacy.

On this basis, the proposal is considered not to contravene Policy UD3.

Overall, the proposed dwelling houses are in keeping with the surrounding pattern of development. The height, scale and bulk is not deemed excessive. The proposed scheme is considered to result in an appropriate form of development for the site and has no detriment on the character of the area or the amenity of neighbouring residents.

The proposed house has no rear extension but follows a similar building line to that of the adjoining property.

## **Layout and Space Standard**

The proposed layout and internal size requirements of the properties will be assessed against policy SPG3a. Both Houses 1 & 2 following and identical foot print -The rooms have the following approximate floor areas:

Ground floor – Kitchen 17.00m<sup>2</sup>, Living room 12.5m<sup>2</sup>.

First floor – bedroom 1 - 14.00m<sup>2</sup>, bedroom 2 – 10.5m<sup>2</sup>. Bathroom .5.04m<sup>2</sup>.

Second floor – bedroom 3 – 16.00m<sup>2</sup>.

The room sizes are found to be in line with the requirements set out in SPG 2.3 and SPG3a.

### **Waste Management**

The council will require all development to include appropriate provision for the storage and collection of waste and recyclable materials. The plans submitted with this scheme provides full details of refuse / recycling storage and collection being located in the front garden. As such the scheme submitted is in line with Policy UD7.

The Building Control team has been consulted and found that access for LFEPA Fire fighting purposes considered acceptable.

### **Car Parking**

The car parking for the site would be accessible from the existing vehicle crossover on Seymour Road. There would be adequate space for two on-site car parking spaces. The Transportation team has been consulted on this application and do not object on highway and transportation grounds. As such the proposal is found to be acceptable in relation to Policy M10.

### **Sustainability**

The applicant has submitted a completed sustainability checklist.

The new dwellings will be built to 'lifetime homes' standard and benefit from energy efficient lighting and heating – internal and external storage areas will be provided for refuse and recycling.

### **SUMMARY AND CONCLUSION**

The proposal has been assessed against and found to accord with the aims of Policies M10 Parking Standards, M7 waste Management, UD3 General Principles and UD4 Quality Design also Supplementary Planning Guidance 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes of the Haringey Unitary Development Plan.

The proposed 2-storey dwellings would be in of keeping with surrounding pattern of development. Overall the proposal is deemed to be appropriate for the site and the location. It is considered that the development would have no adverse impact on the visual amenity and outlook from neighbouring properties.

It would therefore be appropriate to recommend that planning permission be granted.



## RECOMMENDATION

### GRANT PERMISSION

Registered No: HGY/2006/2434

Applicant's drawing No: (s) 359/01, 359/02, 359/03, 359/04, 359/05, 359/06 & 359/07

Subject to the following condition(s)

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

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

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

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

3. 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. That the parking spaces shown on the approved drawings shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development.

