



PLANNING COMMITTEE

MONDAY 3 SEPTEMBER 2007 at 19:00 HRS

CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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AGENDA

1. APOLOGIES

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 17 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 - 16)

To confirm and sign the Minutes of the PASC held on 9 July 2007.

6. APPEAL DECISIONS (PAGES 17 - 38)

Appeal decisions determined during June 2007 and July 2007

7. **DELEGATED DECISIONS (PAGES 39 - 78)**
Decisions made under delegated powers between
8. **PERFORMANCE STATISTICS (PAGES 79 - 90)**
Performance Statistics for Building Control, Development Control and Planning Enforcement Action.
9. **DRAFT LAWRENCE ROAD PLANNING BRIEF AND SUSTAINABILITY APPRAISAL (PAGES 91 - 150)**
10. **WOODBERRY DOWN ESTATE - PLANNING APPLICATION FOR OBSERVATIONS TO LB HACKNEY (PAGES 151 - 162)**
11. **PLANNING APPLICATIONS (PAGES 163 - 164)**
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.
12. **REFERENCE FROM PLANNING COMMITTEE (09/07/2007): SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH (PAGES 165 - 180)**
Demolition of existing garages and erection of 9 x 3 storey houses (7 x 3 and 2 x 2 bed) and provision of 9 car parking spaces, cycle storage and associated works.
13. **REFERENCE FROM PLANNING COMMITTEE (09/07/2007): SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH ~ CONSERVATION AREA CONSENT (PAGES 181 - 186)**
Conservation Area Consent for demolition of existing garages and erection of 9 x 3 storey houses (7 x 3 bed, 7 x 2 bed) and provision of 9 car parking spaces, cycle storage and associated works.
14. **HESTA AVENUE (R/O 34-52 GREAT CAMBRIDGE ROAD), WHITE HART LANE N17 7BT (PAGES 187 - 202)**
Demolition of existing buildings and erection of single two-storey block comprising 3 no. four bedroom terraced houses, 2 no. three bedroom terraced houses, 4 no. two bedroom flats, 4 no. one bedroom flats, and provision of 11 car parking spaces and 12 bicycle stands.
15. **GARAGES AT HAROLD ROAD/NEWTON ROAD, NEWTON ROAD N15 (PAGES 203 - 220)**
Demolition of existing garages and erection of a two / three storey block comprising 1 x three bed and 2 x four bed houses and 2 x one bed flats, 1 x two bed flats, 3 x two bed flats and associated car park / external works.

16. **BRIDGE OVER RIVER LEE NAVIGATION AND PYMMES BROOK, HALE WHARF, FERRY LANE N17 (PAGES 221 - 234)**
17. **NEW ITEMS OF URGENT BUSINESS**
To consider any items admitted at item 2 above.
18. **SITE VISITS:**
Members, applicants and objectors are requested please to bring their diaries in the event that a site visit needs to be arranged.
19. **DATE OF NEXT MEETING**
Monday 1 October 2007 at 7pm.

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23 August 2007

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**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

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

Also

Present: Cllrs Lister and Vanier

*Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC22.	APOLOGIES Apologies for lateness were received from Cllr Adamou.	
PC23.	URGENT BUSINESS None received.	
PC24.	DECLARATIONS OF INTEREST There were no declarations of interest received.	
PC25.	DEPUTATIONS/PETITIONS None received.	
PC26.	MINUTES PASC10. The Committee was advised that the first line of paragraph five of the minute should read 'Sedum' instead of Cedar. Cllr Adamou entered the meeting 7:05pm. RESOLVED That the minutes of the Planning Committee meeting held on 11 June 2007 were agreed and signed as a correct record subject to the above amendment.	
PC27.	APPEAL DECISIONS The Committee noted the outcome of 13 appeal decisions determined by the Department for Communities and Local Government during February of which 3 (23%) were allowed and 10 (77%) were dismissed. There were a mixed variety of appeals considered for example the conversion of a hostel into a private day nursery and two social club applications had all been dismissed.	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>RESOLVED</p> <p>That the report be noted.</p>	
PC28.	<p>DELEGATED DECISIONS</p> <p>Members were asked to note the decisions taken under delegated powers between 21 May 2007 and 17 June 2007. Cllr Weber noted there were three different applications for 41 Priory Gardens N6 and 77 Priory Gardens N6 and queried what action would be taken with respect to retrospective applications once decisions had been made. Officers responded by confirming that once an application was refused it was referred to enforcement to pursue.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC29.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the decisions taken within set time targets by Development Control and Planning Enforcement since the 11 June 2007 Committee meeting.</p> <p>The Committee raised concern that the statistics were incorrect and that they detailed 32% appeals allowed, however, showed 56% allowed. The Committee was informed that the figure of 56% included enforcement appeals and that they were not counted with planning appeals. The Committee further raised concern that the information within the report was misleading. The officer pointed out that the performance targets were only in respect of planning.</p> <p>The Committee requested officers to prepare an explanation of the figures provided for performance statistics and distributed to all Members of the Committee.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That an explanation of the figures be provided for performance statistics and distributed to all Members of the Committee. 2. That the report be noted. 	
PC30.	<p>ARTICLE 4(2) DIRECTION: PEABODY COTTAGES CONSERVATION AREA NO 21</p> <p>The report was presented by Ms Shifa Mustafa, Assistant Director, Planning Policy and Development who informed the Committee that Members had previously received this report in February 2007. This report however, detailed no objections had been received and to ask the Committee to confirm the unopposed Article 4 (2)</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>Direction restricting the permitted development rights of the affected properties in the Peabody Cottages Conservation Area before it expired at the end of the six months from the date on which it was made. The Direction was made by Committee approval on 26 February 2007.</p> <p>RESOLVED</p> <p>That the recommendation outlined in the report be agreed.</p>	
<p>PC31.</p>	<p>PLANNING APPLICATIONS</p> <p>RESOLVED</p> <p>Tha the decisions of the Planning Committee on the planning application and related matters be approved or refused with the following points noted.</p>	
<p>PC32.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/06/2007): 11 MARKFIELD ROAD N15</p> <p>The Committee was informed that the proposal site consisted of a vacant 2 storey public house that had been fire damaged. The site was within close proximity of both Seven Sisters and Tottenham Hale underground stations. Markfield Road was mainly fronted by industrial buildings and the rear of the site were blocks of flats.</p> <p>The proposal represented a development of a brownfield site for residential use in accordance with national planning guidance and the London Plan. The development proposed a good mix of unit sizes included 3 x 3 and 1 x 4 bed units. The scheme had a density of 475hrh, above the London Plan guidelines however, it was considered to be well designed and fitted on the site without causing undue harm. It was considered that the development would not have adverse effects on adjoining properties, nor would there be any significant loss of sunlight or daylight to adjoining properties as a result of the development. The scheme proposed 3 off street parking and 15 secure bicycle parking spaces within the site.</p> <p>The Committee questioned officers on whether a proper assessment had been carried out on sunlight and daylight and was informed one wasn't carried out. The Committee highlighted that the report stated that the development could be car free however, 3 spaces had been provided for. It was suggested that the car parking spaces be removed to increase the amenity space.</p> <p>Cllr Vanier addressed the Committee and objected to the application on the grounds of over development. Overall and within the area there were other planning applications in total would deliver 3x1 bed, 21x2 bed, 5x3 bed, and 3x4 bed social housing which amounted to over development. The Committee was asked</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>not to look at these applications in isolation but to look at the whole area to see the overall effects. The UDP urged caution in respect of new housing development in or near existing social housing provision. It was felt that the cumulative effect of a number of small developments raised concern over the lack of amenity, environmental improvement, pressure on local schools, local health service provision, traffic and parking.</p> <p>Officers were asked to clarify the position with respect to car parking, and the Committee were advised that the Scheme did not fulfil the criteria for a car free development as the site was not within a CPZ. One of the proposed spaces was for disabled parking.</p> <p>Cllr Lister entered the meeting 7:35pm.</p> <p>The Committee further questioned the provision for bicycle spaces and asked if the number could be increased by 5 spaces. The transportation officer informed that it was excessive to ask for more than 15 spaces for this development. The Committee then went on to request the following additional conditions:</p> <ol style="list-style-type: none"> 1. That landscaping be provided around the development. 2. That the car parking spaces be removed at the side of the development to create amenity space. 3. That the disabled car parking space be retained at the front of the development. <p>The Chair moved a motion to grant the application. On a vote there being 6 in favour and 2 against the vote was carried. The application was granted subject to conditions and a Section 106 Legal Agreement.</p>	
<p>PC33.</p>	<p>HIGHGATE WOOD SCHOOL, MONTENOTTE ROAD N8</p> <p>The Officer explained that this application had been considered at the last meeting of the Planning Committee. The Committee was asked to reconsider the matter again as the hours the flood lights could be used had been increased from 19:00 hours to 22:00 hrs. This condition had not been consulted on with local residents therefore, the Committee should not have made that condition. The School wanted the flood lights on until 7:00pm during school times and holidays.</p> <p>The Officer presented the report again and the Committee recommended that the previously agreed informatives be included:</p> <ol style="list-style-type: none"> 1. That the oak tree to the north east corner of the site be cut back only as much as was required. 2. That the school should consider moving the floodlight 1 metre further north to protect the trees. 	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

The Committee was asked to note that this was an opportunity for young people to train for the 2012 Olympics. That this was an excellent site, away from residential properties providing sporting facilities. It was also noted that the School could in future come back to the Committee and request the hours be extended.

The Chair moved a motion to grant the application. On a vote there being 7 in favour and 2 abstentions the vote was carried.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/1684
FOR PLANNING APPLICATIONS SUB COMMITTEE DATED
09/07/2007

Location: Highgate Wood School, Montenotte Road N8 8RN

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.

Recommendation: Grant permission subject to conditions

Decision: Grant permission subject to conditions

Drawing No's: 967/PL101 - 106 incl.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>school activities. Reason: to protect the existing amenity of surrounding occupiers.</p> <p>INFORMATIVE:</p> <p>That the Council Arboriculturalist be consulted about the works to the tree canopy of the nearest tree on the north eastern corner of the pitch and that any cables should be run in such a way as not to damage the root systems of the nearby trees.</p> <p>REASONS FOR APPROVAL:</p> <p>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 Policies PPG17 'Planning for Open Space, Sport and Recreation', CW1 'Community Wellbeing', UD3 'General Principles', OS2 'Metropolitan Open Land (MOL)', ENV7 'Air, Water and Light Pollution' and OS17 'Tree Protection', in the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC34.</p>	<p>REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/03/2007): REFERENCE FROM PLANNING APPLICATIONS SUB-COMMITTEE (26/02/2007): GARAGES AT HAROLD ROAD & NEWTON ROAD N15</p> <p>The Committee was informed that this application had been deferred from previous Planning Committees for a site visit to be undertaken. The applicant had now appealed on the grounds of non determination by the Council. The Committee was asked to say what decision they would have made if the Committee had a further opportunity to consider the application.</p> <p>The application site comprised the former garage court on the south side of Harold Road and Newton Road. The garages were largely unused and the site was located within a residential area. The use of the site for residential purposes would contribute to the Council's strategic housing targets. The scheme provided a good mix of dwelling types and sizes. The proposed buildings were two and three storey and so were of bulk and mass appropriate to the area and would not significantly adversely affect sunlight or daylight to the rear gardens and windows of existing houses in Herbert Road.</p> <p>Included within the scheme, 5 car parking spaces were provided and was considered to be acceptable due to the location of the scheme in an area of medium to high public transport accessibility.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>Cllr Vanier addressed the Committee and objected to the application on the grounds of over development. It was felt that the cumulative effect of a number of small developments raised concern over the lack of amenity, environmental improvement, pressure on local schools, local health service provision, traffic and parking. The Committee was asked not to look at these applications in isolation but to look at whole area to see the overall effects. The UDP urged caution in respect of new housing development in or near existing social housing provision.</p> <p>Cllr Lister addressed the Committee and raised concern over the cumulative effect of small scale developments on an area. What was currently in the vicinity of the proposed site were high density 1960s developments. We would ask for our comments to be noted and have no alternative to objective to the proposed development.</p> <p>The Applicant's representative responded and stated that this application was a low density scheme than the previous one considered. The developer was making a contribution to the amenity of the area. Traffic and parking in the area was not too much of an issue however, they had provided adequate parking for this development. The design reflected houses and gardens.</p> <p>The Committee questioned the applicant on the number of units and the proposed density. The applicant responded that the application had been in process for three years as they had wanted to resolve the design issues. The number of units had been reduced to nine. The Committee raised further concern that the design lacked lustre, the street scape was poor, and whether security and lighting been considered along with fire access. The Officer advised the Committee that security could be dealt with by adding conditions. Fire access was not considered to be necessary as the development had total street frontage. The Committee requested further conditions be added:</p> <ul style="list-style-type: none"> • Communal satellite dish to be installed. • Sustainability to be built into the design – solar pre-warming of the flats, permeable hard areas and external lights solar assisted. • Landscaping around the development • Tree planting on the street frontage • Appropriate secure cycle racks to be provided. <p>The Chair moved a motion and asked the Committee to vote on this application as if it were being considered. On a vote there were 5 in favour, 3 against and 1 abstention. The vote was carried.</p>	
<p>PC35.</p>	<p>381-481 SEVEN SISTERS ROAD N15</p> <p>The Committee was informed that the application site comprised a strip of land fronting Seven Sisters Road and would form part of the Tiverton Road Housing Estate.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>The Officer presented the report and informed the Committee that the last two applications, submitted on behalf of Family Mosaic Housing Association for residential redevelopment on the site had been refused.</p> <p>The main changes to the previous proposals were:</p> <ul style="list-style-type: none"> • The building positioned on the boundary of Tiverton Primary School had been removed. • Overall the number of units and the density had been reduced. • The roof line of the current proposal was stepped. • Front and back façade materials had been changed to light brick instead of dark coloured brick. <p>This redevelopment would bring about the re-use of land that was currently under used. The density (207hrh) of the scheme was in line with Council policy. The scale, bulk and overall design was considered to be acceptable. The development was proposed as a car free scheme due in part to the location of the site fronting Seven Sisters Road. The proposal also included 12 secure cycle parking bays within the development. The scheme included particular features to improve energy efficiency, sustainability including solar water panels, condensing boilers, low flush toilets and water meters.</p> <p>The Committee questioned whether the eventual occupants of the four bed properties could challenge the decision that the development was car free. The officer explained that there was a CPZ in place in the area and therefore it was possible to dedicate the development as car free as traffic management was already in place. Concern was also raised around noise, construction lorries gaining access to the site as the development was on a red route and the number of cycle spaces provided was low. Officers responded that condition 13 was replicated in condition 17 and addressed the strategy to minimise access on the red route which must not be blocked. It was agreed that further conditions be added to address noise, that the cycle provision be increased from 12 to 30 spaces and that the light brick should not be yellow.</p> <p>The Committee agreed to grant the application unanimously.</p>	
<p>PC36.</p>	<p>LAND ADJACENT 110 BROAD LANE N15</p> <p>The Committee received a presentation on this proposal site on the south-eastern corner of Broad Lane and Stamford Road. The site was currently used as an open car sales yard and the area was designated an Area of Community Regeneration.</p> <p>Planning permission was refused in 2006 on the grounds that the proposal overshadowed the adjacent building, the current scheme</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

was designed to overcome that problem. The scheme was close to Seven Sisters Station, therefore considered appropriate as a car free development.

The building was designed to return round the corner and therefore presented a frontage onto Stamford Road. It was considered that the design, detailing and materials were acceptable. The scheme had a density of 625hrh, in line with the accepted range. The proposed building would meet the latest thermal insulation requirements with good natural ventilation required by Energy Efficiency policy.

The Committee requested that permeable surfaces were used and the cycle rack provided be increased. The Officer responded to this and stated that 9 racks were provided as there were 9 residential units. This was uniformly applied across the borough. The Committee further requested that future applications should address sustainable issues in all reports.

Cllr Vanier addressed the Committee and again objected to this application on the grounds of over development and to another small scale development in Broad Lane. The Committee was asked to be mindful to look at the area as a whole. There were quite a few planning application to be considered in the future and the Committee was asked to look at these as a whole rather than looking at individual developments like the one before the Committee.

Cllr Lister asked the Committee to question the cumulative effect of a number of small developments on the area as a whole. Concern was raised over the lack of amenity, environmental improvement, pressure on local schools, local health service provision, traffic and parking.

The Applicant addressed the Committee and confirmed that there were only 8 units not 9 in the scheme. He explained that with respect to amenity space the moment the local school finished the space behind the flats and the park were constantly used by people and children at all times of the day.

The Committee was concerned that the ball area near the proposed development was not maintained and questioned whether the applicant would be prepared to make or consider a contribution to the community and develop the upkeep of this area. The applicant agreed to consult the developer however, he was aware that the ball area had been repaired twice and felt that spending money on an area that would in six months be vandalised again.

The Committee requested that further conditions be included:

- Railings and secured bicycle parking to be provided.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<ul style="list-style-type: none"> • Frontages to be provided with tree planting. • A brick course should be considered in consultation with the design team. <p>The Chair moved a motion to grant the application. On a vote there being 5 in favour, 2 against and 2 abstentions. The application was granted subject to conditions and a Section 106 Legal Agreement.</p>	
<p>PC37.</p>	<p>PERCIVAL COURT, HIGH ROAD N17 8ER</p> <p>The Committee received a presentation on this application site which was located at Percival Court via a narrow lane on the west side of the High Road. It is to the rear of 807-821 High Road N17 in the North Tottenham Conservation Area. The site was rather derelict and used as a dumping ground mainly to park cars and for car repairs.</p> <p>It was considered that the siting of residential on this part of the site was appropriate because part of the building had previously been residential. The scheme would also provide a three storey office block at the far end of the site adjoining industrial buildings. The proposed residential buildings would enhance the conservation area, as currently the existing building had no architectural merit.</p> <p>The proposal included the provision of four car parking spaces, which was considered to be reasonable provision, access was narrow, but had been adequate in the past for a car repair garage. The applicant had agreed to provide a fire hydrant on the site.</p> <p>The Committee commented that architectural merit was an understatement as it was derelict. The Committee requested further conditions for secured cycle parking and access for refuse and lighting be provided.</p> <p>The Officer further informed the Committee that the Authority had received a representation from English Heritage Archaeological Section who had requested a further condition for a process of archaeological survey. The Committee queried where Archaeological digs were reported back to. The Officer responded by advising the Committee that feedback is reported to English Heritage however, quite often nothing was found.</p> <p>The Chair moved a motion to vote on granting the application. On a vote there were 8 in favour and 1 against the vote was carried.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0850 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 09/07/2007</p> <p>Location: Percival Court, High Road N17 8ER</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

Proposal: Demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: ABD/597/12A, 13A & 14B.

Conditions:

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

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

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

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

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

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

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

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

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

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

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

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

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to 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 development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is located in an Archaeological Priority Area, and the work is required in order that the Council may be satisfied that this development does not result in the loss of features of archaeological importance.

10. Detailed plans showing:

- (a) The provision of entrance gates,
- (b) Lighting to the access road serving the site,
- (c) The design of the refuse storage area, and
- (d) The siting of a fire hydrant; shall be submitted to and approved

by the Local Planning Authority prior to the commencement of development.

Reason: In order that the Council may be satisfied as to the detailed arrangements and layout in the access road to the site, given that this access road is of a restricted width.

INFORMATIVE: The proposed cycle storage as detailed on Plan No. ABD/597/14B should provide 6 cycle racks therein; and there shall be secure cycle racks

INFORMATIVE: Further to Condition 4 above, you are advised that the landscaping scheme submitted should be of high quality and include the planting of trees as well as shrubs.