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

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

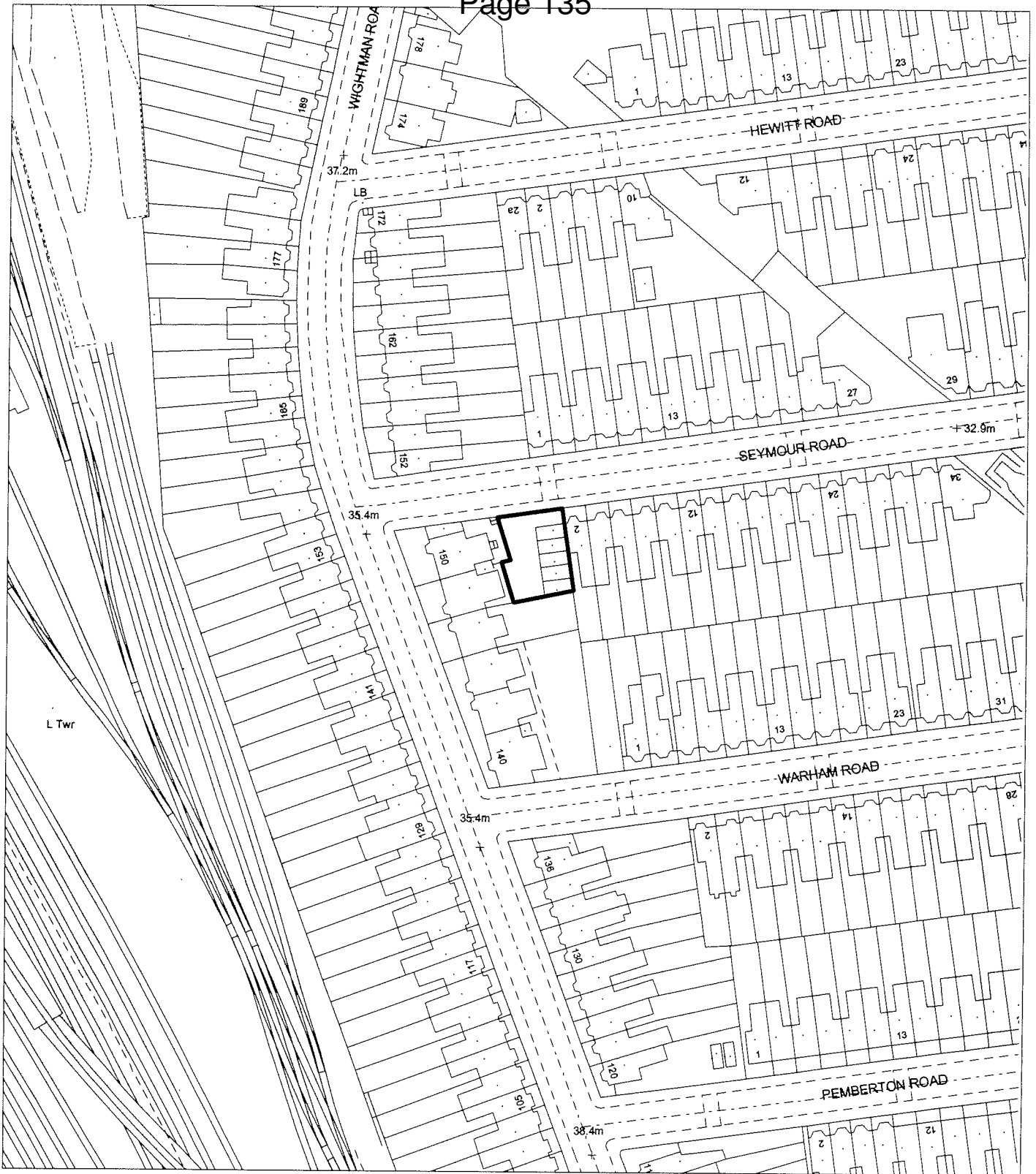
Reason: To avoid overdevelopment of the site.

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

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

#### REASONS FOR APPROVAL

The proposal has been assessed against and found to accord with the aims of Policies M10 'Parking Standards', M7 'Waste Management', UD2 'Sustainable Design and Construction', UD3 'General Principles' and UD4 'Quality Design' also Supplementary Planning Guidance 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.



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## Site plan Site Adjacent, 2 Seymour Road N8

**HARINGEY COUNCIL**

**Directorate of  
Urban  
Environment**

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference No:** HGY/2007/0664

**Ward:** Tottenham Green

**Date received:** 27/03/2007

**Last amended date:** N/A

**Drawing number of plans:** 256/A/200, 256/A/210, 256/A/211, 256/A/220, 256/A/221 & 256/A/230

**Address:** 11 Markfield Road N15

**Proposal:** Demolition of existing public house and erection of 1 x 4 storey residential block comprising 1 x one bed, 4 x two bed, 3 x three bed and 1 x four bed self contained units with associated refuse and cycle storage and car parking.

**Existing Use:** Public House

**Proposed Use:** Residential

**Applicant:** Dealstone Limited

**Ownership:** Private

**PLANNING DESIGNATIONS**

Borough Road

**Officer Contact:** Oliver Christian

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to legal agreement.

**SITE AND SURROUNDINGS**

The proposal site consists of a vacant 2 storey public house that was recently set on fire.

The site is within close proximity of both Seven Sisters and Tottenham Hale Underground stations.