REASONS FOR APPROVAL:

The proposed scheme is considered acceptable for the following reasons:

The residential aspect which comprises of 3 x 2 storey two bed houses is appropriate at this part of the site due to the surrounding environment

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>which would be well suited for residential use, also part of the existing building was previously used as residential. The overall bulk and scale of the proposed mews houses would enhance the conservation area and it would not undermine the adjoining residential buildings. The overall internal layout is satisfactory and the small garden spaces provided at the rear is sufficient.</p> <p>The commercial aspect which comprises of a three storey office block at this part of the site is appropriate because it adjoins further commercial buildings and abuts the Designated Employment Area. The overall design would blend in with the proposed houses and the height would be lower than the adjacent commercial buildings.</p> <p>The proposal would not have an adverse affect on neighbouring properties neither would it affect the future occupants of the proposed mews houses.</p> <p>Lastly transportation have no objection to the scheme providing four car parking spaces.</p> <p>As such the proposal would be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', HSG1 'New Housing Developments', HSG 2 'Change of Use to Residential', M10 'Parking for Development', EMP 5 'Promoting Employment Use' and the Councils SPG 1a 'Design Guidance and Design Statements', SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC38.</p>	<p>PERCIVAL COURT, HIGH ROAD N17 8ER ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses. The Committee agreed to grant Conservation Area Consent as planning permission for the application outlined in PC37 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0851 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 09/07/2007</p> <p>Location: Percival Court, High Road N17 8ER</p> <p>Proposal: Conservation Area Consent for demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses.</p> <p>Recommendation: Grant subject to condition</p> <p>Decision: Grant subject to condition</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

	<p>Drawing No's: ABD/597/12A, 13A & 14B.</p> <p>Condition:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site under planning permission reference HGY/2007/0850 has been made and planning permission granted for the redevelopment for which the contract provides.</p> <p>Reason: In order to protect the appearance of the conservation area.</p> <p>Section 106: No</p>	
PC39.	<p>SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH</p> <p>The Committee expressed concern that they had not had an opportunity to view the site for this application and felt it prudent to request a site visit.</p> <p>RESOLVED</p> <p>That the decision on this application was deferred for a site visit.</p>	
PC40.	<p>SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing garages and erection of 9 x 3 storey houses (7 x 3 bed, 7 x 2 bed) and provision of 9 car parking spaces, cycle storage and associated works. The Committee agreed to defer the decision to grant Conservation Area Consent as planning permission for the application outlined in PC39 was deferred for a site visit.</p>	
PC41.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business submitted.</p>	
PC42.	<p>DATE OF NEXT MEETING</p> <p>Monday 3 September 2007.</p> <p>The meeting ended at 10:00pm.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 9 JULY 2007**

Chair

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Haringey Council

Agenda item:

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Planning Committee	On 3rd September 2007
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Report Title: Appeal decisions determined during June and July 2007		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose</p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during June and July 2007.</p>		
<p>2. Summary</p> <p>Reports outcome of 38 appeal decisions determined by the Department for Communities and Local Government during June and July 2007 of which 16 (42%) were allowed and 22 (58%) were dismissed.</p>		
<p>3. Recommendations</p> <p>That the report be noted: </p>		
<p>Report Authorised by: Shifa Mustafa Assistant Director Planning Policy & Development</p>		
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p>		
<p>4. Local Government (Access to Information) Act 1985</p> <p>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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APPEAL DECISION JUNE 2007

Ward:	Alexandra
Reference Number:	HGY/2006/1820
Decision Level:	Delegated

19 Coniston Road N10 2BL

Proposal:

Excavation of basement to provide 1 x 1 bed flat

Type of Appeal:

Written Representation

Issues:

The character and appearance of the Conservation Area

The amenities of the future occupiers of the flat

Result:

Appeal **Dismissed** 6 June 2007

Ward:	Bounds Green
Reference Number:	HGY/2006/2227
Decision Level:	Delegated

31 Lascotts Road N22 8JG

Proposal:

Erection of a single storey extension

Type of Appeal:

Written Representation

Issues:

The effect on the visual amenity of the area or the appearance of the host building

Result:

Appeal **Allowed 15** June 2007

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

95 Frobisher Road N8 0QU**Proposal:**

Appeal A - conversion of the property into seven bedsits

Appeal B – Installation of a dormer window and erection of a loft conversion

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions of current and prospective occupiers of the appeals property

The effect of the development on the living conditions of residential neighbours, with particular regard to a reasonable standard of residential amenity

The effect of the development on any potentially increased demand for on-street vehicle parking in this area

Result:

Both appeals **Allowed** 27 June 2007

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

105 Frobisher Road N8 0QU**Proposal:**

Appeal A - Conversion of the property into seven bed sits

Appeal B- Erection of a rear dormer window to the property

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions of current and prospective occupiers of the appeals property

The effect of the development on the living conditions of residential neighbours, with particular regard to maintaining a reasonable standard of residential amenity

The effect on the development on any increased demand for on-street vehicle parking in this area

Result:

Both Appeals **Allowed** 27 June 2007

Ward:	Harringay
Reference Number:	HGY/2006/0793
Decision Level:	Enforcement

439 Green Lanes N4 1HA

Proposal:

Appeal A -Change of use from A1 Retail to A2 Financial and Professional use

Appeal B –Change of use from A1 retail to A2 financial and professional use

Type of Appeal:

Written Representation

Issue:

The effect of the development on the availability of retail uses along this primary shopping frontage

The effect of the development on the vitality and viability of the retail function in the District Centre

Result:

Both Appeals **Allowed** 29 June 2007

Subject to a condition limiting the use to 3 years in order to be in a position to review the situation in the future

Ward:	Harringay
Reference Number:	HGY/2006/2228
Decision Level:	Delegated

145 Lothair Road North N4 1ER

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the area

The effect upon the standard of accommodation future benefit of the occupiers of the flat

Result:

Appeal **Allowed** 15 June 2007

Ward:	Harringay
Reference Number:	HGY/2006/0114
Decision Level:	Delegated

105 Salisbury Promenade, Green Lanes N4

Proposal:

Change of use to banqueting hall

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of neighbouring residents, with particular reference to noise and disturbance

Result:

Appeal **Dismissed** 22 June 2007

Ward:	Highgate
Reference Number:	HGY/2005/2124
Decision Level:	Delegated

235-237 Archway Road N6 5AX**Proposal:**

Erection of one x three bed house and two x one bed flats

Type of Appeal:

Public Inquiry

Issue:

The effect of the proposal on the character and appearance of the Highgate Conservation Area

Whether the proposal would result in satisfactory living conditions for future occupiers of the proposed dwellings having regard to external amenity space

The impact on highway safety and on the living conditions of neighbouring occupiers as a result of traffic associated with the proposal

Result:

Appeal **Dismissed** 26 June 2007

Ward:	Highgate
Reference Number:	HGY/2005/2161
Decision Level:	Delegated

17 Cromwell Place N6 5HR**Proposal:**

Front garden footway entrance relocated with additional pier and brickwork to match existing, existing subsided bay taken out, existing fence replaced in brickwork with piers all to match existing

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the street scene and on the character and appearance of the area having regard to its location within the Highgate Conservation Area

Result: Appeal **Dismissed** 12 June 2007

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

816 High Road N17 0EY

Proposal:

Alteration and extension of the building without listed building consent by way of the installation of an advertising hoarding of 6m x 3m to the building at the first floor level on the south facing flank wall

Type of Appeal:

Written Representation

Issue:

The effect of the hoarding on the listed building and the surrounding conservation area

Result:

Appeal **Dismissed** 8 June 2007

Ward:	Seven Sisters
Reference Number:	N/A
Decision Level:	Enforcement

141 Fairview Road N15 6TS

Proposal:

Erection of front and rear dormer extensions

Type of Appeal:

Written Representation

Issue:

The effect of the development on the appearance of the appeal dwellinghouse

The effect of the development on the character of this neighbourhood

Result:

Appeal **Dismissed** 14 June 2007

Ward:	Seven Sisters
Reference Number:	HGY/2006/1565
Decision Level:	Non Determination

86 High Road N15 6JU

Proposal:

Change of use of the property from Class A1 to Class A3

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the Tottenham Conservation Area

Result:

Appeal **Allowed** 15 June 2007

Ward:	Seven Sisters
Reference Number:	N/A
Decision Level:	Enforcement

31 Wargrave Avenue N15 6UH

Proposal:

Erection of a rear single storey extension

Type of Appeal:

Public Inquiry

Issue:

The effect of the rear extension on the character and appearance of the area, on the living condition of neighbours and on the provision of private amenity space

Result:

Appeal **Dismissed** 28 June 2007

Ward:	Stroud Green
Reference Number:	HGY/2006/1509
Decision Level:	Delegated

125 Stapleton Hall Road N4 4RB**Proposal:**

Change of use of the property from a single dwelling to a day care, nursery at the rear of a wider door for disabled access and new double doors in place of the existing side window, provision at the side of the building of pram and bike storage facilities and ramp for disabled access

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of neighbours

The effect on the parking and highway conditions in the area

Result:

Appeal **Dismissed** 27 June 2007

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

Rear of 174-178 Stapleton Hall Road N4 4QL**Proposal:**

The erection of a two storey wooden tree house

Type of Appeal:

Written Representation

Issue:

The effect of the development on the character of this neighbourhood

The effect of the development on the living conditions of residential neighbours at 174,176 and 180 Stapleton Hall Road with particular regard to visual amenity and to potential noise and disturbance from activities in and around the tree house

Result:

Appeal **Allowed** 8 June 2007

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

Unit 21 Mill Mead Business Centre, Mill Mead Road N17 9QU

Proposal:

Change of use of the property from industrial to a place of worship

Type of Appeal:

Written Representation

Issue:

No fee paid therefore the appeal did not consider the planning merits of the case

Result:

Appeal **Dismissed** 20 June 2007

Ward:	West Green
Reference Number:	HGY/2006/2325
Decision Level:	Delegated

197 & 195 Downhills Way N17 6AH

Proposal:

Erection of a dwelling house at rear of property

Type of Appeal:

Written Representation

Issue:

The detrimental effect on the living conditions of existing and future residential as a result of overlooking and loss of privacy and a restricted outside living environment

Result:

Appeal **Dismissed** 26 June 2007

Ward:	White Hart Lane
Reference Number:	HGY/2006/1583
Decision Level:	Delegated

133 Devonsire Hill Lane N17 7NL

Proposal:

Demolition of existing outbuilding and construction of new part single storey and part two storey extensions to dwelling house

Type of Appeal:

Written Representation

Issue:

The detrimental effect on the living conditions of occupiers of properties in Butterfield Close with respect to outlook, overshadowing or an overbearing effect

Result:

Appeal **Allowed** 25 June 2007

Ward:	Woodside
Reference Number:	HGY/2006/1069
Decision Level:	Delegated

540 Lordship Lane N22 5BY

Proposal:

Demolition of existing buildings and the erection of a four storey building with two shop units on the ground floor and three floors of flats with parking spaces and a cycle store at the rear

Type of Appeal:

Written Representation

Issue:

The impact of the proposal on the street scene

The impact of the proposal on the neighbouring resident

The impact on the proposal on future residents of flats no 540

The impact on the Council's transport policy

Result: Appeal **Allowed** 20 June 2007

Ward:	ST. Ann's
Reference Number:	HGY/2006/0748
Decision Level:	Non Determination

103 Cornwall Road N15 5AX

Proposal:

Demolition of existing building and the erection of a three storey building comprising 8 x 2 bedroom flats and 324m² of office floor space

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of existing and future local residents, with particular reference to access to open space

The effect on the proposal on the Council's strategy for the provision of educational facilities

The effect on the proposal on future highway safety

Result:

Appeal **Dismissed** 28 June 2007

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APPEAL DECISIONS JULY 2007

Ward:	Bruce Grove
Reference Number:	HGY/2006/1538
Decision Level:	Delegated

56 Newlyn Road N17 6RX**Proposal:**

Change of use from single family dwelling to 2 no. self contained flats and provision of two car parking spaces at rear.

Type of Appeal:

Written Representation

Issue:

The effect on street parking and operating of bus services

Loss of family house and garden

Result:

Appeal **Dismissed** 12 July 2007

Ward:	Bruce Grove
Reference Number:	HGY/2006/2226
Decision Level:	Delegated

17 Whitley Road N17 6RJ**Proposal:**

Erection of a two storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the building

Over intensive use of the property

Result:

Appeal **Dismissed** 23 July 2007

Ward:	Crouch End
Reference Number:	HGY/2006/1304
Decision Level:	Delegated

28 Broadway Parade N8 9DB

Proposal:

Erection of rear doorway and air conditioning units

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of nearby residents with regard to odours, noise and general disturbance

The effect on the character and appearance of the area

Result:

Appeal **Dismissed** 19 July 2007

Ward:	Crouch End
Reference Number:	HGY/2006/1629
Decision Level:	Delegated

24 Middle Lane N8 8PL

Proposal:

Conversion into two no. 1 bed flats

Type of Appeal:

Written Representation

Issue:

Loss of family housing

The effect on the character and appearance of the Conservation Area

The effect upon "on street" parking and bus operations

The standard of accommodation

Result: Appeal **Allowed** 12 July 2007

Ward:	Crouch End
Reference Number:	HGY/2006/1816
Decision Level:	Delegated

83 Priory Gardens N6 5QU**Proposal:**

Erection of a detached games room/gym set in rear garden

Type of Appeal:

Written Representation

Issue:

Whether the development preserves or enhances the appearance or the character of the Conservation Area

Result:

Appeal **Dismissed** 19 July 2007

Ward:	Crouch End
Reference Number:	HGY/2006/2107
Decision Level:	Delegated

114 Priory Gardens N6 5QT**Proposal:**

Erection of side dormer at upper roof

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the Highgate Conservation Area

Result:

Appeal **Allowed** 13 July 2007

Ward:	Harringey
Reference Number:	HGY/2006/1861
Decision Level:	Delegated

417 Green Lanes N4 1EY**Proposal:**

Conversion of upper floors to three self contained flats. Replacement of all upper level windows.

Type of Appeal:

Written Representation

Issue:

The effect of the development on traffic conditions and highway safety

The effect of the proposed replacement windows on the appearance of the building and the street scene.

Result:

Appeal **Allowed** 4 July 2007

Ward:	Harringey
Reference Number:	HGY/2006/2224
Decision Level:	Delegated

16 Mattison Road N4 1BD**Proposal:**

Erection of a single storey rear extension.

Type of Appeal:

Written Representation

Issue:

The effect upon the amenities and living conditions of the adjoining property

Result:

Appeal **Allowed** 9 July 2007

Ward:	Muswell Hill
Reference Number:	HGY/2006/1501
Decision Level:	Delegated

Cornerways, Ellington Road N10 3DD

Proposal:

Erection of a new one bedroom house with garage, kitchen-living-diner and terrace

Type of Appeal:

Written Representation

Issue:

The character and appearance of the surrounding area

The effect on the living conditions of the occupiers of no 12 Cranley Gardens, with particular regard to outlook and daylight and sunlight

Result:

Appeal **Dismissed** 30 July 2007

Ward:	Muswell Hill
Reference Number:	HGY/2006/2324
Decision Level:	Delegated

11-13 Muswell Hill Broadway N10 3HA

Proposal:

Change of access to the existing self contained flats on the second and third floors

Type of Appeal:

Written Representation

Issue:

The effect upon the Muswell Hill Conservation area

The effect upon the living conditions of the occupiers of the first floor flat

Result:

Appeals **Dismissed** 30 July 2007

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

19 Nursery Street N17 8AP**Proposal:**

Erection of a single storey shed in the rear garden of the property

Type of Appeal:

Written Representation

Issue:

The effect of the shed on the character and appearance of the area and on the living conditions of adjoining occupiers

Result:

Appeal **Dismissed** 17 July 2007

Ward:	Seven Sisters
Reference Number:	N/A
Decision Level:	Enforcement

45 Vartry Road N15 6PR**Proposal:**

Conversion of the property from two flats into five flats

Type of Appeal:

Written Representation

Issue:

The enforcement notice was upheld on technical grounds b) to g) ground a) whether planning permission should be granted did not fall to be considered as no fee was paid within the specified period

Result:

Appeal **Dismissed** May 2007

Ward:	St Ann's
Reference Number:	HGY/2006/1848
Decision Level:	Delegated

1A Etherley Road N15**Proposal:**

Conversion of loft into 1 no. one bedroom flat and 1 no. studio flat

Type of Appeal:

Written Representation

Issue:

The effect on the living conditions of adjoining occupiers

The effect upon the character and appearance of the surrounding area

Result:

Appeal **Dismissed** 9 July 2007

Ward:	Stroud Green
Reference Number:	HGY/2006/1948
Decision Level:	Delegated

32 Ferme Park Road N4 4ED**Proposal:**

Conversion of dwelling house to provide four no self contained flats comprising 1 x 1 bed, 2 x 2 bed and 1 x 3 bed units of accommodation

Type of Appeal:

Written Representation

Issue:

The effect upon "on street" parking in the location

The effect on the residential amenities of the area

Result:

Appeal **Dismissed** 4 July 2007

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

Unit 6, Gaunson House, Markfield Road N15 4QQ

Proposal:

Change of use from an industrial unit to a place of worship

Type of Appeal:

Written Representation

Issue:

The effect of the change of use on the Council's employment strategy for the Borough

Result:

Appeal **Dismissed** 13 July 2007



Haringey Council

Agenda item:

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Planning Committee

On 3rd September 2007

Report Title: **Decisions made under delegated powers between 18 June 2007 and 12 August 2007**

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

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

To inform the 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 18 June 2007 and 12 August 2007.

3. Recommendations

See following reports.

Report Authorised by:

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

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 18/06/2007 AND 12/08/2007

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 planning application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am - 5.00pm, Monday - Friday.

WARD: **Alexandra**

Application No:	HGY/2007/1170	Officer:	Tara Jane Fisher	Decision Date:	02/08/2007
Decision:	PERM DEV				
Location:	250 Albert Road N22 7UW				
Proposal:	Erection of rear dormer, French door with balustrade				
Application No:	HGY/2007/1112	Officer:	Ruma Nowaz	Decision Date:	24/07/2007
Decision:	PERM DEV				
Location:	10 Crescent Rise N22 7AW				
Proposal:	Certificate of Lawfulness for the erection of dormer window				
Application No:	HGY/2007/1271	Officer:	David Paton	Decision Date:	19/07/2007
Decision:	REF				
Location:	35 Palace Gates Road N22 7BW				
Proposal:	Formation of vehicle crossover				
Application No:	HGY/2007/1036	Officer:	Valerie Okeiyi	Decision Date:	10/07/2007
Decision:	GTD				
Location:	Ground Floor Flat, 50 Rosebery Road N10 2LJ				
Proposal:	Erection of single storey ground floor extension and basement excavation to create additional bedroom, bathroom, playroom, study and lightwell.				
Application No:	HGY/2007/1014	Officer:	Tara Jane Fisher	Decision Date:	11/07/2007
Decision:	REF				
Location:	30 Dukes Avenue N10 2PU				
Proposal:	Conversion of existing basement area to form habitable rooms.				
Application No:	HGY/2007/1118	Officer:	Valerie Okeiyi	Decision Date:	16/07/2007
Decision:	GTD				
Location:	79 Dukes Avenue N10 2PY				
Proposal:	Formation of window openings to the front elevation to allow light to the basement space and reduce the ground level in front of the windows				
Application No:	HGY/2007/0994	Officer:	Tara Jane Fisher	Decision Date:	06/07/2007
Decision:	GTD				
Location:	2 Winton Avenue N11 2AT				
Proposal:	Conversion to form 1 x one bed and 1 x two bed self contained flats.				
Application No:	HGY/2007/0991	Officer:	Tara Jane Fisher	Decision Date:	03/07/2007
Decision:	GTD				
Location:	Albert Road Recreation Ground, Albert Road N11				
Proposal:	Erection of memorial (to Oliver Tambo) comprising bronze bust on plinth, glass panels, stone platform and garden of community.				

Application No:	HGY/2007/0949	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	21/06/2007
Location:	52 Alexandra Park Road N10 2AD		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0844	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/06/2007
Location:	6 Palace Gates Road N22 7BN		
Proposal:	Conversion of 1st and 2nd floors into 2 x two bed flats. Provision of staircase to rear.		
Application No:	HGY/2007/0858	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/06/2007
Location:	Ground Floor Flat, 24 Clyde Road N22 7AE		
Proposal:	Alterations to existing window to form double glazed door to garden.		
Application No:	HGY/2007/0890	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/06/2007
Location:	109 Muswell Avenue N10 2EJ		
Proposal:	Raising of existing ridge and associated alterations to roof, installation of new glazed panels to first floor rear elevation and installation of rear dormer window.		
Application No:	HGY/2007/0958	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/07/2007
Location:	Farmers Market, Alexandra Palace Way N22		
Proposal:	Variation of Condition 1 (limit to operating period) attached to planning permission reference HGY/2004/1495 to allow use of site as a farmers market operating every Sunday between 0930 and 1700 hrs for a further five years.		
Application No:	HGY/2007/0985	Officer:	David Paton
Decision:	GTD	Decision Date:	05/07/2007
Location:	147 Crescent Road N22 7RU		
Proposal:	Use of property as two flats.		

WARD: Alexandra (Pre 2_5_2002)

Application No:	TEST/3000/0006	Officer:	Darryll Colthrust
Decision:	GTD	Decision Date:	06/08/2007
Location:	35 Harcourt Road N22 7XW		
Proposal:	fdfdf		

WARD: Bounds Green

Application No:	HGY/2007/1185	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	01/08/2007
Location:	30 Cheshire Road N22 8JJ		
Proposal:	Conversion of property into two self contained flats and erection of a single storey rear extension.		

Application No:	HGY/2007/1087	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	18/07/2007
Location:	19 Cornwall Avenue N22 7DA		
Proposal:	Certificate of Lawfulness for the erection of rear dormer window		
Application No:	HGY/2007/0736	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	20/06/2007
Location:	113 Myddleton Road N22 8NE		
Proposal:	Change of use of premises from light industrial to A3 (restaurant / cafe).		
Application No:	HGY/2007/0739	Officer:	David Paton
Decision:	REF	Decision Date:	20/06/2007
Location:	Flats 6 & 7, Tudor Court, Clarence Road N22 8QD		
Proposal:	Erection of single storey rear extensions to Flats 6 and 7 Tudor Court, Clarence Road N22.		
Application No:	HGY/2007/0918	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	20/06/2007
Location:	O/S Bounds Green Station, Bounds Green Road N11 2EU		
Proposal:	Change of use from public telephone kiosk to ATM and payphone.		
Application No:	HGY/2007/0926	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	22/06/2007
Location:	Unit 4 Horizon Trade Park, Ring Way N11 2NW		
Proposal:	Installation of new doors, windows and air conditioning plant.		
Application No:	HGY/2007/0192	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/06/2007
Location:	73A Nightingale Road N22 8PT		
Proposal:	Alterations to existing building involving an increase in height and new roof form, and use of building to accommodate two separate office units (B1 use) (AMENDED DESCRIPTION)		
Application No:	HGY/2007/0967	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	04/07/2007
Location:	143 Bounds Green Road N11 2ED		
Proposal:	Removal of condition 2 of planning permission reference 34559, to make use of residential care home not personal to Mr S. A. Hossenally.		
Application No:	HGY/2007/1080	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/07/2007
Location:	26 Thorold Road N22 8YE		
Proposal:	Use of property as 5 self contained flats.		
Application No:	HGY/2007/1081	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	10/07/2007
Location:	Site adjoining 31-34 Corbett Grove N22 8DQ		
Proposal:	Erection of a part single, part two storey building accommodating 2 x 3 bedroom semi-detached dwellings.		

Application No: **HGY/2007/1054** Officer: Matthew Gunning
Decision: GTD Decision Date: 17/07/2007
Location: 115 Myddleton Road N22 8NG
Proposal: Change of use of shop to office, installation of new shopfront and removal of existing external fire escape staircase.