To the rear of the site is a Local Authority high rise Housing Estate

The site is not within a designated conservation area but within the Tottenham Hale International area.

## **PLANNING HISTORY**

1974/0738 GTD 04-09-74 -The Old Seven Sisters P.H 11 Markfield Road  
Erection of s/s rear extension & alterations to provide new toilet  
accommodation and construction for food preparation space.

1975/0625 GTD 30-06-75 - The Old Seven Sisters P.H 11 Markfield Road  
Display of 2 illuminated lantern boxes.

## **DETAILS OF PROPOSAL**

The proposal seeks demolition of existing public house and erection of 1 x 4 storey residential block comprising 1 x one bed, 4 x two bed, 3 x three bed and 1 x four bed self contained units with associated refuse and cycle storage and car parking.

## **CONSULTATION**

Local residents/ Businesses - Units 1-9 Rainbow Works, Markfield Road  
1-63 (c) Stamford Close, 2-72 (c) Markfield House, Stamford Road – 1-10  
Fountayne Road.

Design Team

Crime Prevention Officer

Transportation group

Waste Management

Major / minor advert 13/04/2007

Ward Councillors

## **RESPONSES**

Design Team – No objections have been received

**Transportation Group** – This development proposal is located within a walking distance of Seven Sisters Road bus route, which provides some 22 buses per hour (two-way), for frequent connection to Seven Sisters and Manor House tube stations. We have subsequently deemed that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. Also, this site is within Seven Sisters Controlled Parking Zone operating from Monday to Saturday, between 0800hrs and 1830hrs and controls parking at this location.

Consequently, the highway and transportation authority would not object to this application.

## **RELEVANT PLANNING POLICY**

### **National Policy Background**

#### **Planning Policy Statement- 3 Housing**

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

PPS3 states that Local Planning authorities should:

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

#### **Planning Policy Guidance 13 Transport**

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

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

#### **The London Plan**

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

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

## **Local Policy Background**

### **Unitary Development Plan 2006**

#### **AC2: Tottenham International**

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

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

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

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

#### **EMP4: Non Employment Generating Uses**

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

#### **UD3: General Principles**

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

#### **UD4: Quality Design**

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



### **UD7: Waste Storage**

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

### **HSG 4: Affordable Housing**

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

### **HSG8: Density Standards**

Reflects the advice in the London Plan also increased densities.

### **HSG9: Dwelling Mix**

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

### **M10: Parking Standards**

Assess the level of car parking provision.

### **Supplementary Guidance**

- SPG1a - Design Guidance
- SPG3a - Density / Dwelling mix
- SPG 4 - Access for all
- SPG5 - Safety by Design
- SPG8a - Waste and recycling
- SPG9 - Sustainability Statement (checklist)
- SPG12 - Education needs generated by new housing development
- SPG7a - Parking Standards

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The main issues created by the proposal are:

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

Each of these issues is discussed below.

### **Principle of Residential Use**

The subject site is outside of the adjoining Defined Employment Area (DEA) as such Policy EMP4 is applicable.

The public has been vacant and due to the recent fire has become derelict.

The proposal brings the site back into an appropriate use providing the size of accommodation that is needed in the borough.

PPS3 and London Plan encourage residential development of Brownfield sites. The pressure of land for new housing in the Borough means that Brownfield sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available sites decrease.

### **Density**

Policy HSG 8: 'Density Standards' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*" The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 300 - 450 hrh for flatted developments in urban areas with a good 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 good accessibility index as defined in the London Plan. As such, the Plan allows for a density of development up to 450hrh. Applying the method of calculation set out in Supplementary Planning Guidance Note 23a Density, this scheme has a density of 475 hrh based on a gross site area of 0.0674 hectares, although the density is above the guidelines it is considered that the scheme is well designed and fits on the site without causing undue harm.

In line with guidance contained in Supplementary Planning Guidance Note.3a 'Standards for New Build Residential Development', amenity space is proposed in terms of small private gardens and communal garden.