Application No: **HGY/2007/1047** Officer: Matthew Gunning
Decision: GTD Decision Date: 18/07/2007
Location: Ground Floor Flat, 1 Thorold Road N22 8YE
Proposal: Erection of single storey side/ rear extension to ground floor flat.

Application No: **HGY/2006/2354** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 24/07/2007
Location: A406 Junction Of Bounds Green Road And Pinkham Way Garage Pinkham Way N11 2UU
Proposal: Improvements to A406 including carriageway widening and footpath relocation and landscaping: Tree Removals along Bound Green Road

Application No: **HGY/2007/1160** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 01/08/2007
Location: 22 Torrington Gardens N11 2AB
Proposal: Hip to gable roof extension.

Application No: **HGY/2007/1148** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 31/07/2007
Location: 23 Sidney Road N22 8LT
Proposal: Conversion of loft with the insertion of rooflights to front and rear elevations.

WARD: **Bruce Grove**

Application No: **HGY/2007/1198** Officer: Ruma Nowaz
Decision: GTD Decision Date: 01/08/2007
Location: 75 Gloucester Road N17 6DA
Proposal: Use of property as two self contained flats.

Application No: **HGY/2007/1138** Officer: Matthew Gunning
Decision: GTD Decision Date: 26/07/2007
Location: 60 Downhills Avenue N17 6LG
Proposal: Erection of rear dormer window to facilitate a loft conversion

Application No: **HGY/2007/1063** Officer: David Paton
Decision: REF Decision Date: 24/07/2007
Location: 429-431 High Road N17 6QH
Proposal: Demolition of existing two-storey building and erection of a five storey building to create retail unit at ground floor and residential units comprising 1 x 3 bedroom, 2 x 2 bedroom, 2 x 1 bedroom self contained flats and 1 x 1 bedroom maisonette with installation of Juliet Balconies for each flat.

Application No:	HGY/2007/1098	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/07/2007
Location:	First Floor Flat, 55 Dongola Road N17 6EB		
Proposal:	Erection of side and rear dormer window.		
Application No:	HGY/2007/0984	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	03/07/2007
Location:	Ground Floor Flat A, 42 Elmhurst Road N17 6RQ		
Proposal:	Erection of single storey rear extension to ground floor flat.		
Application No:	HGY/2007/1007	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	18/06/2007
Location:	50 Dunloe Avenue N17 6LA		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0892	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	20/06/2007
Location:	31 Higham Road N17 6NF		
Proposal:	Alterations to form gable roof from hipped roof and erection of rear dormer window.		
Application No:	HGY/2007/0929	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	21/06/2007
Location:	191 Mount Pleasant Road N17 6JH		
Proposal:	Conversion to form 1 x two bed and 1 x three bed self contained flats.		
Application No:	HGY/2007/0995	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	28/06/2007
Location:	69 Broadwater Road N17 6EP		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/0997	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/07/2007
Location:	69 Broadwater Road N17 6EP		
Proposal:	Erection of single story rear extension.		
Application No:	HGY/2007/1110	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/07/2007
Location:	67 Broadwater Road N17 6EP		
Proposal:	Erection of rear dormer window		
Application No:	HGY/2007/1064	Officer:	David Paton
Decision:	REF	Decision Date:	24/07/2007
Location:	429-431 High Road N17 6QH		
Proposal:	Conservation Area Consent for demolition of existing two-storey building and erection of a five storey building to create retail unit at ground floor and residential units comprising 1 x 3 bedroom, 2 x 2 bedroom, 2 x 1 bedroom self contained flats and 1 x 1 bedroom maisonette with installation of Juliet Balconies for each flat.		

WARD: **Crouch End**

Application No: **HGY/2007/1212** Officer: Genevieve Lee
Decision: GTD Decision Date: 08/08/2007
Location: 30 Ridgeway Gardens N6 5XR
Proposal: Conversion of existing garage into habitable living area.

Application No: **HGY/2007/0868** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 18/06/2007
Location: 71 Claremont Road N6 5BZ
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0842** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/06/2007
Location: 10 Stanhope Gardens N6 5TS
Proposal: Formation of enlarged decked area to rear garden.

Application No: **HGY/2007/0881** Officer: Oliver Christian
Decision: REF Decision Date: 19/06/2007
Location: Rear Of 2 Birchington Road N8 8HR
Proposal: Demolition of existing garages and erection of 1 x 3 storey two bedroom house with integral parking.

Application No: **HGY/2007/1030** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 11/07/2007
Location: 45 Tottenham Lane N8 9BD
Proposal: Installation of signage on awning.

Application No: **HGY/2007/0558** Officer: Stuart Cooke
Decision: GTD Decision Date: 12/07/2007
Location: Coleridge Primary School, Crescent Road N8 8AT
Proposal: Approval of details pursuant to condition 7 (Foundations), attached to planning reference HGY/2006/2234.

Application No: **HGY/2007/0968** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 19/07/2007
Location: 27 Topsfield Parade, Tottenham Lane N8 8PT
Proposal: Tree works to include 30% crown reduction and thinning to 1 x Sycamore tree.

Application No: **HGY/2007/1092** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 19/07/2007
Location: 28 - 29 Topsfield Parade, Tottenham Lane N8 8PR
Proposal: Installation of cash point machine.

Application No:	HGY/2007/1102	Officer:	Ruma Nowaz	Decision Date:	23/07/2007
Decision:	GTD				
Location:	15 Claremont Road N6 5DA				
Proposal:	Erection of rear dormer window				
Application No:	HGY/2007/1119	Officer:	Valerie Okeiyi	Decision Date:	23/07/2007
Decision:	REF				
Location:	11 Bedford Road N8 8HL				
Proposal:	Erection of dormer window.				
Application No:	HGY/2007/1106	Officer:	Matthew Gunning	Decision Date:	24/07/2007
Decision:	GTD				
Location:	104 Priory Gardens N6 5QT				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2007/1133	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	26/07/2007
Decision:	GTD				
Location:	33 Cecile Park N8 9AX				
Proposal:	Erection of single storey rear extension, erection of dormer window and insertion of rooflight.				
Application No:	HGY/2007/1164	Officer:	Oliver Christian	Decision Date:	01/08/2007
Decision:	REF				
Location:	5 Shepherds Close N6 5AG				
Proposal:	Retention of air conditioning unit on wall to side of property.				
Application No:	HGY/2007/0646	Officer:	John Ogenga P'Lakop	Decision Date:	19/06/2007
Decision:	GTD				
Location:	124A Crouch Hill N8 9DY				
Proposal:	Erection of single storey rear extension and first floor extension over side passage.				
Application No:	HGY/2007/0874	Officer:	Brenda Loiusy-Johnson	Decision Date:	19/06/2007
Decision:	REF				
Location:	35 Bryanstone Road N8 8TN				
Proposal:	Erection of rear dormer window to create additional bedroom.				
Application No:	HGY/2007/0875	Officer:	Brenda Loiusy-Johnson	Decision Date:	19/06/2007
Decision:	REF				
Location:	29 Bryanstone Road N8 8TN				
Proposal:	Erection of rear dormer window to create additional bedroom.				
Application No:	HGY/2007/0876	Officer:	Brenda Loiusy-Johnson	Decision Date:	19/06/2007
Decision:	REF				
Location:	29 Bryanstone Road N8 8TN				
Proposal:	Erection of rear dormer window to create additional bedroom (duplicate of application HGY/2007/0875).				

Application No:	HGY/2007/0882	Officer:	Oliver Christian
Decision:	REF	Decision Date:	19/06/2007
Location:	Rear Of 2 Birchington Road N8 8HR		
Proposal:	Conservation Area Consent for the demolition of existing lock-up garages.		
Application No:	HGY/2007/0560	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	20/06/2007
Location:	Hilltop House, 117 Hornsey Lane N6 5NW		
Proposal:	Replacement of existing single glazed metal casement windows with new double glazed UPVC casement windows.		
Application No:	HGY/2007/0941	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	27/06/2007
Location:	4 Sandringham Gardens N8 9HU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0946	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	27/06/2007
Location:	Hilltop House, Hornsey Lane N6 5NW		
Proposal:	Tree works to include crown reduction of 2 x Cedar trees to front of property.		
Application No:	HGY/2007/0751	Officer:	Oliver Christian
Decision:	REF	Decision Date:	02/07/2007
Location:	159 Tottenham Lane N8 9BT		
Proposal:	Erection of 5 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor level, offices and 2 x one bed and 1 x two bed flats at 1st floor level, and 5 x one bed, 7 x two bed, 2 x three bed and 5 x studio flats at 2nd, 3rd and 4th floor levels.		
Application No:	HGY/2007/0966	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	03/07/2007
Location:	26 Fairfield Road N8 9HG		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/0959	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	03/07/2007
Location:	Flat 1, 3 Womersley Road N8 9AE		
Proposal:	Erection of single storey extension.		
Application No:	HGY/2007/0940	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/07/2007
Location:	32 Tregaron Avenue N8 9EY		
Proposal:	Enlargement of existing basement and creation of lightwells to front and rear of property. Erection of single storey rear extension at ground floor level and creation of staircase also at rear (Amended Scheme).		

Application No:	HGY/2007/0970	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	03/07/2007
Location:	R/O 62-70 Coolhurst Road N8 8EU		
Proposal:	Erection of 5 bedroom dwellinghouse.		
Application No:	HGY/2007/0983	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	05/07/2007
Location:	Rear Of 29 Haringey Park N8 9JD		
Proposal:	Demolition of existing workshop / storage garage and erection of single storey dwellinghouse with associated garage, terrace and rear garden.		
Application No:	HGY/2007/0986	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	05/07/2007
Location:	Rear Of 29 Haringey Park N8 9JD		
Proposal:	Conservation Area Consent for demolition of existing workshop / storage garage and erection of single storey dwellinghouse with associated garage, terrace and rear garden.		
Application No:	HGY/2007/0731	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/07/2007
Location:	Melisa Court, 21 Avenue Road N6 5DH		
Proposal:	Erection of roof extension to provide additional 1 x 2 bed flat.		
Application No:	HGY/2007/0971	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	11/07/2007
Location:	5 Hill Court, Stanhope Road N6 5AP		
Proposal:	Tree works to thin crown by 20 - 30% to 1 x Ash tree at rear of property.		
Application No:	HGY/2007/1069	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/08/2007
Location:	4 Colwick Close N6 5NU		
Proposal:	Erection of rear dormer window (revised)		
Application No:	HGY/2007/1156	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/08/2007
Location:	79A Shepherds Hill N6 5QJ		
Proposal:	Attachment of projecting structure to form new wardrobe space for existing bedroom.		
Application No:	HGY/2007/1073	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	03/08/2007
Location:	16 Montenotte Road N8 8RL		
Proposal:	Erection of single storey rear extension, conversion of the existing garage into a habitable room and change of garage door into a double glazed timber frame window.		

WARD: **Fortis Green**

Application No:	HGY/2007/1220	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	08/08/2007
Location:	28 Lynmouth Road N2 9LS		
Proposal:	Single storey rear conservatory extension, part first floor rear extension; alteration of roof from hip to gable end and erection of rear dormer extension.		
Application No:	HGY/2007/1370	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/08/2007
Location:	Fortismere School, Tetherdown N10 1NE		
Proposal:	Replacement/upgrading of existing boundary fencing		
Application No:	HGY/2007/1127	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/07/2007
Location:	57 Creighton Avenue N10 1NR		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1144	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/07/2007
Location:	20 Colney Hatch Lane N10 1DU		
Proposal:	Tree works to include reduction in height by 3-4m of 2 x Lombardy Poplar trees		
Application No:	HGY/2007/0867	Officer:	David Paton
Decision:	GTD	Decision Date:	24/07/2007
Location:	376 Muswell Hill Broadway N10 1DJ		
Proposal:	Display of externally illuminated fascia sign & internally illuminated roundel logo sign in window.		
Application No:	HGY/2007/0910	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	19/06/2007
Location:	22 Fordington Road N6 4TJ		
Proposal:	Erection of rear dormer window to rear section of side roof.		
Application No:	HGY/2007/0947	Officer:	Joyce Wong
Decision:	PERM DEV	Decision Date:	20/06/2007
Location:	49 Grand Avenue N10 3BS		
Proposal:	Erection of single storey rear and side extension		
Application No:	HGY/2007/0952	Officer:	Joyce Wong
Decision:	GTD	Decision Date:	20/06/2007
Location:	41 Ringwood Avenue N2 9NT		
Proposal:	Trees works to include 20% crown thin and cut lightly off deadwood and lift to one Oak tree at rear of property.		
Application No:	HGY/2007/0960	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	21/06/2007
Location:	65 Grand Avenue N10 3BS		
Proposal:	Erection of side extension to existing single storey rear extension.		

Application No:	HGY/2007/0969	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	21/06/2007
Location:	72 Great North Road N2 0NL		
Proposal:	Creation of vehicle crossover to a classified road.		
Application No:	HGY/2007/0989	Officer:	David Paton
Decision:	GTD	Decision Date:	21/06/2007
Location:	49 Grand Avenue N10 3BS		
Proposal:	Erection of rear window and installation of two "Diamond Dome Sunpipes" and a velux rooflight to the front roof slope.		
Application No:	HGY/2007/0955	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	27/06/2007
Location:	7 Pages Hill N10 1PX		
Proposal:	Creation of a rear balcony with balustrade along with a staircase leading from ground floor level to garden.		
Application No:	HGY/2007/1029	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	28/06/2007
Location:	6 Dukes Avenue N10 2PT		
Proposal:	Erection of dormer window to rear.		
Application No:	HGY/2007/1001	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	03/07/2007
Location:	3 Ringwood Avenue N2 9NT		
Proposal:	Erection of two front dormer windows and one ground floor front bay window.		
Application No:	HGY/2007/1021	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	10/07/2007
Location:	Clissold Arms, 105 Fortis Green N2 9HR		
Proposal:	Erection of side extension, new adjacent doors and window to new garden area.		
Application No:	HGY/2007/0899	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	16/07/2007
Location:	35 Creighton Avenue N10 1NX		
Proposal:	Erection of dormer window with inset terrace and opaque side screens (revised scheme).		
Application No:	HGY/2007/0869	Officer:	David Paton
Decision:	REF	Decision Date:	17/07/2007
Location:	23 Woodside Avenue N6 4SP		
Proposal:	Variation of condition 8 (play times) attached to permission HGY/2001/1002 dated 12 December 2001, to allow an additional one (1) hour playtime in the garden.		
Application No:	HGY/2007/0752	Officer:	Paul Tomkins
Decision:	GTD	Decision Date:	24/07/2007
Location:	Treehouse School, Woodside Avenue N10 3JA		
Proposal:	Variation of condition one attached to planning reference HGY/2004/0523 for a further period of 12 months until 31 October 2008		

Application No: **HGY/2007/1126** Officer: Tara Jane Fisher
Decision: REF Decision Date: 25/07/2007
Location: 45 Fordington Road N6 4TD
Proposal: Amendments to approved planning permission HGY/2005/1016 for the erection of single storey rear extension with rear terrace with storage below.

Application No: **HGY/2007/1128** Officer: Ruma Nowaz
Decision: GTD Decision Date: 26/07/2007
Location: Flat 16 Whittington Court, Aylmer Road N2 0BT
Proposal: Replacement of existing wooden windows with uPVC double glazed windows.

Application No: **HGY/2007/1179** Officer: Valerie Okeiyi
Decision: REF Decision Date: 03/08/2007
Location: 25 Bancroft Avenue N2 0AR
Proposal: Erection of 1st floor rear extension and front, side and rear dormer windows.

WARD: **Harringay**

Application No: **HGY/2007/1229** Officer: David Paton
Decision: REF Decision Date: 09/08/2007
Location: 3 Wightman Road N4 1RQ
Proposal: Erection of 1st floor rear extension and conversion of property into 1 x 2 bed flat and 1 x 1 bed flat.

Application No: **HGY/2007/1227** Officer: Genevieve Lee
Decision: GTD Decision Date: 08/08/2007
Location: 3 Wightman Road N4 1RQ
Proposal: Installation of new shopfront and alterations to existing shopfront.

Application No: **HGY/2007/1207** Officer: Genevieve Lee
Decision: PERM DEV Decision Date: 07/08/2007
Location: 45 Seymour Road N8 0BJ
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0792** Officer: Oliver Christian
Decision: GTD Decision Date: 30/07/2007
Location: 570 Green Lanes N8 0RP
Proposal: Erection of 2 storey extension at front 1st and 2nd floor levels and extension at rear to create 4 x one bedroom flats. Alterations to elevations.

Application No: **HGY/2007/1056** Officer: Oliver Christian
Decision: REF Decision Date: 17/07/2007
Location: 627 Green Lanes N8 0RE
Proposal: Change of use of ground floor from residential to dental surgery and conversion of upper floors to form 1 x 1 bed and 2 x 2 bed self contained flats

Application No:	HGY/2007/0898	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/06/2007
Location:	2 Lothair Road South N4 1EL		
Proposal:	Erection of 3 storey infil side and single storey rear extension.		
Application No:	HGY/2007/0896	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	22/06/2007
Location:	South Harringay Infant and Junior School, Mattison Road N4 1BD		
Proposal:	Erection of temporary single storey classroom unit and separate equipment store.		
Application No:	HGY/2007/0939	Officer:	Brenda Loiusy-Johnson
Decision:	PERM DEV	Decision Date:	27/06/2007
Location:	121 Fairfax Road N8 0NJ		
Proposal:	Erection of single storey rear extension and rear dormer window.		
Application No:	HGY/2007/1005	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	03/07/2007
Location:	270 Wightman Road N8 0LY		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/1079	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	04/07/2007
Location:	71 Effingham Road N8 0AA		
Proposal:	Use of property as 5 self contained flats.		
Application No:	HGY/2007/1011	Officer:	Oliver Christian
Decision:	REF	Decision Date:	10/07/2007
Location:	55-57 Turnpike Lane N8 0EE		
Proposal:	Erection of extension to roof at third floor level to allow creation of 2 x 1 bedroom flats.		
Application No:	HGY/2007/1026	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	11/07/2007
Location:	31 Fairfax Road N8 0NH		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1049	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	12/07/2007
Location:	The Twelve Pins Public House, 263 Seven Sisters Road N4 2DE		
Proposal:	Erection of smoking shelter and seating on pub forecourt.		
Application No:	HGY/2007/1043	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	17/07/2007
Location:	571 Green Lanes N8 0RL		
Proposal:	Display of externally illuminated fascia sign and projecting box sign.		

Application No: **HGY/2007/1066** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 26/07/2007
Location: 78A Beresford Road N8 0AH
Proposal: Erection of single storey rear extension (revised application)

Application No: **HGY/2007/1230** Officer: Oliver Christian
Decision: GTD Decision Date: 03/08/2007
Location: 31 Raleigh Road N8 0JB
Proposal: Erection of single storey rear and side extension.

Application No: **HGY/2007/1224** Officer: Genevieve Lee
Decision: GTD Decision Date: 08/08/2007
Location: 608 Green Lanes N8 0RY
Proposal: Erection of single storey rear extension.

WARD: **Highgate**

Application No: **HGY/2007/0730** Officer: David Paton
Decision: GTD Decision Date: 06/08/2007
Location: Tree Tops, Compton Avenue N6 4LH
Proposal: Demolition of existing house and erection of 1 x 2 storey six bedroom dwelling with rooms in roof and gym at first floor level. Erection of ancillary concealed penhouse and associated landscaping.

Application No: **HGY/2007/1276** Officer: Matthew Gunning
Decision: GTD Decision Date: 03/08/2007
Location: Flats 1-18 Herons Lea, Sheldon Avenue N6 4NB
Proposal: Tree works to include crown thinning by 15% and remove dead wood of 1 x English Oak tree to rear of property.

Application No: **HGY/2007/1168** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 01/08/2007
Location: 37 Milton Avenue N6 5QF
Proposal: Enlargement of basement.

Application No: **HGY/2007/1125** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 26/07/2007
Location: 23 Oldfield Mews N6 5XA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1184** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 25/07/2007
Location: 24 Highgate High Street N6 5JG
Proposal: Certificate of Lawfulness proposed for a change of use from A2 use (professional services) to A1 use (food hall/grocery with ancillary juice bar, with small seating area).

Application No:	HGY/2007/0999	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/07/2007
Location:	23 Sheldon Avenue N6 4JS		
Proposal:	Demolition of existing house and erection of a two storey five bedroom dwellinghouse with habitable living space and pool at basement level and under garden.		
Application No:	HGY/2007/1000	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/07/2007
Location:	23 Sheldon Avenue N6 4JS		
Proposal:	Conservation Area Consent for demolition of existing house and erection of two storey five bedroom dwellinghouse with habitable living space and pool at basement level and under garden.		
Application No:	HGY/2007/1022	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/07/2007
Location:	Flat A, 10 Milton Road N6 5QD		
Proposal:	Insertion of 3 x rooflights to front elevation and 2 to the rear.		
Application No:	HGY/2007/0453	Officer:	David Paton
Decision:	GTD	Decision Date:	18/07/2007
Location:	R/O 269 Archway Road N6 5BT		
Proposal:	Conversion of existing garages into two bedroom dwelling house involving the formation of lower and upper ground floors and elevational alterations including new front door, blocking up of existing garage doors and insertion of new windows (amended description).		
Application No:	HGY/2007/1089	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/07/2007
Location:	Ground Floor & Basement, 202 Archway Road N6 5BA		
Proposal:	Change of use from launderette to A2 (financial and professional services).		
Application No:	HGY/2007/1090	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/07/2007
Location:	Ground Floor & Basement, 202 Archway Road N6 5BA		
Proposal:	Change of use from launderette to A3 (restaurant / cafe).		
Application No:	HGY/2007/1091	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/07/2007
Location:	Ground Floor & Basement, 202 Archway Road N6 5BA		
Proposal:	Change of use from launderette to A5 (hot food takeaway).		
Application No:	HGY/2007/1113	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	23/07/2007
Location:	49 Southwood Lane N6 5ED		
Proposal:	Certificate of Lawfulness for the installation of rear rooflights		
Application No:	HGY/2007/1130	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	24/07/2007
Location:	21 North Hill N6 4BS		
Proposal:	Conversion of property from office to single family dwellinghouse and the demolition of existing single storey rear extension and erection of new garage and alterations to elevations.		