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 four bed, 3 x three bed and 4 x two bedroom flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 3a 'Standards for New Build Residential Development'. The proposed development is below the threshold that requires an affordable housing contribution and as such the proposal complies with Policy HSG 4 'Affordable Housing'.

### **Size, Bulk and Design**

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

The building is three storeys in height, which generally reflects the height of the nearby blocks of flats and a number of industrial buildings within the vicinity.

The result is a contemporary building, which respect the constraints of the site and contrasts with the predominantly industrial buildings and workshops in the area.

It is considered that the proposed development will enhance the local area in this part of Markfield Road enliven the street frontage and providing new entrances and overlooking windows.

The secure rear boundary provides a barrier between the site and the adjoining Housing estate. It is also considered that the neighbouring industrial estate will not have a significant negative impact on the future occupants of the site.

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

### **Privacy and Overlooking**

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

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

Policy UD3 and SPG 3b 'Privacy and Overlooking' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed buildings meet the requirements of Policy and will not therefore result in loss of privacy from overlooking.

### **Waste management, Access and Parking**

The scheme proposes 3 off-street parking, 15 secure bicycle parking spaces within the site, which meets the standards and requirements for this type of development in this location and has been approved by Council's Transportation Group in line with M10 Parking for Development.

The waste storage facility accommodates residential waste storage in an easily accessible location according with Council Policy UD7 Waste Storage.

The Council's Transportation Group was consulted and recommends that the proposal will not lead to adverse traffic conditions or congestion in the area and is satisfied that the scheme can be a car-free development.

### **Sustainability and Energy renewal**

The applicant has completed the Council's sustainability checklist.

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

Space is provided in the refuse store for residents recycling.

To encourage the use of bicycles secure cycle storage for 15 cycles is proposed.

### **Contributions**

**Education** - Supplementary Planning Guidance Note 12 'Education Needs Generated by New Housing Development' requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units with children bed spaces are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should planning permission be granted. The applicant is required to contribute a sum of £60,500.

**Footway improvements within the vicinity** – The applicant has agreed to contribute £15,000 toward footway improvements within the immediate locality.

**Administrative recovery charges** – £2,500.

## **SUMMARY AND CONCLUSION**

The proposed development accords with Council Policy EMP4 'Non Employment Generating Uses'. The site is not within a DEA and the proposed development has been well designed and proposes large family units that are much needed in this part of the borough.

The location of the proposed building on the site means neighbouring occupiers will not suffer loss of amenity regarding additional overlooking, loss of sunlight or daylight as the distances between the proposed building and the existing properties on the adjacent housing estate meet the Council's guidelines. The design approach is modern; adequate amenity space is provided additionally off-street car parking is proposed.

The proposed development is of a type and scale that is appropriate to this location – The proposal is in line with National Policy and Guidance which encourages Local Planning Authorities to approve higher density schemes in locations such as this.

## **RECOMMENDATION 1**

That planning permission is granted in accordance with planning application no. HGY/2007/0664, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended).

This report also recommends that under the guidance contained in SPG 12, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £60,500 toward local education facilities, £15,000 toward footway improvements and Traffic Management Order within the vicinity, also administrative recovery costs of £2,500.

## **RECOMMENDATION 2**

(1). That, following completion of the Agreement referred to in resolution (1) planning permission be granted in accordance with planning application reference number

Registered No: HGY/2007/0664 & applicant's drawing No's: 679-001 to 006 inclusive, 679-007A, 679-008B, 679-009A, 679-010A, 679-011A, 679-012, 679-013, 679-014, 679-015A, 679-016A, 679-017, 679-020, 679-021 & 679-022A. - subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

Reason: In order to avoid overdevelopment of the site.

7. The building proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

8. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

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'.

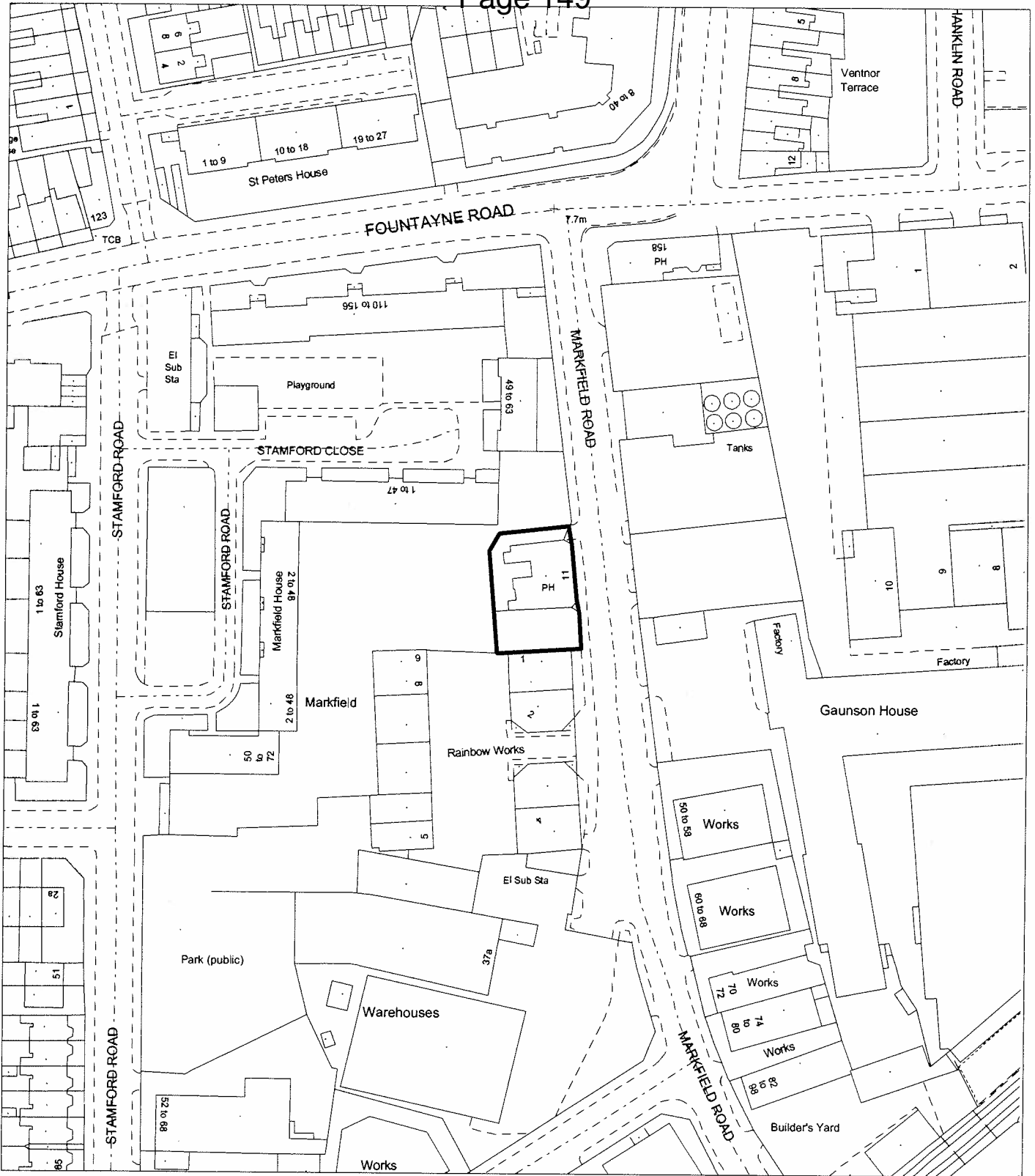
INFORMATIVE: The necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

#### REASONS FOR APPROVAL

The proposed development accords with Council Policies, UD3 'General Principles', UD4 'Quality Design', EMP4 'Non Employment Generating Uses', M10 'Parking Standards', Supplementary Planning Guidance Note 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and Supplementary Planning Guidance Note 12 'Education Needs Generated by New Housing Development' of Haringey Unitary Development Plan.