Application No:	HGY/2007/1096	Officer:	Joyce Wong	Decision Date:	18/06/2007
Decision:	PERM DEV				
Location:	18 Oldfield Mews N6 5XA				
Proposal:	Conversion of existing garage into habitable room.				
Application No:	HGY/2007/0909	Officer:	Matthew Gunning	Decision Date:	19/06/2007
Decision:	GTD				
Location:	Broadlands Lodge, 18 Broadlands Road N6 4AW				
Proposal:	Creation of 1 x one bedroom flat at ground floor level.				
Application No:	HGY/2007/0864	Officer:	Matthew Gunning	Decision Date:	19/06/2007
Decision:	GTD				
Location:	24 Highgate High Street N6 5JG				
Proposal:	Listed Building Consent to demolish internal walls to create new kitchen area.				
Application No:	HGY/2007/0799	Officer:	Tara Jane Fisher	Decision Date:	20/06/2007
Decision:	GTD				
Location:	59 High Point 2, North Hill N6 4AZ				
Proposal:	Listed Building Consent for internal alterations.				
Application No:	HGY/2007/0919	Officer:	Tara Jane Fisher	Decision Date:	20/06/2007
Decision:	GTD				
Location:	Heathways, Courtenay Avenue N6 4LR				
Proposal:	Amendments to previous planning application HGY/2006/2411 for demolition of existing building and erection of 1 x 2 storey six bedroom dwellinghouse with habitable rooms, gym and pool at basement level, rooms at 2nd floor / roof level and integral garage at ground (amended scheme).				
Application No:	HGY/2007/0878	Officer:	Valerie Okeiyi	Decision Date:	20/06/2007
Decision:	GTD				
Location:	The Red Lion And Sun PH, 25 North Road N6 4BE				
Proposal:	Display of i) externally illuminated pub sign, ii) hanging sign and iii) free-standing board.				
Application No:	HGY/2007/0888	Officer:	Luke McSoriley	Decision Date:	20/06/2007
Decision:	GTD				
Location:	58 Southwood Lane N6 5DY				
Proposal:	Erection of upper ground floor side extension and removal of polycarbonate screen to front lightwell.				
Application No:	HGY/2007/0927	Officer:	Luke McSoriley	Decision Date:	27/06/2007
Decision:	GTD				
Location:	7 Kingsley Place N6 5EA				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2007/1182	Officer:	Matthew Gunning	Decision Date:	28/06/2007
Decision:	GTD				
Location:	19 Denewood Road N6 4AQ				
Proposal:	Approval Of Details pursuant to Condition 3 (submission of method statement for demolition of existing building) attached to planning permission reference HGY/2007/0608.				

Application No: **HGY/2007/1145** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 25/07/2007
Location: 21 North Hill N6 4BS

Proposal: Conservation Area Consent for the demolition of existing single storey extension and demolition of existing garage.

Application No: **HGY/2007/1157** Officer: Tara Jane Fisher
Decision: REF Decision Date: 01/08/2007
Location: 1 Cholmeley Park N6 5ET

Proposal: Erection of first floor rear extension, erection of rear dormer window, conversion of existing garage into kitchen and replacement of existing Crittal windows and doors with uPVC windows and doors.

Application No: **HGY/2007/1205** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/08/2007
Location: 40 Cholmeley Park N6 5ER

Proposal: Tree works to include felling and grinding of stump to 1 x Ash tree and 1 x Leyland Cypress at front of property.

WARD: **Hornsey**

Application No: **HGY/2007/1171** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 02/08/2007
Location: 11 High Street N8 7PS

Proposal: Installation of new shopfront

Application No: **HGY/2007/1149** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 31/07/2007
Location: 29 Nightingale Lane N8 7RA

Proposal: Erection of rear dormer window and insertion of 4 x rooflights to front elevation.

Application No: **HGY/2007/1187** Officer: Stuart Cooke
Decision: GTD Decision Date: 26/07/2007
Location: Cold Store, Cranford Way N8 9DG

Proposal: Approval of Details pursuant to condition 3 (materials) and condition 7 (cycle parking) attached to planning application HGY/206/2067

Application No: **HGY/2007/1175** Officer: Joyce Wong
Decision: GTD Decision Date: 25/07/2007
Location: Hornsey Water Treatment Works, High Street N8 7QB

Proposal: Approval of Details pursuant to condition 8 (materials) attached to planning permission HGY/2006/1298

Application No: **HGY/2007/0653** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 25/07/2007
Location: Hornsey Water Treatment Works, High Street N8 7QB

Proposal: Approval Of Details pursuant to Conditions 8 and 19 (landscaping and external lighting) attached to planning permission reference HGY/2002.0245.

Application No:	HGY/2007/0884	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	27/06/2007
Location:	45 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Creation of al fresco seating to existing restaurant on Elder Avenue frontage.		
Application No:	HGY/2007/0904	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	27/06/2007
Location:	Crouch End Service Station, Tottenham Lane N8		
Proposal:	Approval Of Details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2006/0959.		
Application No:	HGY/2007/0344	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/06/2007
Location:	Albert Works, Spencer Road N8 9PF		
Proposal:	Approval of details pursuant to conditions 3, 4, 5, 6 and 7 (central aerial/dish system, refuse, materials, trees and hard landscaping) attached to planning reference HGY/2006/0922.		
Application No:	HGY/2007/0990	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	03/07/2007
Location:	53 Hawthorn Road N8 7LY		
Proposal:	Erection of single storey porch extension (Certificate of Lawfulness).		
Application No:	HGY/2007/1027	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	03/07/2007
Location:	55A Tottenham Lane N8 9BD		
Proposal:	Conversion of upper floors to create 2 x one bed self contained flats.		
Application No:	HGY/2007/1003	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	10/07/2007
Location:	55 North View Road N8 7LN		
Proposal:	Erection of single storey rear / side extension.		
Application No:	HGY/2007/1100	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	25/07/2007
Location:	114 Nelson Road N8 9RN		
Proposal:	Erection of single storey side extension (Certificate of Lawfulness).		
Application No:	HGY/2007/0988	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	26/07/2007
Location:	26 Rathcoole Gardens N8 9NB		
Proposal:	Approval of Details pursuant to condition two (higher screening) attached to planning appeal APP/Y5420/A/06/2028208		
Application No:	HGY/2007/0071	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	30/07/2007
Location:	95a Hillfield Avenue N8 7DG		
Proposal:	Demolition of 3 existing garages to rear of Hillfield Court and erection of new single storey dwelling house		

WARD: **Muswell Hill**

Application No:	HGY/2007/1193	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	02/08/2007
Location:	118 Priory Road N8 7HP		
Proposal:	Retention of externally illuminated fascia sign, a loading bay sign, an illuminated 'lock logo' sign and an internally illuminated totem sign.		
Application No:	HGY/2007/1123	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	27/07/2007
Location:	Coulsden Court, Park Road N8 8TD		
Proposal:	Replacement of existing wooden windows and doors with double glazed uPVC windows and doors (excluding the ground floor Doctor's Surgery frontage to the front elevation).		
Application No:	HGY/2007/1165	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	01/08/2007
Location:	280 Park Road N8 8JY		
Proposal:	Erection of single storey rear extension to form an additional bedsit.		
Application No:	HGY/2007/1202	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/07/2007
Location:	4 Grand Avenue N10 3AY		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2007/1129	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/07/2007
Location:	38 Linden Road N10 3DH		
Proposal:	Erection of rear dormer window i. (2nd amended description).		
Application No:	HGY/2007/1111	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/07/2007
Location:	22 Wood Vale N10 3DP		
Proposal:	Raising of parapet wall and roof to garage to allow level floor within ground floor.		
Application No:	HGY/2007/1095	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/07/2007
Location:	39 Farrer Road N8 8LD		
Proposal:	Excavation of basement area and creation of lightwell to front elevation to create habitable living area.		
Application No:	HGY/2007/0961	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	20/06/2007
Location:	43 Palace Road N8 8QL		
Proposal:	Alterations to existing roof from hip to gable end and erection of rear dormer window.		

Application No: **HGY/2007/0932** Officer: Ruma Nowaz
Decision: REF Decision Date: 27/06/2007
Location: 80- 82 St James's Lane N10 3RD
Proposal: Installation of a condensing unit at the back of the building.

Application No: **HGY/2007/0937** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 27/06/2007
Location: 25 Veryan Court, Park Road N8 8JR
Proposal: Change of use from Hairdresser's (A1) to Financial Services (A2).

Application No: **HGY/2007/1018** Officer: Luke McSoriley
Decision: GTD Decision Date: 02/07/2007
Location: 47 Etheldene Avenue N10 3QE
Proposal: Replacement of existing roof tiles (Article 4 Direction).

Application No: **HGY/2007/0965** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 03/07/2007
Location: 7 Harefield Road N8 8QY
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/0992** Officer: Tara Jane Fisher
Decision: REF Decision Date: 06/07/2007
Location: 19 Cranmore Way N10 3TP
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1025** Officer: Matthew Gunning
Decision: REF Decision Date: 10/07/2007
Location: 56 Hillfield Park Mews N10 3QR
Proposal: Installation of uPVC windows to rear.

Application No: **HGY/2007/1150** Officer: Luke McSoriley
Decision: REF Decision Date: 12/07/2007
Location: 169 Cranley Gardens N10 3AG
Proposal: Extension to an existing crossover located on a classified road (amended).

Application No: **HGY/2007/1034** Officer: Tara Jane Fisher
Decision: REF Decision Date: 17/07/2007
Location: 3A Church Crescent N10 3NA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0936** Officer: Matthew Gunning
Decision: GTD Decision Date: 20/06/2007
Location: 13 Topsfield Road N8 8SN
Proposal: Erection of single story side and rear extension.

Application No:	HGY/2007/0948	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/06/2007
Location:	43 Palace Road N8 8QL		
Proposal:	Extension of existing bay window to rear/side elevation.		
Application No:	HGY/2007/1072	Officer:	David Paton
Decision:	GTD	Decision Date:	19/07/2007
Location:	264 Muswell Hill Broadway N10 3SH		
Proposal:	Amendment to condition 1 (hours of opening) attached to planning reference HGY/2004/1075 dated 29th June 2004, to allow change of hours of operation as follows: Mondays to Saturdays 7:00am to midnight; Sundays and Bank Holidays 10.00am to 11:00pm		
Application No:	HGY/2007/1074	Officer:	Paul Tomkins
Decision:	GTD	Decision Date:	25/07/2007
Location:	Hornsey Central Hospital, Park Road N8 8JL		
Proposal:	Erection of part two storey, part three storey primary health care centre. Approval of Reserved matters pursuant to planning permission HGY/2004/2133 materials, landscaping, tree protection and waste collection.		
Application No:	HGY/2007/1139	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	26/07/2007
Location:	9 Cranley Gardens N10 3AA		
Proposal:	Creation of lightwells to front and rear elevation, excavation to the basement area and conversion to a one-bedroom self contained unit.		

WARD: Not Applicable - Outside Borough

Application No:	HGY/2007/1234	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	03/08/2007
Location:	77 Halliwick Road N10 1AA		
Proposal:	Single storey side and rear extension. Front Porch.		
Application No:	HGY/2007/1121	Officer:	Stuart Cooke
Decision:	RNO	Decision Date:	26/07/2007
Location:	Riverbank House, 2 Swan Lane EC4R 3TS		
Proposal:	Observation to City of London for erection of single building incorporating 42,291sqm (GEA) of B1 office accommodation together with parking servicing and plant (11 storeys)		
Application No:	HGY/2007/0924	Officer:	Elizabeth Ennin-Gyasi
Decision:	RNO	Decision Date:	12/07/2007
Location:	71 Stroud Green Road N4 3EG		
Proposal:	Observation to London Borough of Islington for the erection of a mansard roof extension. Conversion of existing four bedroom flat on upper floors to provide 4 x 1 bedroom flats, with communal area at second floor level		
Application No:	HGY/2007/1237	Officer:	Ruma Nowaz
Decision:	RNO	Decision Date:	03/07/2007
Location:	Hornbeams, The Bishops Avenue N2 0BJ		
Proposal:	Erection of 2 No. two storey detached houses with rooms in the basement and roofspace with associated access road and altered vehicular access onto The Bishops Avenue following demolition of "Hornbeams" (Observations to L.B. Barnet).		

WARD: **Noel Park**

Application No:	HGY/2007/1120	Officer:	Valerie Okeiyi	
Decision:	GTD			Decision Date: 24/07/2007
Location:	Progress House, 50 Clarendon Road N8 0DJ			
Proposal:	Display of 2 x internally illuminated box signs, 1 x wall panel sign, 1 x information sign and 1 x vinyl application above front entrance door.			
Application No:	HGY/2007/1061	Officer:	Valerie Okeiyi	
Decision:	GTD			Decision Date: 17/07/2007
Location:	1A Waldegrave Road N8 0QA			
Proposal:	Change of use from warehouse to showroom (Class A1).			
Application No:	HGY/2007/1116	Officer:	Luke McSoriley	
Decision:	GTD			Decision Date: 12/07/2007
Location:	98-100 High Road N22 6HE			
Proposal:	Display of 3 x internally illuminated fascia signs and 2 x directional signs.			
Application No:	HGY/2007/1062	Officer:	Joyce Wong	
Decision:	GTD			Decision Date: 12/07/2007
Location:	5 High Road N22 6BH			
Proposal:	Display of externally illuminated fascia sign, projecting box sign and canopy.			
Application No:	HGY/2007/1124	Officer:	Luke McSoriley	
Decision:	REF			Decision Date: 11/07/2007
Location:	25 Burghley Road N8 0QG			
Proposal:	Erection of single storey rear extension, erection of rear dormer window and insertion of rooflights to front elevation.			
Application No:	HGY/2007/1053	Officer:	Valerie Okeiyi	
Decision:	REF			Decision Date: 11/07/2007
Location:	12-14 High Road N22 6BX			
Proposal:	Installation of new shopfront and x 2 new A/C units.			
Application No:	HGY/2007/1051	Officer:	Valerie Okeiyi	
Decision:	REF			Decision Date: 11/07/2007
Location:	12-14 High Road N22 6BX			
Proposal:	Display of internally illuminated fascia sign and projecting box sign.			
Application No:	HGY/2007/1006	Officer:	Ruma Nowaz	
Decision:	REF			Decision Date: 03/07/2007
Location:	20 Brook Road N22 6TR			
Proposal:	Erection of a second floor extension to unit one and creation of 2 x 1 bed flat.			

Application No: **HGY/2007/0914** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/06/2007
 Location: Unit 3 Hollywood Green, 180 High Road N22 6EJ
 Proposal: Installation of out of hours order and collection points to shop front elevation.

Application No: **HGY/2007/0915** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 27/06/2007
 Location: Unit 3 Hollywood Green, 180 High Road N22 6EJ
 Proposal: Replacement of existing signage with internally illuminated projecting sign.

Application No: **HGY/2007/0877** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 20/06/2007
 Location: 34 Coleraine Road N8 0QL
 Proposal: Erection of single storey extension to side and rear (Certificate of Lawfulness).

WARD: **Northumberland Park**

Application No: **HGY/2007/1055** Officer: Joyce Wong
 Decision: GTD Decision Date: 08/08/2007
 Location: 55 Northumberland Park N17 0TB
 Proposal: Formation of crossover to classified road.

Application No: **HGY/2007/0048** Officer: Stuart Cooke
 Decision: GTD Decision Date: 26/07/2007
 Location: 691-693 High Road N17 8AD
 Proposal: Approval of details pursuant to conditions 4, 5, 7-10, 12-14 16 and 17 (landscaping, construction hours, refuse, number of units, bicycle storage, commercial use of ground and 1st floors, parking, telecommunications equipment, electronic gates, permitted development rights, windows and balconies) attached to planning reference HGY/2006/0710.

Application No: **HGY/2007/1107** Officer: Ruma Nowaz
 Decision: REF Decision Date: 24/07/2007
 Location: 104 Northumberland Park N17 0TS
 Proposal: Installation of new shopfront.

Application No: **HGY/2006/2255** Officer: Brett Henderson
 Decision: GTD Decision Date: 19/07/2007
 Location: 691-693 High Road N17 8AD
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2006/0710.

Application No: **HGY/2007/1050** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 16/07/2007
 Location: 74 Park Lane N17 0JR
 Proposal: Erection of additional floor and alterations to create 1 x 2 bedroom flat on the upper floors.

Application No: **HGY/2007/1002** Officer: Oliver Christian
Decision: GTD Decision Date: 03/07/2007
Location: 111 Shelbourne Road N17 9YL
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1082** Officer: Matthew Gunning
Decision: GTD Decision Date: 28/06/2007
Location: Haringey Irish Cultural & Community Centre, Pretoria Road N17 8EB
Proposal: Variation of Condition (parking) to extend the parking hours for the North Middlesex University NHS Trust by half an hour a day Monday to Friday attached to planning permission reference HGY/2006/1461.

Application No: **HGY/2007/0901** Officer: Matthew Gunning
Decision: REF Decision Date: 27/06/2007
Location: 60 St Pauls Road N17 0NJ
Proposal: Erection of single storey garage in rear garden.

WARD: **St. Ann's**

Application No: **HGY/2007/1277** Officer: Oliver Christian
Decision: GTD Decision Date: 06/08/2007
Location: 136 Cornwall Road N15 5AU
Proposal: Certificate of Lawfulness existing for the use of property as 3 flats.

Application No: **HGY/2007/1101** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 03/08/2007
Location: Rear Garage, 120 Harringay Road N15 3HL
Proposal: Change of use from B8 (garage / storage) to B1 (office).

Application No: **HGY/2007/1173** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 01/08/2007
Location: Bus shelter outside 257 West Green Road N15 5EG
Proposal: Display of 2 x internally illuminated poster panels at bus stop shelter.

Application No: **HGY/2007/1159** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 01/08/2007
Location: 16 Clinton Road N15 5BH
Proposal: Change of use from (A1) shop to (C3) dwellinghouse to form three bedroom house.

Application No: **HGY/2007/0354** Officer: Oliver Christian
Decision: GTD Decision Date: 19/07/2007
Location: 732 Seven Sisters Road N15 5NH
Proposal: Retrospective planning application for retention of 1 x externally illuminated 48 sheet.

Application No: **HGY/2007/1045** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 17/07/2007
Location: 109 Woodlands Park Road N15 3SB
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1044** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 17/07/2007
Location: 109 Woodlands Park Road N15 3SB
Proposal: Erection of single storey rear extension and a rear dormer window loft conversion (Certificate of Lawfulness).

Application No: **HGY/2007/0072** Officer: Brenda Loiusy-Johnson
Decision: REF Decision Date: 12/07/2007
Location: 16 Stanhope Gardens N4 1HT
Proposal: Erection of rear dormer window and insertion of rooflight to front elevation.

Application No: **HGY/2007/1152** Officer: Oliver Christian
Decision: GTD Decision Date: 04/07/2007
Location: 23 Stanhope Gardens N4 1HY
Proposal: Use of property as two self contained flats.

Application No: **HGY/2007/0979** Officer: Oliver Christian
Decision: REF Decision Date: 03/07/2007
Location: 91 Stanhope Gardens N4 1HY
Proposal: Conversion of property into 2 self contained flats.

Application No: **HGY/2007/0942** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 27/06/2007
Location: 41 Cranleigh Road N15 3AB
Proposal: Use of property as residential care home for 6 residents.

Application No: **HGY/2007/0873** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 19/06/2007
Location: 18 Warwick Gardens N4 1JF
Proposal: Alterations to roof to form gable from hip and erection of rear dormer window.

WARD: **Seven Sisters**

Application No: **HGY/2007/1319** Officer: Oliver Christian
Decision: GTD Decision Date: 06/08/2007
Location: 35 Eade Road N4 1DJ
Proposal: Certificate of Lawfulness for the use of property as two self contained flats

Application No:	HGY/2007/1099	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	06/08/2007
Location:	21 Lockmead Road N15 6BX		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1304	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	03/08/2007
Location:	15 Crowland Road N15 6UL		
Proposal:	Erection of front dormer window.		
Application No:	HGY/2007/1115	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	03/08/2007
Location:	Flat A, 378 Green Lanes N4 1DA		
Proposal:	Use of property as four self contained flats.		
Application No:	HGY/2007/1104	Officer:	Brenda Loiusy-Johnson
Decision:	PERM DEV	Decision Date:	03/08/2007
Location:	73 Hermitage Road N4 1LU		
Proposal:	Erection of rear dormer window to incorporate a loft conversion and insertion 3 x skylights to front elevation. (Certificate of Lawfulness for proposed use)		
Application No:	HGY/2007/0998	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	03/08/2007
Location:	147 Gladesmore Road N15 6TJ		
Proposal:	Erection of single storey rear extension and erection of front and rear dormer windows.		
Application No:	HGY/2007/1323	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	02/08/2007
Location:	82 Leadale Road N15 6BH		
Proposal:	Erection of front and rear dormer window.		
Application No:	HGY/2007/1203	Officer:	Genevieve Lee
Decision:	PERM REQ	Decision Date:	02/08/2007
Location:	146 Hermitage Road N4 1NL		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1155	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	31/07/2007
Location:	Sainsbury's, Williamson Road N4 1UJ		
Proposal:	Approval Of Details pursuant to Conditions 7 (provision of thermal panels), 9 (recycling grey water) and 10 (provision of cycle racks) attached to planning permission reference HGY/2007/0358.		
Application No:	HGY/2007/1132	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	26/07/2007
Location:	296 Hermitage Road N4 1NR		
Proposal:	Creation of vehicle crossover on classified road.		