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## Site plan

### 11 Markfield Road N15



**Directorate of  
Urban  
Environment**

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Planning Applications Sub-Committee 11 June 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB-COMMITTEE**

**Reference No:** HGY/2007/0938

**Ward:** Northumberland Park

**Date received:** 08/05/2007

**Last amended date:** N/A

**Drawing number of plans:** 664/PL01a, 02, 03, 04b, 06b & 08.

**Address:** 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.

**Existing Use:** Vacant Public House

**Proposed Use:** Residential

**Applicant:** JEB Developments Ltd

**Ownership:** Private

**PLANNING DESIGNATIONS**

Borough Road

**Officer Contact:** Valerie Okeiyi

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and legal agreement.

**SITE AND SURROUNDINGS**

The application site is a two storey building that fronts onto both Park Lane and Somerton Grove outside the conservation area, but all access provisions are from Somerton Grove. To the rear of the site is a park and to the west is a row of terrace houses and to the east is a block of flats.

**PLANNING HISTORY**

OLD/1984/1243 – Erection of new covered area at rear and new boundary wall. GRANTED – 15/05/84.

OLD/1985/1197 – Erection of single-storey extension. GRANTED – 13/05/85.

HGY/2007/0242 - Change of use of ground floor, erection of extension at lower ground and ground floor level and conversion of property into 6 x one bed, 1 x two bed and 1 x three bed self contained flats REFUSED – 19/04/07

### **DETAILS OF PROPOSAL**

The proposal is a resubmission 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. The units have now been redesigned to meet the standards set out in SPG 3a.

The existing building will be preserved externally on the front and side facades with alterations to the lower northern end of the wall and the rear elevation has minor alterations and removal of formal steel escape. The boundary wall and access gate facing Somerford Grove will be rebuilt in matching brickwork and new gates fitted and there will be railings at the front and the introduction of planting in this space. The amenity space at the rear has been further increased due to omitting the rear extension from the plans.

### **CONSULTATION**

Transportation group  
Cleaving  
Ward Councillors  
157 Park Lane  
161 to 165 Park Lane  
102 – 110 (e) Park Lane

### **RESPONSES**

Residents

The resident at 84 Bruce Castle Road has objected again and is concerned that if another pub in Tottenham is lost to housing. Almost half the pubs have been lost in Tottenham High Road. There will be nowhere to meet socially.

Transportation Group comments previously

The proposed site is in an area with a low public transport accessibility level, although the location has not been identified by the Councils UDP policy HSG11 as a site suffering from parking pressures. The site is outside the Park Lane parking restrictions. The applicant has proposed constructing 9 self contained units however the applicant has not proposed providing any off street parking, a development of this size would be expected to provide 6 off street parking spaces. A visit conducted on the 20th February 2007 observed that this location is heavily and cannot support the level of on street parking

required for the proposed development. Consequently the transportation and highways authority cannot support this application.

### **RELEVANT PLANNING POLICY**

UD3 General Principles  
UD4 Quality Design  
HSG1 New Housing Development  
HSG2 Change of Use to Residential  
HSG10 Dwelling Mix  
M10 Parking for Development  
M9 Car-Free Residential Developments  
CW2 Protecting Existing Community Facilities

### **Supplementary Planning Guidance**

SPG 1a Design Guidance  
SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes  
SPG 10c Educational Needs Generated by New Housing

### **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The redevelopment of the site does raise a number of issues and these can be considered under the follow headings:

The Principle of Conversion  
Layout and Mix  
Amenity Space  
External Changes  
Parking  
Section 106 Head of Terms

#### **1. The Principle of Conversion**

Policy HSG1 states that the Council will increase the supply of housing in the borough in order to meet targets through identifying sites and approving changes of use where appropriate. Policy HSG2 states that a change of use to residential will be considered if the building can provide satisfactory living conditions. Policy CW2 states that a change of use of a community facility will only be granted if the facility is derelict or out of use, and no other community groups are willing or able to use it.

Although the change of use of the site to residential will mean the loss of a public house which function as a local meeting place and is very important to local users, in this case the site has been vacant for over one year and no other community groups have been interested. Within 60 metres of the site is another public house and there are a number of existing community facilities in the locality. The site is also suitable for residential because it has a well located playground to the rear, community facilities and shops.

An appeal was dismissed at the end of 2006 for the change of use of The Fountain Public House situated at 125 - 127 West Green Road to residential. In that case however the proposal involved the demolition of a building that contributed to the conservation area and there were no other public houses in close proximity to the site.

## **2. Layout and Mix**

Policy HSG 10 states that all new residential developments, including conversions, should provide an appropriate mix of dwelling types and sizes. The proposal must also be assessed in terms of dwelling size and room size requirements in line with SPG 3a. The revised layout of the self contained units is as follows:

- Flat 1 is a three bedroom flat on the ground floor (73sqm)
- Flat 2 is a one bedroom flat on the ground floor (48sqm)
- Flat 3 is a one bedroom flat on the ground floor (50 sqm)
- Flat 4 is a one bedroom flat on the first floor (48 sqm)
- Flat 5 is a one bedroom flat on the first floor (49 sqm)
- Flat 6 is a one bedroom flat on the first floor (49 sqm)
- Flat 7 is a one bedroom flat on the second floor (48 sqm)
- Flat 8 is a two bedroom flat on the second floor (62 sqm)

The self contained units now meet the minimum floor areas set out in table 4 of SPG 3a. The flats are also well lit and are of a good standard of accommodation.

## **3. Amenity Space**

SPG 3a states that all new residential development, including conversions where appropriate, should provide external amenity space and this should be appropriate to the needs of the likely occupants wherever possible.

Because the units have been reduced in numbers due to omitting the ground floor rear extension from the scheme, the proposed amenity space has increased in size. Although there is still a shortfall in the requirements set out in SPG 3a. The Council also wishes to ensure that the needs of children are fully considered at the initial design stage in order to provide a safe, secure and supervised play area. At the rear of the site is the Somerford Grove public open space which would be an ideal amenity space for the future occupants of the site.

## **4. External Changes**

SPG 3a states that the conversion of properties into self contained flats should ideally be carried out within the existing building without the need for any extensions. In this case the proposed conversion seeks to make use of the existing envelope of the building with the exception of a very small infill at ground floor level to the rear wing of the building.

The other external changes involve alterations to the lower northern end of the wall and the rear elevation and minor alterations and removal of former steel fire escape. The boundary wall and access gate facing Somerford Grove will be rebuilt in matching brickwork and new gates fitted. There will also be railings at the front and the introduction of planting in this space. A garden will be formed at the rear with soft landscape planting detail.

## **5. Parking**

Although the transportation group object to the proposal due to lack of on-site parking; the location of the site has not been identified by Policy HSG 11 as a site suffering from parking pressure and it is outside the Park Lane parking restriction in accordance with Policy M9. Given that the previous use as a Public House would have involved some traffic generation both from the customers and from deliveries to the site, it is not considered that there are sufficient grounds for refusal due to lack of parking.

## **6. Section 106 Head of Terms**

It is recommended that the applicant enters into an agreement with the Council in order to secure £10,644.67 educational contribution because of the expected child yield from the development. This figure is based on the guidance (formula) set out in SPG 10c Educational Needs Generated by New Housing Development.

### **Environmental Contribution**

As the proposal would have a significant affect on the local environment, it is considered that a sum of £10,000 for environmental improvements in the vicinity would assist in integrating the scheme into the locality. Such improvements may include tree planting and traffic calming measures.

### **Recovery Costs**

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recover costs. This has been calculated at 5%; so the overall total for the Section 106 is £21,731.23.

## **SUMMARY AND CONCLUSION**

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 is 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.

## **RECOMMENDATION 1**

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2007/0938, subject to a pre-condition that PCA Architects and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £10,644.67 as an Educational Contribution, £10,000 as environmental improvements and £1,993.00 as recovery costs; i.e. a total of £21,731.23.