Application No:	HGY/2007/1161	Officer:	Oliver Christian
Decision:	REF	Decision Date:	19/07/2007
Location:	22 Gladesmore Road N15 6TB		
Proposal:	Conversion of property into three flats		
Application No:	HGY/2007/1052	Officer:	Stuart Cooke
Decision:	PERM DEV	Decision Date:	12/07/2007
Location:	Williamson Road Streetworks Williamson Road N4 1ED		
Proposal:	Installation of 1 x 11.7m high monopole mast with 3 antennae, 2 associated radio equipment cabinets and ancillary development (Prior Determination under Part 24).		
Application No:	HGY/2007/1024	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	12/07/2007
Location:	58 Wargrave Avenue N15 6UB		
Proposal:	Erection of front and rear dormer window (revised scheme).		
Application No:	HGY/2007/0977	Officer:	Oliver Christian
Decision:	REF	Decision Date:	04/07/2007
Location:	107 Fairview Road N15 6TT		
Proposal:	Erection of front and rear dormer windows.		
Application No:	HGY/2007/1042	Officer:	Oliver Christian
Decision:	REF	Decision Date:	03/07/2007
Location:	5 Grovelands Road N15 6BS		
Proposal:	Erection of 2 storey side extension, single storey rear extension and front and rear loft extensions.		
Application No:	HGY/2007/0974	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	03/07/2007
Location:	8 Barry Avenue N15 6AD		
Proposal:	Erection of front and rear dormer window.		
Application No:	HGY/2007/0945	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	02/07/2007
Location:	58 Hermitage Road N4 1LY		
Proposal:	Conversion of property into 2 self contained flats comprising of 1X 1bed & 1X 2bed.		
Application No:	HGY/2007/0975	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	28/06/2007
Location:	127 Castlewood Road N15 6BD		
Proposal:	Erection of front and rear dormer window.		
Application No:	HGY/2007/0964	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/06/2007
Location:	7 Cadoxton Avenue N15 6LB		
Proposal:	Erection of front and rear dormer window.		

Application No: **HGY/2007/0944** Officer: Oliver Christian
Decision: GTD Decision Date: 20/06/2007
Location: 45 Grovelands Road N15 6BT
Proposal: Alterations to the existing shop front and erection of single storey rear extension for storage use ancillary to A1 shop

Application No: **HGY/2007/0905** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 20/06/2007
Location: 37 Wargrave Avenue N15 6UH
Proposal: Erection of single storey rear extension

Application No: **HGY/2007/0859** Officer: Stuart Cooke
Decision: REF Decision Date: 19/06/2007
Location: 69 Wargrave Avenue N15 6TU
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2007/0912** Officer: Oliver Christian
Decision: GTD Decision Date: 19/06/2007
Location: 79 Craven Park Road N15 6AH
Proposal: Erection of front dormer window.

WARD: **Stroud Green**

Application No: **HGY/2007/0747** Officer: Brenda Loiusy-Johnson
Decision: REF Decision Date: 03/08/2007
Location: 40 Mount View Road N4 4HX
Proposal: Erection of replacement single storey shed in rear garden.

Application No: **HGY/2007/1167** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 01/08/2007
Location: 103C Florence Road N4 4DL
Proposal: Erection of rear dormer window and insertion of 1 x rooflight to front elevation.

Application No: **HGY/2007/1172** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 01/08/2007
Location: 102 Florence Road N4 4DR
Proposal: Erection of single storey and part two storey rear extension.

Application No: **HGY/2007/1423** Officer: Stuart Cooke
Decision: GTD Decision Date: 26/07/2007
Location: 29 Mayfield Road N8 9LL
Proposal: Approval of details pursuant to condition 11 (materials) attached to appeal reference APP/Y5420/A/06/2033257, (original planning reference HGY/2006/0965).

Application No:	HGY/2007/1174	Officer:	Oliver Christian
Decision:	REF	Decision Date:	26/07/2007
Location:	168 Weston Park N8 9PN		
Proposal:	Erection of two storey rear extension and conversion of retail unit at ground floor level to residential, to create 1 x one bed flat and 2 x three bed flats. Alterations to elevations.		
Application No:	HGY/2007/1076	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	23/07/2007
Location:	46 Quernmore Road N4 4QP		
Proposal:	Certificate of Lawfulness for the use of property as a studio flat		
Application No:	HGY/2007/1249	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/07/2007
Location:	10 Ferme Park Road N4 4ED		
Proposal:	Variation of condition 3 (hours of operation) attached to planning reference HGY/2007/0600 to allow premises to open until 2300 hours every day.		
Application No:	HGY/2007/1135	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	19/07/2007
Location:	Flat 3, 11 Victoria Road N4 3SH		
Proposal:	Erection of side and rear dormer windows and insertion of rooflight to front elevation (resubmission).		
Application No:	HGY/2007/1031	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	17/07/2007
Location:	Flat A, 93 Upper Tollington Park N4 4LP		
Proposal:	Replacement of existing windows with UPVc double glazed windows.		
Application No:	HGY/2007/0900	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	27/06/2007
Location:	160 Ferme Park Road N8 9SE		
Proposal:	Erection of timber decked area to rear with 3.14m high boundary fences, and erection of 1m high front boundary wall.		
Application No:	HGY/2007/0871	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	27/06/2007
Location:	188 Stapleton Hall Road N4 4QL		
Proposal:	Use of upper three floors as 3 separate flats.		
Application No:	HGY/2007/0922	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	26/06/2007
Location:	32B Quernmore Road N4 4QX		
Proposal:	Installation of 2 rooflights to front roof slopes.		
Application No:	HGY/2007/0893	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/06/2007
Location:	210 Stapleton Hall Road N4 4QR		
Proposal:	Erection of single storey rear extension incorporating glazed roof lantern.		

Application No: **HGY/2007/0855** Officer: Brenda Loiusy-Johnson
Decision: GTD Decision Date: 19/06/2007
Location: 188 Stapleton Hall Road N4 4QL
Proposal: Alterations to elevations including i) new staircase from upper ground floor to garden and new steel balcony, ii) new sliding door from ground floor flat to garden and change of existing door to window.

WARD: **Tottenham Green**

Application No: **HGY/2007/1200** Officer: Brenda Loiusy-Johnson
Decision: REF Decision Date: 07/08/2007
Location: 101 West Green Road N15 5DE
Proposal: Retrospective planning application for the retention of the first floor rear extension.

Application No: **HGY/2007/1411** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 03/08/2007
Location: 73 Greenfield Road N15 5ER
Proposal: Loft conversion.

Application No: **HGY/2007/1269** Officer: Oliver Christian
Decision: GTD Decision Date: 03/08/2007
Location: 14 Pembroke Road N15 4NW
Proposal: Use of property as two flats.

Application No: **HGY/2007/1177** Officer: Genevieve Lee
Decision: REF Decision Date: 02/08/2007
Location: 49 Greenfield Road N15 5EP
Proposal: Erection of rear dormer window and creation of porch to front entrance (revised scheme).

Application No: **HGY/2007/1163** Officer: Brenda Loiusy-Johnson
Decision: PERM DEV Decision Date: 02/08/2007
Location: 55 Elmar Road N15 5DH
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/1183** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 26/07/2007
Location: Unit 4, Tottenham Hale Retail Park, Broad Lane N15 4QD
Proposal: Display of 1 x internally illuminated fascia sign.

Application No: **HGY/2007/1122** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 26/07/2007
Location: Broadband House, Units 1-4 Fountayne Business Centre, Broad Lane N15 4AG
Proposal: Display of 1 x internally illuminated box sign, 2 x window vinyl glazing, 1 x directional sign and 3 x wall mounted panel signs.

Application No: **HGY/2007/1039** Officer: Stuart Cooke
 Decision: GTD Decision Date: 17/07/2007
 Location: Burger King Drive Thru, Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Display of internally illuminated fascia sign, projecting signs, traffic management and height restrictor.

Application No: **HGY/2007/1060** Officer: Oliver Christian
 Decision: GTD Decision Date: 12/07/2007
 Location: 64 Roslyn Road N15 5ET
 Proposal: Demolition of existing structure and erection of replacement single storey side extension.

Application No: **HGY/2007/0732** Officer: Stuart Cooke
 Decision: NOT DEV Decision Date: 11/07/2007
 Location: Units 3/4 Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Installation of an internal mezzanine floor.

Application No: **HGY/2007/0652** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 11/07/2007
 Location: 143 - 145 Philip Lane N15 4HQ
 Proposal: Change of use from a Public House (ground floor & basement) to a retail (A1).

Application No: **HGY/2007/0978** Officer: Stuart Cooke
 Decision: REF Decision Date: 03/07/2007
 Location: 105 West Green Road N15 5DE
 Proposal: Change of use from restaurant to snooker social club.

Application No: **HGY/2007/0982** Officer: Stuart Cooke
 Decision: GTD Decision Date: 02/07/2007
 Location: Welbourne Primary School, High Cross Road N17 9PB
 Proposal: Extension to existing building to form rear entrance and related administration offices.

Application No: **HGY/2007/0459** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 18/06/2007
 Location: 2 Clyde Road N22 7AE
 Proposal: Erection of single storey rear extension and erection of pitched roof over existing garage to provide additional habitable room.

WARD: Tottenham Hale

Application No: **HGY/2007/1290** Officer: Brenda Loiusy-Johnson
 Decision: PERM DEV Decision Date: 06/08/2007
 Location: 67 Seymour Avenue N17 9RG
 Proposal: Certificate of Lawfulness for the erection of a single storey rear extension

Application No: **HGY/2007/1186** Officer: Oliver Christian
Decision: GTD Decision Date: 19/07/2007
Location: 2 Tilson Road N17 9UY
Proposal: Certificate of Lawfulness for the use of property as two self contained flats

Application No: **HGY/2007/0996** Officer: Stuart Cooke
Decision: REF Decision Date: 03/07/2007
Location: The Two Brewers, 40 Scotland Green N17 9TT
Proposal: Erection of 3 storey building to form 6 x 2 bed flats and refurbishment of first floor to form 1 x 2 bed flats.

Application No: **HGY/2007/0885** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 19/06/2007
Location: 480 High Road N17 9JF
Proposal: Conversion of upper floors to create 2 x two bed self contained flats with a provision of steel staircase to the rear.

Application No: **HGY/2007/0845** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 19/06/2007
Location: 2 Baronet Grove N17 0LX
Proposal: Use of property as 2 self contained flats.

WARD: **West Green**

Application No: **HGY/2007/1196** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 03/08/2007
Location: 16 Crawley Road N22 6AN
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1142** Officer: Tara Jane Fisher
Decision: REF Decision Date: 01/08/2007
Location: 44 A/B Graham Road N15 3NJ
Proposal: Erection of first floor rear extension and roof terrace.

Application No: **HGY/2007/1146** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 31/07/2007
Location: The New Moon Public House, 413 Lordship Lane N17 6AG
Proposal: Erection of two retractable awnings to the front elevation.

Application No: **HGY/2007/1143** Officer: Luke McSoriley
Decision: GTD Decision Date: 26/07/2007
Location: 139 Downhills Way N17 6AH
Proposal: Erection of single storey rear extension

Application No: **HGY/2007/1151** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 19/07/2007
Location: 113 Belmont Road N17 6AT
Proposal: Use of property as two self contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/1153** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 12/07/2007
Location: 61 Belmont Avenue N17 6AX
Proposal: Use of property as two self contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/1117** Officer: Luke McSoriley
Decision: GTD Decision Date: 12/07/2007
Location: 127 Boundary Road N22 6AR
Proposal: Demolition of existing extension and erection of single storey rear extension.

Application No: **HGY/2007/1012** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 10/07/2007
Location: 76B Mannoek Road N22 6AA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1067** Officer: Ruma Nowaz
Decision: GTD Decision Date: 04/07/2007
Location: Flat C, 140 Carlingford Road N15 3EU
Proposal: Loft conversion to create living accommodation and insertion of four velux windows.

Application No: **HGY/2007/1038** Officer: Luke McSoriley
Decision: GTD Decision Date: 03/07/2007
Location: 167 Langham Road N15 3LP
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/0963** Officer: Valerie Okeiyi
Decision: REF Decision Date: 03/07/2007
Location: 42-44 Westbury Avenue N22 6RS
Proposal: Demolition of existing rear extension and erection of single storey ground floor rear / side extension.

Application No: **HGY/2007/0943** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 27/06/2007
Location: 15 Pendennis Road N17 6LJ
Proposal: Erection of rear dormer window.

Application No:	HGY/2007/1197	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	03/08/2007
Location:	291 The Roundway N17 7AJ		
Proposal:	Erection of 2 storey front, side and rear extension and single storey rear extension (amended).		
Application No:	HGY/2007/1195	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/08/2007
Location:	335 - 337 White Hart Lane N17 7LY		
Proposal:	Installation of cash point machine beside petrol station.		
Application No:	HGY/2007/1189	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	01/08/2007
Location:	19 Norfolk Close N13 6AN		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/0571	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	26/07/2007
Location:	691- 693 High Road N17 8AD		
Proposal:	Approval of Details pursuant to condition 3 (street lighting design) and condition 6 (refuse management) attached to planning reference HGY/2006/0710		
Application No:	HGY/2007/1094	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/07/2007
Location:	Haringey Borough Football Club, White Hart Lane N17 7JP		
Proposal:	Erection of temporary portakabin for use as offices and storage.		
Application No:	HGY/2007/1037	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	10/07/2007
Location:	2 Chesthunte Road N17 7PU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1017	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/07/2007
Location:	12 Fryatt Road N17 7BH		
Proposal:	Erection of single storey extension to include excavation to basement to create gym / playroom, and provision of metal railings at ground floor level.		
Application No:	HGY/2007/1147	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	04/07/2007
Location:	Booker Ltd, 39 Queen Street N17 8HX		
Proposal:	Variation of Condition 3 (parking) attached to planning permission reference HGY/25211 to allow Middlesex University Hospital NHS Trust to temporarily use 90 spaces between the hours of 8.00 and 20.00 Monday to Friday and 8.00 and 13.00 on Saturdays.		
Application No:	HGY/2007/1059	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	04/07/2007
Location:	7 Awlfield Avenue N17 7PD		
Proposal:	Erection of single storey extension.		

Application No: **HGY/2007/0987** Officer: Luke McSoriley
Decision: GTD Decision Date: 03/07/2007
Location: 181 Devonshire Hill Lane N17 7NP
Proposal: Erection of rear dormer window, two storey side extension and alterations to front elevation.

Application No: **HGY/2007/0954** Officer: Luke McSoriley
Decision: REF Decision Date: 28/06/2007
Location: 61 Creighton Road N17 8JU
Proposal: Two storey side extension, side dormer window extension, insertion of french doors with balustrade at first floor level and conversion to a 2 bed self-contained dwelling house (amended description).

WARD: **Woodside**

Application No: **HGY/2007/1190** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 03/08/2007
Location: 113 Sylvan Avenue N22 5JB
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/1259** Officer: Matthew Gunning
Decision: REF Decision Date: 26/07/2007
Location: 268 High Road N22 8JY
Proposal: Change of use from retail (A1) to Pizza take-away (A5).

Application No: **HGY/2007/1083** Officer: Ruma Nowaz
Decision: REF Decision Date: 17/07/2007
Location: 32 Homecroft Road N22 5EL
Proposal: Erection of rear awning at ground floor level.

Application No: **HGY/2007/1020** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/07/2007
Location: 740 Lordship Lane N22 5JP
Proposal: Display of internally illuminated fascia sign, projecting box sign and canopy (revised scheme).

Application No: **HGY/2007/0962** Officer: Matthew Gunning
Decision: GTD Decision Date: 27/06/2007
Location: New Testament Church Of God, Arcadian Gardens N22 5AA
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/0138.

Application No: **HGY/2007/0129** Officer: Matthew Gunning
Decision: GTD Decision Date: 27/06/2007
Location: New Testament Church Of God, Arcadian Gardens N22 5AA
Proposal: New reception and office in existing prayer hall, new fence, two new access ramps and alterations to existing path.

Application No: **HGY/2007/0923** Officer: Matthew Gunning
Decision: GTD Decision Date: 26/06/2007
Location: New Testament Church Of God, Arcadian Gardens N22 5AA
Proposal: Listed Building Consent for new fence, two new access ramps and alterations to existing path.

Application No: **HGY/2007/0935** Officer: Ruma Nowaz
Decision: GTD Decision Date: 26/06/2007
Location: 61 Dunbar Road N22 5BG
Proposal: Erection of rear single storey and two storey side extension. Loft conversion to accommodate additional bedroom, and property split into 2 x 2 bed flats.

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Haringey Council

Agenda item:

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Planning Committee	On 3rd September 2007
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Report Title: Development Control and Planning Enforcement work report		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; padding: 2px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 2px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To advise the Committee 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 9 July Committee meeting.		
3. Recommendations That the report be noted. <div style="text-align: right; margin-top: 10px;"> </div>		
Report Authorised by: <div style="text-align: center; margin-top: 10px;"> Shifa Mustafa Assistant Director Planning Policy & Development </div>		
Contact Officer: Ahmet Altinsoy <div style="display: flex; justify-content: space-between;"> Senior Administrative Officer Tel: 020 8489 5114 </div>		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.		
The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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Planning Committee 3 September 2007

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2007 Performance

In July 2007 there were 148 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (1 out of 1)

74% of minor applications were determined within 8 weeks (31 out of 42 cases)

90% of other applications were determined within 8 weeks (95 out of 105 cases)

For an explanation of the categories see Appendix I

Year Performance – 2007/08

In 2007/08 up to the end of July there were 685 planning applications determined, with performance in each category as follows -

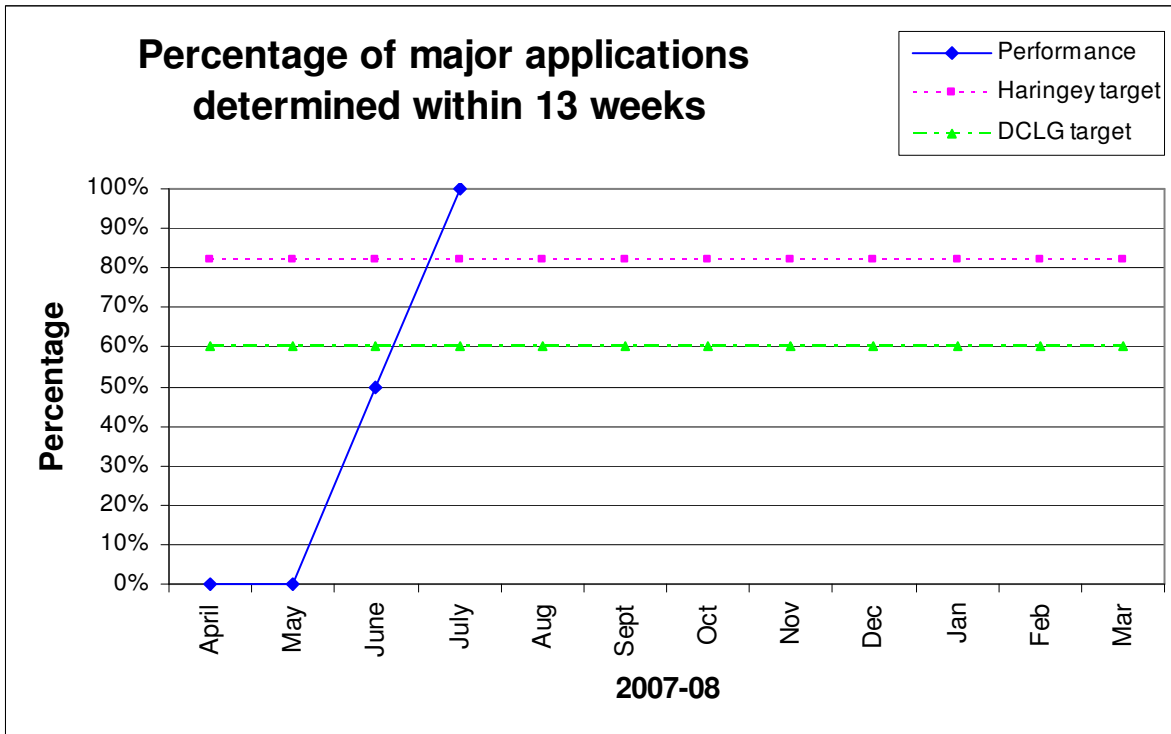
33% of major applications were determined within 13 weeks (2 out of 6 cases)

77% of minor applications were determined within 8 weeks (145 out of 189 cases)

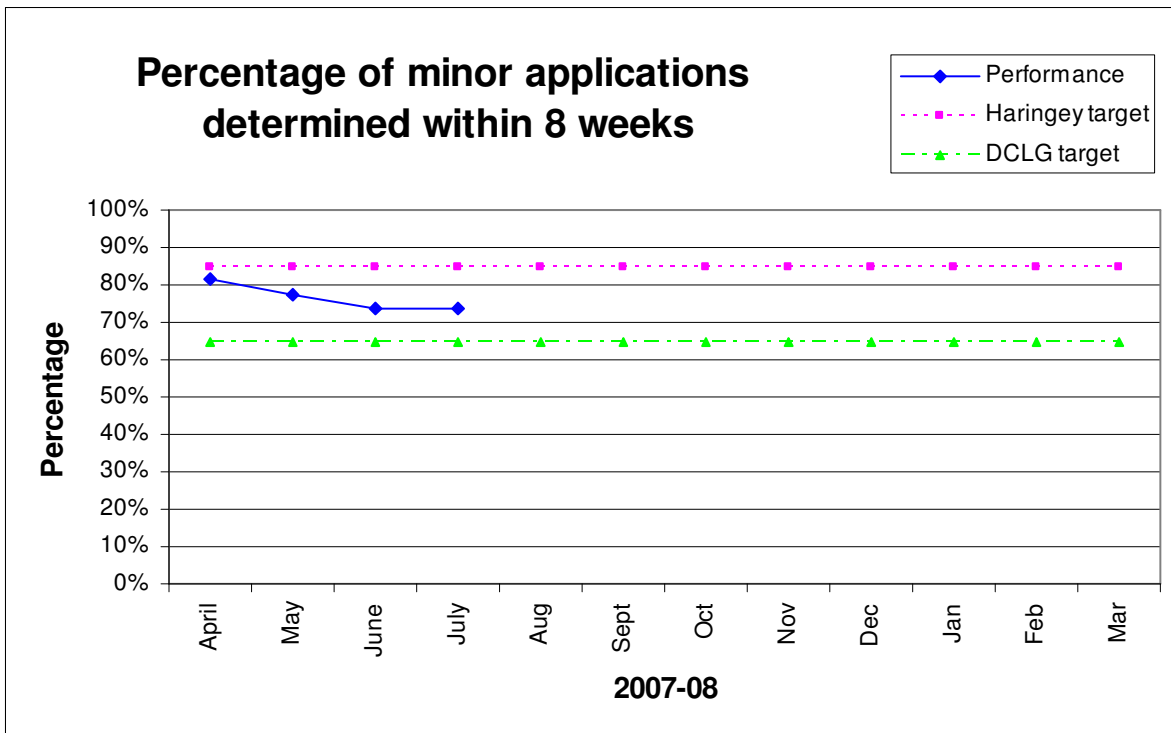
89% of other applications were determined within 8 weeks (437 out of 490 cases)

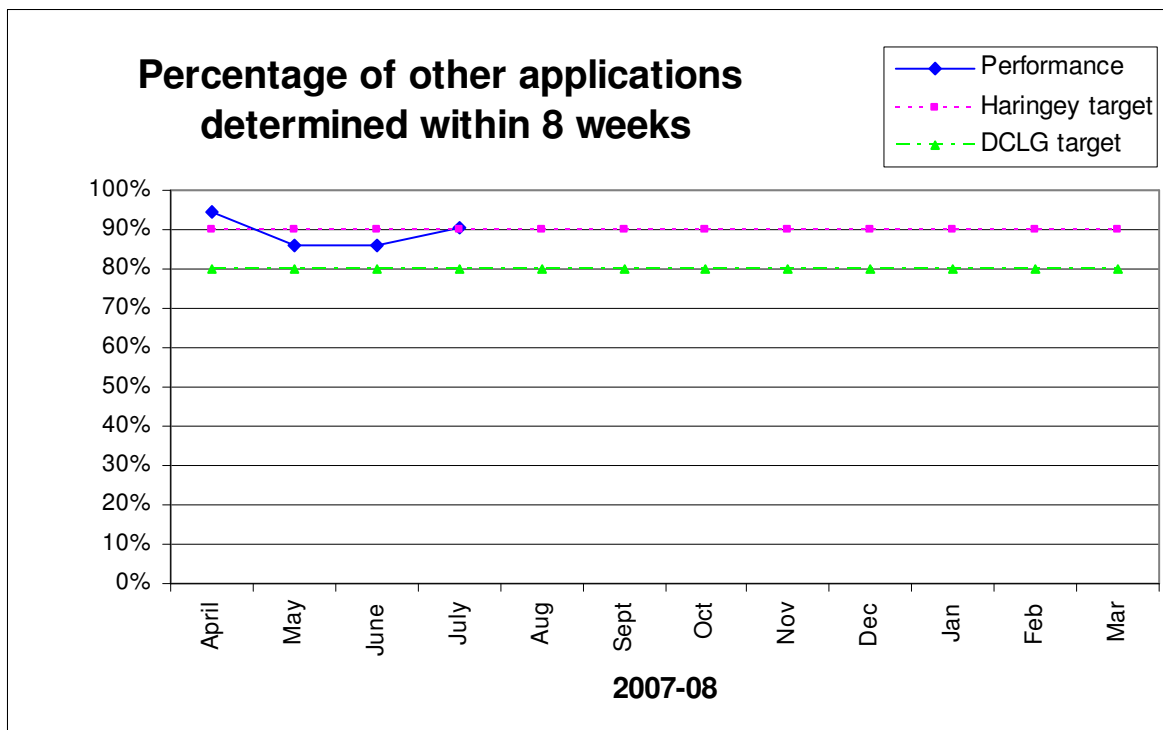
The monthly performance for each of the categories is shown in the following graphs:

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

July 2007 Performance

In July 2007, excluding Certificate of Lawfulness applications, there were 123 applications determined of which:

67% were granted (83 out of 123)

33% were refused (40 out of 123)

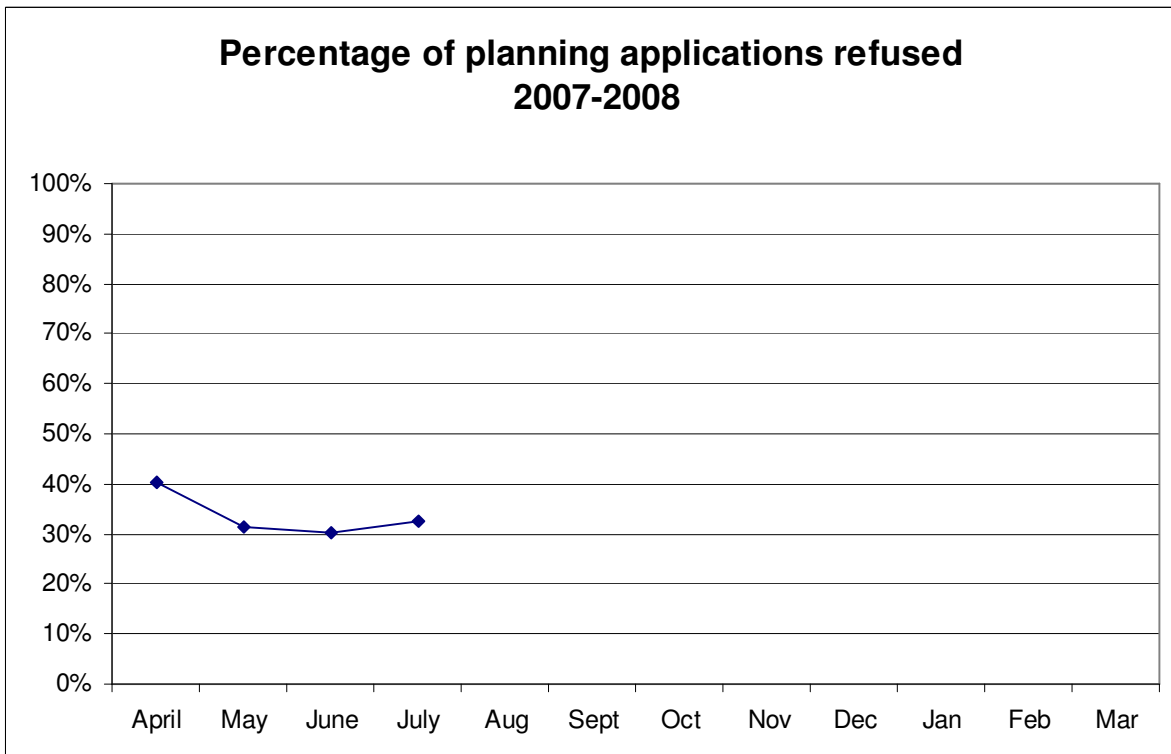
Year Performance – 2007/08

In 2007/08 up to the end of July, excluding Certificate of Lawfulness applications, there were 564 applications determined of which:

66% were granted (375 out of 564)

34% were refused (189 out of 564)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2007 Performance

In July 2007 there were 12 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33% of appeals allowed on refusals (4 out of 12 cases)

67% of appeals dismissed on refusals (8 out of 12 cases)

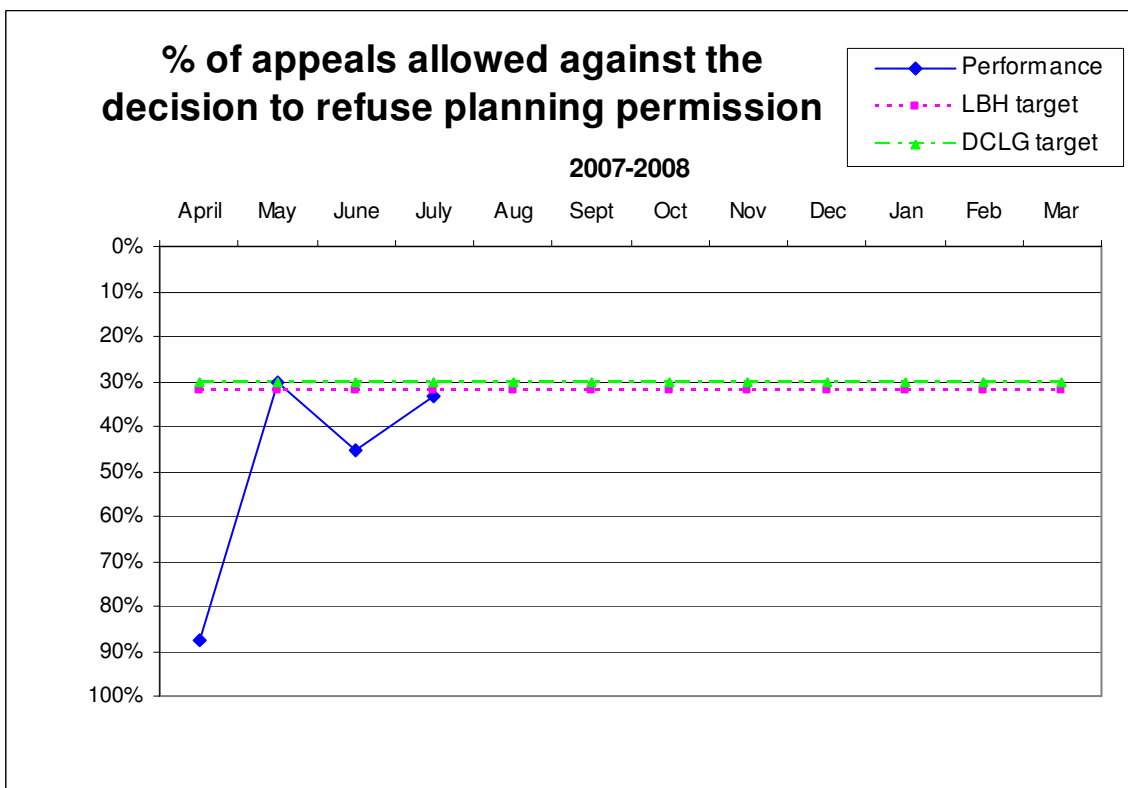
Year Performance – 2007/08

In 2006/07 up to the end of July there were 41 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

46.3% of appeals allowed on refusals (19 out of 41 cases)

53.7% of appeals dismissed on refusals (22 out of 41 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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PLANNING COMMITTEE REPORT FOR SEPTEMBER 2007

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS COMPLETED	2 Roslyn Road, N15 – Unauthorised Extension	10/07/07
	3 Cranley Gardens, N10 – Unauthorised Residential Conversion	12/07/07
	Unit 3c, Millmead Industrial Estate, N17 – Unauthorised Change of Use	18/07/07
	39 Ladysmith Road, N17 – Unauthorised Residential Conversion	20/07/07
	178 High Road, N15 – Unauthorised Window Replacement	20/07/07
	109 Woodlands Park Road, N15 – Unauthorised Residential Conversion	20/07/07
	Unit 1, Gaunson House, Markfield Road, N15 – Unauthorised Change of Use	20/07/07
	Unit 5, Gaunson House, Markfield Road, N17 – Unauthorised change of Use	20/07/07
	146 Carlingford Road, N15 - Unauthorised Change of Use	20/07/07
	76 Scales Road, N17 – Unauthorised Residential Conversion	20/07/07
	20 Lordship Lane, N17 – Unauthorised Alteration to Shop Front	20/07/07
	9 Black Boy Lane, N15 - Unauthorised Residential Conversion	23/07/07
	11 Alroy Road, N4 – Unauthorised Erection of Structure	23/07/07
	65 Peabody Cottages, N17 - Unauthorised Residential Conversion	26/07/07
	67 Peabody Cottages, N17 - Unauthorised Window Replacement	26/07/07
	24 Oulton Road, N15 - Unauthorised Residential Conversion	31/07/07
9 Daleview Road, N15 - Unauthorised Residential Conversion	01/08/07	
S.330 - REQUESTS FOR INFORMATION SERVED	65 Peabody Cottages, Lordship Lane, N17 - Unauthorised Residential Conversion	11/07/07
	67 Peabody Cottages, Lordship Lane, N17 - Unauthorised Window Replacement	11/07/07
	39 Ladysmith Road, N17 - Unauthorised Residential Conversion	11/07/07
	178 High Road, N15 - Unauthorised Window Replacement	11/07/07
	109 Woodlands park Road, N15 - Unauthorised Residential Conversion	11/07/07
	Unit 58, Millmead Industrial Estate, N17 – Unauthorised Change of Use	11/07/07
	Unit 1, Gaunson House, Markfield Road, N15 - Unauthorised Change of Use	11/07/07
	Unit 5, Gaunson House, Markfield Road, N17- Unauthorised Change of Use	11/07/07
	146 Carlingford Road, N15 - Unauthorised Change of Use	11/07/07
	76 Scales Road, N17 - Unauthorised Residential Conversion	11/07/07
	20 Lordship Lane, N17 - Unauthorised Alteration to Shop Front	11/07/07
	North Middlesex Cricket Club, Crouch End Playing Fields, N8 - Unauthorised Erection of Structure	26/07/07
	47 Palace Road, N11 - Unauthorised Window Replacement	27/07/07
41 Cromwell Avenue, N6 - Unauthorised Window Replacement	27/07/07	
ENFORCEMENT NOTICES SERVED	43 High Road, N22 - Unauthorised Erection of Structure	05/07/07
	187 Lordship Lane, N17 – Not in Accordance with Permission	05/07/07
	Unit 4, Gaunson House, Markfield Road, N15 - Unauthorised Change of Use	05/07/07
	58 – 60 High Street, N8 - Unauthorised Erection of Structure	05/07/07
	107 North View Road, N8 - Unauthorised Erection of Structure	05/07/07
STOP NOTICES SERVED		
BREACH OF CONDITION / PLANNING CONTRAVENTION NOTICES SERVED	144 Fairfax Road, N8 - Unauthorised Residential Conversion	26/07/07
	39 Eldon Road, N22 - Unauthorised Residential Conversion	27/07/07
PROSECUTIONS SENT TO LEGAL		
APPEALS/ATTENDANCE		

SUCCESSFUL PROSECUTIONS		
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN		



Haringey Council

Agenda item:

[No.]**Planning Committee****3rd September 2007**Report Title: **Draft Lawrence Road Planning Brief (SPD) & Sustainability Appraisal**

Forward Plan reference number (if applicable):

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

Wards affected: Tottenham Green

Report for: Non-Key Decision

1. Purpose

- 1.1 To report the outcome of the recent public consultation exercise in respect of the Draft Lawrence Road Planning Brief and accompanying Sustainability Appraisal. The statutory consultation period commenced on 7th May and ended on 18th June 2007.
- 1.2 To proceed towards adoption of the amended Draft Lawrence Road Planning Brief as a Supplementary Planning Document (Appendix 1).

2. Introduction by Cabinet Member (if necessary)**3. Recommendations**

- 3.1 That the Planning Committee notes the proposed amendments to the Draft Lawrence Road Planning Brief.
- 3.2 That the Committee recommends that the amended Draft Lawrence road Planning Brief and Sustainability Report be adopted by Cabinet as a Supplementary Planning Document (SPD).

Report Authorised by: Shifa Mustafa, Assistant Director, PP&D

Signed:  Dated:  August 2007

Contact Officer: Jimmy Jemal, Team Leader Projects (Ext 5527)

4. Director of Finance Comments

4.1 The report concludes that a planning brief based on mixed-use development is the best way forward as regards meeting the Council's regeneration, investment and sustainability aims. Future firm proposals for site development should try to ensure maximum benefit for the Council in terms of planning gains for environment / infrastructure improvements. The costs of developing the planning brief will need to be contained within the approved cash limit for Planning, Policy and Development business unit.

5. Head of Legal Services Comments

5.1 The Acting Head of Legal Services supports the recommendation and in particular the inclusion of a requirement for a Section 106 obligation for each planning application that B1 space will be occupied for a minimum of 5 years. The incorporation of industrial or commercial elements into the proposals, and 100% occupancy will be important in achieving success in this initiative

6. Local Government (Access to Information) Act 1985

6.1 Background documents include:

- The Mayor's London Plan (2004)
- L.B. Haringey Adopted UDP (July 2006)
- Draft North London Sub-Regional Development Framework
- Lawrence Road Baseline Business Survey (May 2005)
- PPS 1 Delivering Sustainable Communities (2005).
- PPS 3 Housing (2006).
- PPG 4 Industry, Commercial development & Small Firms (1992).
- PPS 12 Local Development Frameworks (2004).
- DCLG Sustainable Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper (September 2004).
- DCLG Making The System Work Better - Planning At Regional And Local Levels (July 2002).
- The Town and Country Planning (Local Development) (England) Regulations 2004.
- The Environmental Assessment of Plans and Programmes Regulations 2004.
- Sustainability Appraisal Report (October 2006).
- L.B. Haringey Local Development Scheme (April 2006).

6.2 These documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background documents should contact Jimmy Jemal on (020) 8489 5527.



7. Executive Summary

- 7.1 Lawrence Road is a former employment area covering some 3.76 hectares, which is under increasing pressure to change. This is due mainly to the decline in the clothing industry, which has resulted in the loss of employment opportunities, and left a high proportion of buildings vacant. The road has poor environmental quality, and suffers from fly-tipping, graffiti and anti-social behaviour. Lawrence Road is clearly in need of regeneration. Following a change in its planning designation, the UDP now considers the area suitable for mixed-use development; and that a planning brief should be prepared to guide regeneration.
- 7.2 The draft planning brief was the subject of a six-week period of statutory public consultation between 7th May and 18th June 2007.
- 7.3 The consultation attracted almost 250 written comments; in objection and support, from 33 respondents. The main issues included: height, density, design, affordable housing, and the provision of public open space. In addition, 95 completed questionnaires were returned. All comments have been considered and taken into account, and where appropriate, the Planning Brief and Sustainability Appraisal have been amended.

8. Background

8.1 Location

The draft planning brief covers the land and buildings sited to the east and west of Lawrence Road, along the stretch between Clyde Road to the north and West Green Road to the south. The buildings comprise mainly multi-storey blocks; a significant number of which are vacant and under utilised. The majority of occupiers are, or were, in industrial manufacturing use, with live/work development at number 28 Lawrence Road. The Clyde Circus Conservation Area surrounds the site on all sides. To the north of the site lies Philip Lane Local Shopping Centre, with West Green Town Centre to the south.

8.2 Planning Context

Lawrence Road was originally designated as a Defined Employment Area (DEA) in Haringey's 1998 UDP. When the new UDP was adopted in July 2006, the area was taken out of the DEA designation and put forward as 'Site Specific Proposal 27' which allows for mixed-use development; including employment and residential. It also proposed that a planning brief should be prepared for the area.

8.3 The Lawrence Road Baseline Survey (May 2005)

A survey of Lawrence Road was completed in May 2005. The purpose was to gather information about the characteristics of the established business community that would be used to inform production of a planning brief. The survey concluded that:

- Given the high and increasing vacancy rates there is an urgent need for regeneration.
- Road safety and environmental improvements are required.
- Significant investment is required to provide modern buildings and facilities.
- Land uses should be diversified, with an emphasis on providing high-quality residential and live / work units.
- Need to provide more continuous use and activity, so leisure uses should be expanded with the introduction of cafes, bars, restaurants and community clubs.
- A critical mass of change is needed, which could be achieved by a high-quality, flagship development at one of the sites that would act as a catalyst to attract investment.
- Need to accommodate high density, mixed use business and residential units, together with appropriate retail and leisure facilities.
- Improve public realm and introduce a sustainable transport strategy.
- A planning brief is required in order to secure a comprehensive, high-quality development.

9. The Draft Planning Brief

9.1 A draft planning brief for Lawrence Road was prepared that would provide an overarching framework for residential-led, mixed-use development; which included housing and commercial uses (employment, small-scale retail, leisure, education / training, community, live / work etc.)

9.2 Once adopted, the brief would be used to assess any future planning applications and help ensure that the Council's objectives are met. It would provide detailed advice on the acceptable form of development; which includes building heights, residential density, the mix of uses, the appropriate housing mix including affordable housing and provision of family-size homes, design guidance, requirements for sustainable development, car-parking, S106 obligations and the mechanism by which the redevelopment would be delivered.

10 Sustainability Appraisal

10.1 A sustainability appraisal, which meets the legislative requirements, was undertaken and the impact of the draft planning brief assessed in respect of its sustainability effects. The sustainability appraisal indicated that a mixed-use scheme, as proposed in the draft planning brief, would result in a more sustainable

form of development as opposed to purely residential or commercial use. The current uses along Lawrence Road are clearly unsustainable.

11. The public consultation process

11.1 At its meeting on 17th April 2007, Planning Application Sub-Committee (PASC) was asked to consider the public and stakeholder consultation strategy in respect of the Draft Lawrence Road Planning Brief. PASC agreed the consultation strategy, and Council officers were given a mandate to undertake the required statutory consultation.