(1.1) That the Agreements referred to in Resolution (1) above is to be completed no later than 02/07/07 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in her sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2007/0938 be refused for the following reason:

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

## **RECOMMENDATION 2**

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2007/0938

Registered No. HGY/2007/0938

Applicant's drawing No.(s) 664/PL01a, 02, 03, 04b, 06b, 08

Subject to the following condition(s):



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

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

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

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

3. The external materials to be used for any extensions to the building shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

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

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

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

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

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

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

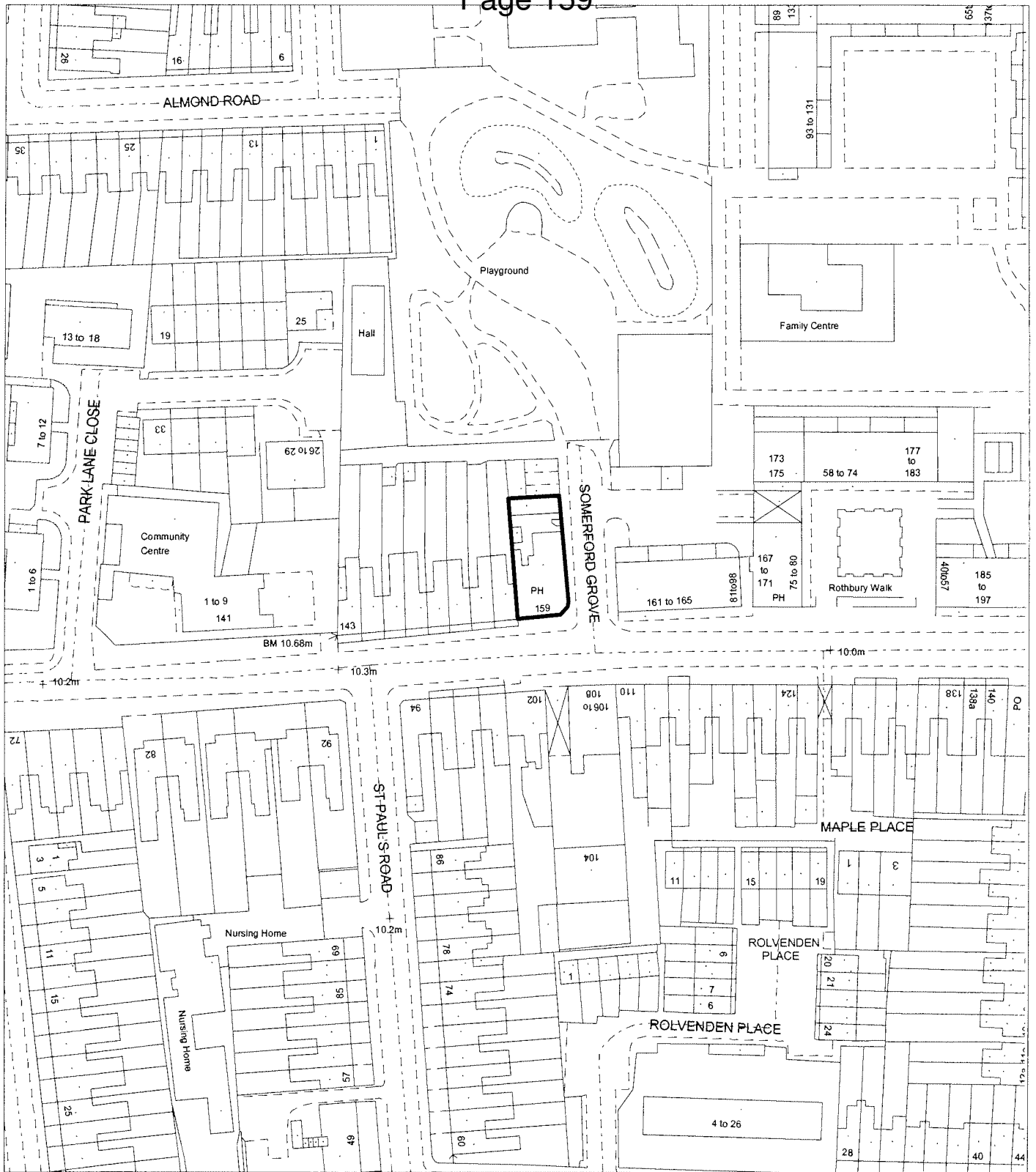
7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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

#### REASONS FOR APPROVAL

The proposal for the change of use of 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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## Site plan 159 Park Lane N17

**HARINGEY COUNCIL**

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