11.2 It was agreed that following a six-week period of statutory public consultation, Haringey Council would analyse the responses, and amend the draft document as appropriate before presenting it to Planning Committee for approval; along with a recommendation that it be adopted by Cabinet as a Supplementary Planning Document (SPD).

11.3 Statutory Consultation

The public consultation process in respect of the Draft Planning Brief commenced on 7th May and ended on 18th June 2007. The strategy undertaken complied the Government's statutory requirements, and with the Council's Draft Statement of Community Involvement. The consultation was extensive and wide-ranging, with the main documents made available in different languages and formats upon request. The strategy included:

- Advertisement (public notice) published in a local newspaper with borough-wide circulation.
- Planning Brief and Sustainability Appraisal made available for inspection at 639 Tottenham High Road and three local libraries.
- Article in Haringey People Magazine, distributed to all households.
- Approximately 2,300 summary leaflet / questionnaires delivered to all addresses with a defined area.
- Approximately 170 leaflets with a covering letter were posted to statutory consultees, adjoining boroughs, ward and neighbouring ward councillors, local community and amenity groups, businesses, land-owners and other stakeholders.
- Exhibition material on display at Marcus Garvey Library for six-weeks.
- Webpage containing the draft documents along with details of how to comment.
- Public meeting / Q&A session for local groups, businesses and individuals held on 24th May 2007 at the West Green Church Baptist Hall

11.4 Consultation Responses

Around 250 separate written comments – both objection and support – were received from 33 respondents; which included individuals, statutory consultees, local businesses, developers, local environmental and amenity groups.

11.5 In addition, the Council received 95 completed questionnaires. The questionnaire posed seven questions regarding the principles of redevelopment. The questions and responses assisted in articulating the aspirations of the community and reflect the comments expressed in the written responses.

11.6 Public consultation - key issues raised

- The brief is welcomed, and mixed-use regeneration is a positive move.
- New development should be low-density, low rise which complements the adjoining conservation area.
- Buildings must be of high quality design, using traditional materials.
- New development must address issues of sustainability
- Trees must be retained, with more provided.
- Good quality, well managed open space, including allotments should be provided.
- Elizabeth Place Park should be expanded.
- Lawrence Road has been run-down deliberately to force a change-of-use
- Community / social facilities should be provided on-site.
- Small, independent local shops should be encouraged.
- There should be more / should be less affordable housing.
- There should be more family-sized accommodation
- High specification, private housing should be constructed.
- Buy-to-let should be discouraged.
- Some existing buildings are worthy of retention.
- Parking and traffic issues must be addressed.
- Live / work should be encouraged.
- An element of employment must be retained, and the proportion stated.
- Designing-out-crime must be integral to redevelopment.
- Appropriate utilities and drainage must be provided.

11.7 Public consultation – GLA / TfL / LDA main comments

- The provisions of the planning brief are generally well supported
- Provision of affordable housing should comply with the London Plan
- References to the London Plan policies should be strengthened
- The London-wide housing target is incorrect and should be amended
- The issues around parking and cycle parking could be made clearer

11.8 Proposed changes to the draft planning brief

- Various references to the London Plan policies have been incorporated.
- PPG 17 (Open Space) and PPS 23 (Pollution Control) are added to the policy context section.
- UDP policies in respect of climate change have been included.
- Acceptable uses have been revised to stipulate retail may only be appropriate along the West Green Road frontage; and hotels are not an acceptable use.
- Explain how proportions of social rented / intermediate housing will be negotiated.

- The brief clarifies that affordable housing provision will be based upon habitable rooms and not units.
- Development adjacent to the park will be designed to provide surveillance.
- The brief will state it is a fundamental aim to encourage sustainable transport
- Reference will be made to cycle parking standards and workplace facilities
- Reference will be made regarding the submission of travel plans
- The use of appropriate public art will be supported.
- The Sustainability Checklist will be strengthened by the inclusion of London Plan policies, the Mayor's Energy Strategy, the GLA SPG on sustainable design and construction, and Haringey's UDP policies.
- The section regarding drainage and utilities will include the requirement to consult Thames Water.
- Development of 70 -72 Lawrence Road will require a full desk-top contamination study, as required by the Environment Agency.
- The brief will make clear that development will be incremental, but within the guidance set-out in the brief.
- The requirement to provide a proportion of employment use will be clarified.
- The list of requirements for planning applications will be increased.
- The Planning Obligations section will include a reference to the tests of Circular 05/2005; and the requirement that each site should contribute towards a general funding pool for physical / social infrastructure projects.
- S106 will be used to seek a commitment by end users to occupy B1 space for a minimum of 5 years.
- S106 in respect of health and community facilities will include crèche, after-school and other uses.

12. Summary and Conclusion

- 12.1 The Planning Brief defines a vision for a new, residential-led mixed-used development, and sets out how it will be realised. It provides a clear articulation of what is required to bring about a successful, sustainable development that will benefit the existing residents as well as an expanding residential community.
- 12.2 It will provide much needed homes; a significant proportion of which will be affordable. These new homes will be integrated within a mix of other, complementary uses; which could include employment and community uses.
- 12.3 The brief will seek to protect the limited employment that currently exists; whilst presenting new job opportunities. It will help attract the investment required to regenerate the area, by providing developers with greater certainty. It will help to create a safe and secure environment, by encouraging uses that bring the area to life and provide natural surveillance of public spaces.
- 12.4 It will encourage development proposals which achieve high standards of sustainability, and incorporate innovative design, technology and construction solutions to the challenge of climate change.

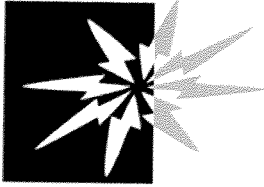
- 12.5 The brief will ensure new development is of the highest design quality; providing developers with the opportunity to create innovative schemes, which respect the surrounding area and demonstrate a consideration of the design and conservation principles.
- 12.6 The momentum for change in Lawrence Road is now well underway, with various developers keen to submit planning applications. It is important that the Council has an adopted planning brief in place which sets the parameters for development and provides a mechanism by which the inevitable change can be managed successfully.

13 Equalities Implications

- 13.1 The planning brief seeks to protect existing employment levels and create new opportunities that may be accessible to local people. The brief seeks to increase provision of a range of housing; including affordable housing, family housing and Lifetime Homes. Community safety will be increased through high-quality, urban design and improvements to the public realm. The planning brief offers prospects for the existing and incoming population in terms of new community or leisure-type facilities which may be provided.

14 Use of Appendices / Tables / Photographs

- 14.1 Appendix 1: Draft Lawrence Road Planning Brief incorporating proposed post-consultation changes.



Haringey Council

LAWRENCE ROAD

Planning Brief
Supplementary Planning Document



Appendix One
Post-Consultation Changes: August 2007

~~Public Consultation Draft~~
~~May 2007~~

CONTENTS

EXECUTIVE SUMMARY

1.	INTRODUCTION	
1.1	Purpose of the Brief	5
1.2	The Vision	5
1.3	Objectives	5
2.	ABOUT THE PLANNING BRIEF	
2.1	Public Consultation	7
2.2	Status of the Planning Brief	7
2.3	Sustainability Appraisal	8
3.	SITE AND LOCAL AREA INFORMATION	
3.1	The Brief Site	9
3.2	Historical Context	10
3.3	The Surrounding Area	10
3.4	Transport and Access	11
3.5	Characteristics	12
4.	PLANNING POLICY CONTEXT	
4.1	Government Planning Policy Guidance	13
4.2	The Mayor's London Plan	15
4.3	Local Planning Background	<u>15</u>
4.4	Relevant Planning History	<u>20</u> <u>21</u>
5.	LAND USE CONSIDERATIONS	
5.1	Current Land Uses	<u>21</u> <u>22</u>
5.2	Future Uses	<u>23</u> <u>24</u>
5.3	Mix and Balance of Uses	<u>24</u> <u>25</u>
5.4	Density	<u>24</u> <u>26</u>
5.5	Affordable Housing	<u>25</u> <u>26</u>
5.6	Housing Mix	<u>27</u> <u>25</u>
5.7	<u>Accessibility and Lifetime Homes</u>	<u>26</u> <u>27</u>
5.8	Employment	<u>26</u> <u>27</u>
5.9	Live/Work	<u>26</u> <u>28</u>
5.10	Retail	<u>27</u> <u>28</u>
5.11	Public Open Space	<u>27</u> <u>29</u>

6.	TRANSPORT	
6.1	Background	<u>2830</u>
6.2	Car and Cycle Parking	<u>2830</u>
6.3	Access <u>Parking provision: Transport Assessments and Travel Plans</u>	<u>3031</u>
6.4	Transport Assessment and Parking <u>Pedestrians</u>	<u>3130</u>
6.5	Pedestrians <u>Access</u>	<u>3033</u>
6.6	Disabled Access	<u>3133</u>
7.	DESIGN AND CONSERVATION CONSIDERATIONS	
7.1	Context and Location	<u>3234</u>
7.2	Building Heights, Building Lines and Boundary Treatments	<u>3234</u>
7.3	Public Realm	<u>3436</u>
7.4	Junction of Lawrence Road and West Green Road	<u>3436</u>
7.5	Landscape	<u>3537</u>
7.6	Crime Prevention	<u>3537</u>
7.7	Materials And Typology	<u>3638</u>
7.8	Sustainability Checklist	<u>3638</u>
8.	INFRASTRUCTURE AND ENVIRONMENTAL CONSIDERATIONS	
8.1	Contamination	<u>3941</u>
8.2	Noise	<u>3941</u>
8.3	Utilities And Drainage	<u>3941</u>
9.	IMPLEMENTATION	
9.1	The Approach to Development	<u>4043</u>
9.2	Requirements for Planning Applications	<u>4043</u>
9.3	Requirements for Planning Obligations	<u>4541</u>
10.	GLOSSARY	<u>4447</u>
	ANNEX : CONSULTATION STATEMENT	<u>49</u>

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EXECUTIVE SUMMARY

This document is the planning brief for Lawrence Road. The road is situated between West Green Road and Clyde Road, to the north of the West Green Road shopping centre. Lawrence Road is comprised of buildings used predominantly for employment, of which a relatively high proportion is vacant. The area has the potential to become a thriving community providing a mix of uses, with employment, residential and other uses co-existing.

Lawrence Road has been identified in Haringey's Unitary Development Plan as an area ~~suitable that can be used~~ for mixed use; employment and residential. This is a major change from past plans where the area was identified for employment use only.

Following public consultation and revision, the brief ~~has been~~ will be adopted by the Council to provide guidance for development control purposes. It will help ensure that planning applications meet the objectives that have been set out for ~~the~~an area.

The objective is to achieve the highest standards of sustainable urban design and development, through an overall revitalisation of the road.

The brief addresses the economic and employment changes affecting the area; the lack of investment, the rise in crime on the road, the environmental problems and the need to change the restraints on the use of land. The Council aims to strengthen the road's competitiveness, attract investment, create safer communities, provide sustainable transport and housing, and improve the overall environment. The brief is, therefore, part of a holistic approach to transforming Lawrence Road.

In order to maximise potential and make more efficient use of previously developed land, mixed-uses are appropriate. It is envisaged that there will be residential and live/work developments together with more intensive employment uses. Residential and the appropriate form of employment can co-exist. Other uses will be acceptable providing they do not adversely impact on neighbouring residential amenities or the economic viability of neighbouring town centres.

Where appropriate, planning agreements will be negotiated for the provision of affordable housing, education, environmental improvements and public open space.

The re-development of Lawrence Road presents an exciting opportunity to rejuvenate the area whilst working towards Haringey's and London's strategic goals. The undertaking of a sustainability appraisal ~~has~~ will ensured that the guidance in this brief and any new development meets the objectives of sustainable development in environmental, economic and social terms.

I. INTRODUCTION

I.1 PURPOSE OF THE BRIEF

- I.1.1 The Council has prepared this Planning Brief to guide the future re-use and development of Lawrence Road. The road is in urgent need of regeneration due to the increasing level of vacant and redundant buildings. Competing business centres have benefited from significant investment in modern buildings and facilities, whereas Lawrence Road has not kept pace.
- I.1.2 The purpose of the Brief is to provide clear planning guidance for the sustainable regeneration and redevelopment of Lawrence Road. The Brief will facilitate a co-ordinated approach to development that will provide new jobs and homes. It sets out the principles and parameters for development to achieve the vision. This includes planning policy advice for future planning applications, the nature of acceptable development, potential re-uses, urban design requirements and potential S106 Planning Obligations. It will help ensure that planning applications meet the objectives that have been set for the area.

I.2 THE VISION

- I.2.1 Lawrence Road is comprised of buildings predominantly in employment use. There is a relatively high proportion of vacant floorspace, with increasing pressure for changes of use, particularly to residential. The road also suffers from a poor environment, the fear of crime, anti-social behaviour and traffic problems.
- I.2.2 Therefore, the Council's vision for Lawrence Road is as follows:

"To make Lawrence Road a place where people want to live, work and visit by promoting mixed-use development, improving the quality of the environment and ensuring that any development is sustainable."

I.3 OBJECTIVES

- I.3.1 This vision is based on the following objectives:
- Development that is designed to a high architectural, urban and environmental standards; and meets the requirements for sustainable design and construction.
 - To retain employment generating uses on the road.
 - The need to provide decent and safe homes, ~~a significant proportion~~ 50% of which should be in the form of affordable housing, including shared ownership/key worker accommodation in accordance with Council policy and having regard to the need to create a mixed community.
 - The need to enhance and improve the local environment for the benefit of the local and wider community.

- To reduce crime and the fear of crime, and anti-social behaviour.
- To encourage a mix of uses which helps promote economic development.
- To ensure a comprehensive approach to development where each and every part of the road is dealt with in a co-ordinated, coherent and integrated manner.
- To ensure that any development takes into account any adverse impact on the amenities of neighbouring and future residential and business occupiers.
- To ensure that schemes have sufficient value, so as to meet the above objectives.

2. ABOUT THE PLANNING BRIEF

2.1. PUBLIC CONSULTATION

- 2.1.1 Haringey Council's Planning Applications Sub-Committee (PASC) considered a draft version of this Planning Brief for public consultation on 17th April. Statutory public consultation on the draft brief commenced on 7th May and ended on 18th June 2007.
- 2.1.2 Following the consultation period, the Council ~~will~~ considered all responses, and amended the draft document ~~the draft document amended~~ as appropriate. The results of the public consultation exercise and the amended planning brief ~~were~~ will be reported back to Planning Committee before being presented to the Council's ~~Cabinet~~ Executive for adoption as a 'Supplementary Planning Document' (SPD). ~~An indicative timetable for adoption is provided below~~ The timetable for adoption is set-out below: -

Adoption Process	Date
PASC for public consultation approval	17 th April 2007
Public Consultation (6 weeks)	7 th May to 18 th June 2007
PASC for approval of amended brief	August <u>3rd September 2007</u>
Council's Cabinet for adoption as SPD	September <u>16th October 2007</u>

- 2.1.3 A separate report ~~has been~~ or appendix to this brief, will be produced which ~~outlining the public consultation strategy.~~ This ~~will~~ includes a summary of any representations received, the issues raised, the Council's response and any resulting changes to the planning brief.
- 2.1.4 The Consultation Statement which summarises the consultation strategy and findings at the pre-production stage of the Lawrence Road planning brief, as well as the formal consultation strategy, is appended.
- 2.1.5 If a planning application is submitted, further public consultation will take place as part of the development control process before any decision is made, and the public will be able to make representations regarding the specifics of any proposal.

2.2. STATUS OF THE PLANNING BRIEF

- 2.2.1 This ~~draft~~ planning brief has been prepared within the context of Government guidance, the Mayor's London Plan, the London Borough of Haringey adopted Unitary Development Plan (UDP) and other relevant supplementary planning guidance notes. Following the statutory consultation period, the draft brief ~~will be amended as appropriate, after which it will~~ has been adopted by the Council as a Supplementary Planning Document (SPD). The planning brief will be a strong material planning consideration and afforded significant weight when used to determine planning applications at Lawrence Road.

2.3 SUSTAINABILITY APPRAISAL

- 2.3.1 This brief has been prepared with a view of contributing to the achievement of sustainable development. In essence, this involves ensuring a better quality of life for everyone; now and for future generations.
- 2.3.2 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to carry out sustainability appraisals for Supplementary Planning Documents such as the Lawrence Road Planning Brief. European Directive 2001/42/EC also requires that Strategic Environmental Assessments be carried out for certain types of plans, which set out a framework for future development consents and that are likely to have significant environmental effects.
- 2.3.3 A sustainability appraisal report has been carried out in conjunction with the preparation of this planning brief, which meets the above regulatory requirements through a single appraisal process. Its main purpose is to appraise the social, environmental and economic effects of the brief, from the outset of the preparation process, so that decisions can be made that achieve sustainable development. ~~This appraisal will be presented in a separate report, which will also be the subject of public consultation in conjunction with this brief.~~
- 2.3.4 The Council has also produced a sustainability checklist which ~~sets out~~ highlights the issues that should be addressed as part of any planning application and development. The checklist is set out in paragraph 7.8 of this document.

3. SITE AND LOCAL AREA INFORMATION

3.1. THE BRIEF SITE

3.1.1 The planning brief area relates to the land and buildings on that part of Lawrence Road which is situated between Clyde Road and West Green Road. It has an area of 3.76 hectares and includes the following buildings:

- 45 to 113 (odd) Lawrence Road.
- 28 to 80 (even) Lawrence Road.
- 1 to 3 (inc.) Lawrence Yard.

3.1.2 A plan detailing the site boundary and location of the relevant buildings is provided below in **Figure 1**.

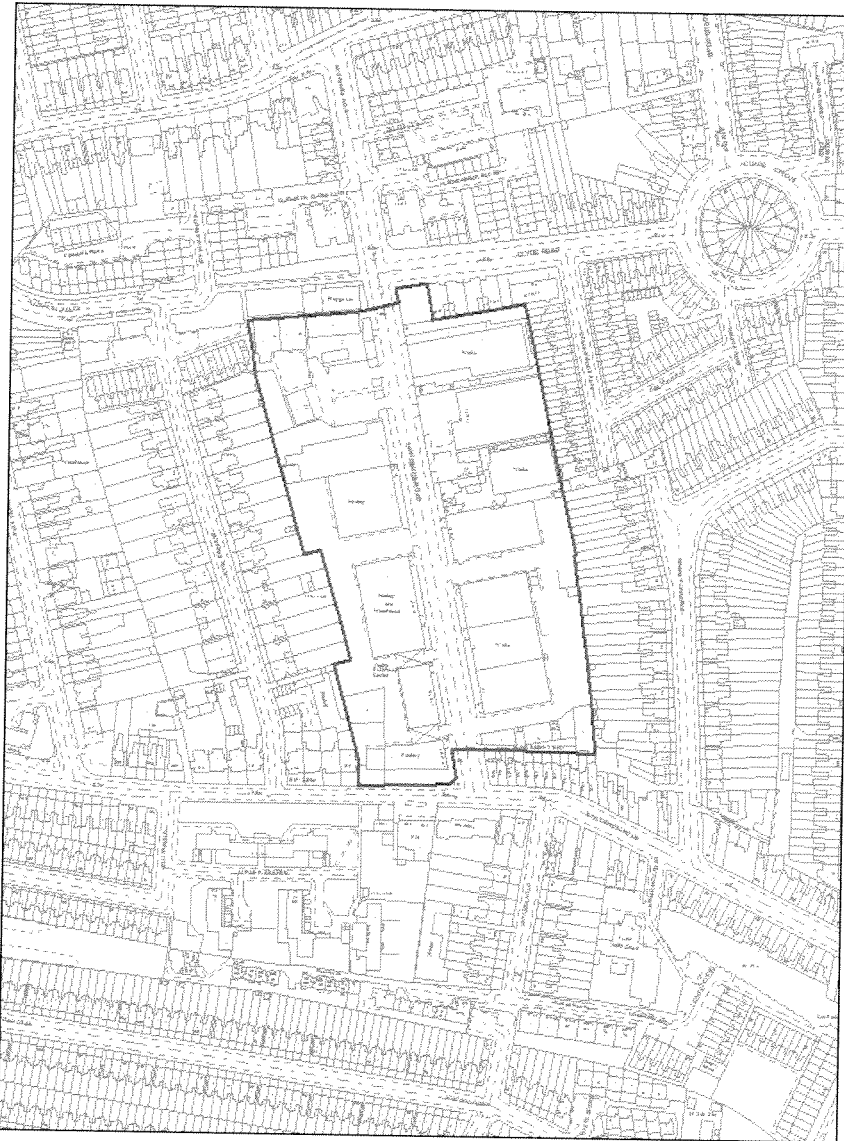


Figure 1: Lawrence Road Planning Brief Area

3.2 HISTORICAL CONTEXT

- 3.2.1 The buildings at Lawrence Road were developed mainly between the years 1968 to 1970 and constructed of industrialised, pre-cast multi-storey slab blocks. They were used intensely by the clothing industry throughout the 1970s and early 1980s. By the mid-1980s, the UK clothing industry had begun to move to Eastern Europe and China to take advantage of cheap labour costs. Ultimately, the local market could not compete and has been in decline ever since. In 2005, 34% of the buildings were vacant, with vacancy rates continuing to rise as leases expire.

3.3 THE SURROUNDING AREA

- 3.3.1 The Clyde Circus Conservation Area surrounds the site on all sides. This area comprises a mix of mid-Victorian villas and later Victorian and Edwardian terraces, with commercial streets to its northern and southern edges. The conservation area is relatively well defined by main roads and the railway. The northern and southern edges of the conservation area are formed by Philip Lane and West Green Road respectively. The eastern edge is defined by the boundary formed by the railway cutting. To the western edge, the boundary is partly defined by the distinction between Victorian housing and the mid-late 20th Century housing on Mansfield Road.
- 3.3.2 The area was radically redeveloped in mid 20th Century, and does not possess any buildings of architectural or historic interest that warrant protection by listing. However, it can be argued that the most significant building, in architectural and design terms, is No. 28 Lawrence Road, which was formerly used as a floor cloth factory.
- 3.3.3 There are residential units to the east, west and north of the brief site. To the north at Philip Lane, lie Philip Lane West and Philip Lane East Local Shopping Centres. The southern boundary is characterised by a mix of residential and retail, including West Green Town Centre. This is one of the six main town centres in Haringey and the brief site is situated adjacent to it. Local shopping and town centres provide important services for the local community, and are of borough wide and local importance.



Figures 2: Elizabeth Place Park

- 3.3.4 Elizabeth Place Park was recently opened and is located at the Clyde Road end of Lawrence Road, at the northern boundary of the brief site. This public open space provides an important local amenity.

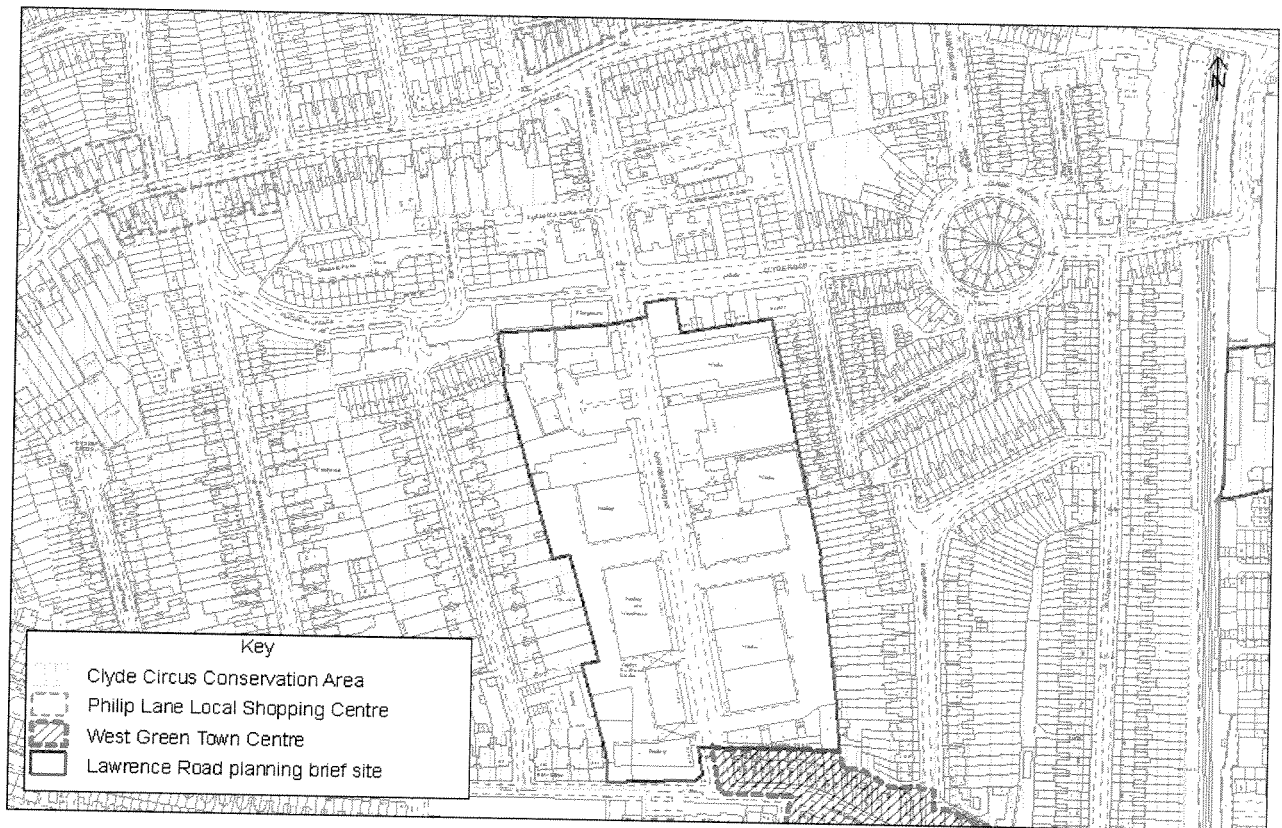


Figure 3: Boundaries of the Conservation Area, Shopping Centres and planning brief site

3.4. TRANSPORT AND ACCESS

- 3.4.1 The area is well connected to the established commercial areas at either end of Lawrence Road. Access appears to be adequate to service the multi storey factory blocks on either side of the road. Many of the buildings have substantial areas of off-street parking at the front and at the rear.
- 3.4.2 Public transport accessibility (PTAL) is ranked into six levels according to the Unitary Development Plan. Six is the highest level of public transport accessibility and one is the lowest. The northern end of Lawrence Road is ranked four and the southern end three, which gives an overall rating of medium accessibility to public transport.
- 3.4.3 There are bus stops on West Green Road for the No. 41 bus, travelling between Archway Station and Tottenham Hale Station. There is also a bus stop on Philip

Lane, situated to the north. Bus route No. 231 travels between Wood Green Station and Upper Walthamstow, and No. 341 travels between Waterloo and Northumberland Park.

- 3.4.4 Seven Sisters Underground Station gives access to the Victoria Line and is situated to the south-east. It is approximately 10 minutes walking distance from the site, along West Green Road. To the west, 20 minutes walking distance along West Green Road is Turnpike Lane Station giving access to the Piccadilly Line.
- 3.4.5 Access to public transport is a particularly important factor in determining the level of off-street car parking required and housing density, for re-use and/or redevelopment proposals.

3.5 CHARACTERISTICS

- 3.5.1 The street has become quieter during the day with the decline of the clothing industry over the past ten years and increasing levels of vacancy. The predominant employment uses mean that at the close of business each day, there is little evening activity or residential population, and consequently little natural surveillance at night. There have been complaints of burglary, vandalism, street robbery, other anti-social behaviour (particularly at night), and a third of the buildings have graffiti and are boarded up. Thus, there has been an increase in crime and fear of crime on the road, due to a lack of evening use, and security and safety measures.
- 3.5.2 The road suffers from poor environmental quality and public realm, including fly tipping and graffiti. There are also parking problems caused by heavy delivery vehicles blocking business accesses and double parking. There is a need for environmental and road safety improvements.
- 3.5.3 Lawrence Road has suffered from under investment, particularly over the past 10 years, and is no longer considered economically viable for solely employment use.

4. PLANNING POLICY CONTEXT

The planning policy framework in which the re-use / development of the Lawrence Road brief area will be considered is provided by relevant Government Planning Guidance, the London Plan, Haringey's Unitary Development Plan and Supplementary Planning Guidance.

4.1. GOVERNMENT PLANNING POLICY GUIDANCE

- PPS1: Delivering Sustainable Development (2005)
- PPS3: Housing (2006)
- PPG4: Industrial, Commercial Development and Small Firms (1994)
- PPS6: Planning for Town Centres (2005)
- PPS12: Local Development Frameworks (2004)
- PPG13: Transport (2001)
- PPG17: Planning for Open Space, Sport and Recreation (2002)
- PPS22: Renewable Energy (2004)
- PPS23: Planning and Pollution Control (2004)
- PPG24: Planning and noise (1994)

4.1.1. **PPS1: Delivering Sustainable Development (2005)** sets out the Government's national policies on different aspects of land use planning. It outlines the overarching planning policies on the delivery of sustainable development, and other aspects of planning including high quality and inclusive design. It states that community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. It promotes economic development to secure higher living standards while protecting and enhancing the environment, and a more efficient use of land through higher density, mixed use development and the use of previously developed land and buildings. A draft Planning Policy Statement 'Planning and Climate Change' has been drawn up to supplement PPS1. The Draft PPS sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable

4.1.2. **PPS3: Housing (2006)** this replacement for PPG3 puts much greater emphasis on brownfield development, more flexibility for local authorities, affordable family housing, good design and tougher environmental standards. The key policy directions are:

- A continued focus on brownfield land, with local authorities prioritising brownfield development
- Greater flexibility for local authorities to determine how and where new homes should be built in their area, with greater responsibility to ensure homes are built
- A new emphasis on family housing, with consideration given to the needs of children; which includes gardens, play areas and green spaces
- Housing and neighbourhoods must be well-designed. Local authorities should refuse planning applications for poor quality schemes.
- Consideration must be given to the environment, sustainability and the need to cut carbon dioxide emissions, together with wider environmental and sustainability considerations

- Affordable housing is a priority

- 4.1.3 **PPG4: Industrial, Commercial Development and small Firms (2001)** encourages continued economic development in a way which is compatible with environmental objectives. It emphasises careful attention to environmental issues makes good economic sense for business and industry. It states that it is preferable for buildings to be used appropriately than to stand wholly or partially empty. In older buildings, particularly those containing retail uses at ground level, the demand for the former mix of uses may have declined as a result of changing circumstances. A flexible attitude with respect to use may therefore be required to enable suitable re-use or new uses to be instituted in under-used space where this might contribute to the preservation of the building or enhancement of the townscape.
- 4.1.4. **PPS12: Local Development Frameworks (2004)** this policy statement sets out Government's policy on the preparation of local development documents, which includes the preparation of supplementary planning documents. It gives advice on the carrying out of sustainability appraisals.
- 4.1.5. **PPG13: Transport (2001)** provides advice on the integration of transport and land use planning to encourage alternative means of travel and reduce reliance on the private car. Reducing the level of car parking in new development is essential in promoting sustainable travel choices, avoiding the wasted costs to business of providing too much parking, and tackling congestion which might otherwise detract from the convenience of car use and other road based transport. It emphasises the importance of taking a flexible approach to car parking standards to achieve the objectives of sustainability, and sets out maximum car parking standards as opposed to minimum.
- 4.1.6. **PPG 17: Planning for Open Space, Sport and Recreation (2002)** describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space which has recreational value. The guidance observes that it is part of the function of the planning system to ensure that through the preparation of development plans adequate land and water resources are allocated for organised sport and informal recreation. It says that local planning authorities should take account of the community's need for recreational space, having regard to current levels of provision and deficiencies and resisting pressures for development which conflict with the wider public interest.
- 4.1.7. **PPS22: Renewable Energy (2004)** sets out the Government's policy in respect of the development of renewable energy resources. Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government's sustainable development strategy:
- Social progress which recognises the needs of everyone.
 - Effective protections of the environment.
 - Prudent use of natural resources.
 - Maintenance of high and stable levels of economic growth and development.
- 4.1.8 It states that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.

4.1.9 **PPS 23: Planning and Pollution Control (2004)** is intended to complement the new pollution control framework under the Pollution and Prevention Act 1993 and PPC Regulations 2000.

4.1.10 **PPG24: Planning and Noise (1994)** advises on handling new developments which may have a noise impact on existing uses. In order to minimise the possible impact, local planning authorities are advised to:

- Wherever possible, site noisy development away from noise-sensitive land uses.
- Use conditions or planning obligations to control or reduce noise levels where a separation of land uses cannot be achieved.
- Through development plans, developers and local communities should be given a degree of certainty about the areas certain types of development would be acceptable.

4.1.11 The Secretary of State considers that housing, hospitals and schools should generally be considered as noise sensitive development, but other developments and uses can be included within this definition and, if so, these should be explained in the development plan.

4.1.12 This guidance introduces the concept of Noise Exposure Categories (NEC), ranging from A to D. Category A represents circumstances where noise is unlikely to be a determining factor, whereas category D relates to a situation where planning permission should normally be refused.

4.2. THE MAYOR'S LONDON PLAN (2004)

4.2.1 The London Plan was adopted in February 2004, and has undergone subsequent alterations. It provides the strategic planning framework for Greater London within which the site's future potential should be considered. The Plan seeks to develop London-based policies on interwoven themes of strong, diverse long-term economic growth, social inclusiveness and environmental improvements.

4.2.2 The efficient re-use of land and resources in a sustainable manner is an important component of the Plan's guidance. In it the Mayor seeks the maximum provision of additional housing and promotes policies that meet, or exceed, the targets set by him for the whole of London. The Mayor expects London to provide 30,500 additional homes each year until 2016; to which Haringey will have to contribute. The Mayor also London Plan Policy 3A.7 requires that 50% of those homes provided should be affordable.

4.2.3 The principles of inclusive design underpin the London Plan and are fundamental in achieving the aim of social inclusion. Policy 4B.5 states that all future development should meet the highest standards of accessibility and inclusion. Policy 4B.6 seeks to ensure future developments meet the highest standards of sustainable design and construction. It is a key objective that the development at Lawrence Road is sustainable. Policy 2A.1 promotes the concept of sustainable development which underpins all of the proposals contained within this planning brief.

4.2.4 GLA Sustainable Design and Construction SPG (2006) provides guidance on the way that Policy 4B.6 can be implemented to meet the London Plan objectives. Haringey Council will expect proposals to employ environmental best practice to meet the Mayor's preferred standards as set-out in the SPG.

4.3. LOCAL PLANNING BACKGROUND

4.3.1 HARINGEY UNITARY DEVELOPMENT PLAN

4.3.2 The Unitary Development Plan (UDP) was adopted in July 2006. It sets out the Council's borough wide statutory planning policies and should be consulted in preparing any planning application. Section 54A of the Town and Country Planning Act 1990 states that in determining planning applications, such applications shall be determined in accordance with the relevant development plan unless material considerations indicate otherwise.

4.3.3 HARINGEY SUPPLEMENTARY PLANNING GUIDANCE NOTES

4.3.4 The Council has prepared a number of supplementary planning guidance notes (SPGs) that provide additional advice on a particular topic or policy areas, which stem from and expand upon UDP policies. The Council has also produced Code of Practice Notes 1 and 2. SPGs are material considerations and will be taken into account when assessing planning applications.

4.3.5 SITE SPECIFIC PROPOSAL

4.3.6 **Schedule 1: Site Specific Proposals**, of the UDP identifies large sites in the borough where there is potential for development and where development is likely to occur within the plan period (up to 2016). The UDP designates Lawrence Road as Site Specific Proposal 27 (SSP) on the UDP Proposals Map, for mixed residential and employment use with a commitment to prepare a planning brief.

4.3.7 HOUSING

4.3.8 **Policy HSG1: New Housing Development**, of the UDP seeks to provide a range of housing tenures, sizes and types within residential developments and introduces the application of the Sequential Test for selecting locations for new housing development in accordance with PPG3. The policy also explains that where additional housing creates a need for ancillary community facilities, such as education or health facilities, a contribution towards meeting that need is provided. These issues are explained in more detail by **SPG 10c: Educational Needs Generated by New Housing Development and Planning Obligation Code of Practice No. 2: Health**.

4.3.9 **Policy HSG2: Change of Use to Residential**, of the UDP allows the change of use to residential provided, the building is not in a defined employment area, open space is not lost, it is not within a primary or secondary shopping frontage, and the building can provide satisfactory living conditions.

4.3.10 Changes of use to housing allow the Council to work towards its housing target whilst ensuring that there is no detrimental impact on the borough in terms of loss

of employment, retail and open space.

- 4.3.11 **Policy HSG9: Density Standards**, of the UDP encourages residential densities in the range of 200 – 700 hrh. However, in areas with good public transport accessibility (PTAL levels of 4 – 6, refer to paragraph 6.2.1); for developments comprising predominately flats; or within mixed used schemes the Council may allow up to 1100 hrh.
- 4.3.12 The Council's **SPG 3a: Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes**, contains the methodology used for calculating density. In the order to achieve the objectives of this document it is important that the form and mix of development is balanced and consistent throughout the planning brief site. Therefore when calculating density for individual development sites, the residential site area shall be taken to be the net area of the actual site plus half the width of Lawrence Road, up to a maximum of 6 metres.
- 4.3.13 **Policy HSG10: Dwelling Mix** requires an appropriate mix of dwelling types and sizes in order to meet the housing needs of the local community.
- 4.3.14 The requirements for dwelling mix are covered in more detail in **SPG 3a**.
- 4.3.15 **Policy HSG 4: Affordable Housing**, of the UDP states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet the overall borough target of 50%.
- 4.3.16 Haringey is polarised both socially and economically, with high levels of deprivation in eastern parts of the borough and relative affluence in the west. Social rented accommodation is concentrated in the east of the borough and there is an opportunity to redress the imbalance to promote other types of affordable housing, in particular key worker schemes, which can help to develop mixed and balanced communities. Therefore, the Council will negotiate different proportions of social rented and intermediate housing having regard to the existing proportion of social rented provision in an area, the overall amount of affordable housing proposed, the suitability of the site and location for family housing, individual site costs, the availability of public subsidy and other planning requirements.
- 4.3.17 The provision of new affordable housing to meet housing need is a key priority for the UDP and the Council's Housing Strategy. To achieve this objective it is proposed that a borough wide target of 50% social rented and 50% intermediate be adopted as a guide to inform negotiations on planning applications. Further guidance on targets for different parts of the borough may be provided as part of the proposed new SPD on housing.
- 4.3.18 The Council recognises that in some cases it may not be financially viable to provide the full amount of affordable housing as required. In these cases the Council will request that the developer provides a financial appraisal e.g. the GLA Three Dragons Toolkit, of the scheme so that a fair contribution can be agreed. More detail on affordable housing can be found in **SPG 10b: Affordable Housing**.
- 4.3.19 **EMPLOYMENT AND ECONOMIC ACTIVITIES**
- 4.3.20 **Policies EMP 2 and 3** of the UDP seek to protect and enhance, existing land and buildings in commercial uses (use classes B1, B2, B8) to other uses.

4.3.21 **Policy EMP4** of the UDP states that planning permission will be granted to redevelop or change the use of land and buildings in employment generating uses under defined circumstances. That is where the land or building is no longer suitable for employment use on environmental, amenity and transport grounds and there is evidence of an unsuccessful marketing/advertisement campaign over a period of 18 months, or the redevelopment or re-use of employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

4.3.22 **COMMUNITY, LEISURE AND HEALTH FACILITIES**

4.3.23 The Council's objective is to increase the overall stock of good quality community facilities in the Borough. It will seek to achieve this through the protection of existing leisure facilities (**Policy CLT2**) and the provision of new facilities where there is a local need (**Policy CLT1**).

4.3.24 The Council wants to ensure that sufficient health facilities are provided throughout the Borough and that they are in close proximity to where people actually live. **Policy CWI** of the UDP sets out a criteria based approach in respect of the appropriate locations for the provision of health facilities. **Policy CWI** deals with the provision of new community/health facilities, and **Policy CW2** seeks to protect existing community facilities. Detailed guidance is provided in **SPG 1b: Buildings Suitable for Community Use**.

4.3.25 **TRANSPORT AND CAR PARKING**

4.3.26 The Strategic Transport Policies of the UDP (**Policies M 1-8**) seek to integrate land use and transport policies. Within this, the Council will prioritise the needs of pedestrian and cyclists, and will promote existing public transport services and facilities. These objectives are set against the aim of reducing the relative attractiveness of the private car.

4.3.27 **Policy M10** of the UDP sets out the Council's Parking Standards for a variety of land uses, the specific requirements. Appendix 1 of the UDP details the car parking standards for new development. **SPG 7a Vehicle and Pedestrian Movement**, sets out detailed guidance on the design of new carriageways, footways, parking spaces, lighting, refuse and emergency access etc.

4.3.28 **Policy UDI** of the UDP sets out the requirements for Transport Assessments (TA) and Travel Plans, and table 2.1 explains this in more detail. Detailed guidance on the content of a TAs and Travel Plans are set out in **SPG 7c: Travel Assessments and SPG 7b: Travel Plans** respectively.

4.3.29 **DESIGN QUALITY**

4.3.30 **Policies UD 1- 7** of the UDP promotes inclusive and high quality design for future development, and seeks to improve the quality of the built environment. The key objectives are to support sustainable development and promote high quality design, which is sustainable in terms of form, function and input that meets the principles of inclusive design.

4.3.31 **SPG 1a: Design Guidance**, provides detailed design guidance on a wide range of elements including context, building lines, form, rhythm and massing, height and scale, fenestration and architectural style detailing and materials.

4.3.32 **MIXED USE DEVELOPMENTS**

- 4.3.33 **Policy UD6** of the UDP is relevant. It states that where appropriate, developments should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high public transport access (PTAL 4-6) and within major new developments.

4.3.34 **TREE PROTECTION, TREE MASSES AND SPINES**

- 4.3.35 **Policy OPI7** of the UDP seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character by;
- Making tree preservation orders as appropriate.
 - Encouraging tree planting wherever possible and appropriate.
 - Ensuring that, when trees are affected by development, a programme of tree replanting and replacement is approved by the Council.
 - Ensuring that tree planting does not damage utilities infrastructure.

4.3.36 **OPEN SPACE DEFICIENCY AND NEW DEVELOPMENTS**

- 4.3.37 **Policy OSI5** sets out the Council's policy in respect of new developments in areas of open space deficiency. Proposals for major new development will be expected to provide an appropriate area of open space, or improve the access to or the quality of nearby open space. Lawrence Road falls within an area identified as being deficient in public open space.

4.3.38 **LIVE/WORK UNITS**

- 4.3.39 **Policy EMP7** sets out the requirements for live/work units in the Borough and provides that they will only be permitted where;
- They are outside the Industrial Location DEAs.
 - The residential element complies with the Council's standards on dwelling and room sizes and other residential amenity standards.
 - At least a minimum of 25% of the floor area is allocated for workspace, and
 - Where appropriate the proposal complies with policy EMP5.

4.3.40 **NOISE POLLUTION**

- 4.3.41 **Policy ENV6** states that new noise sensitive development should be located away from existing, or planned sources of noise pollution. Potentially noisy developments should be located in areas where ambient noise levels are already high and where measures are proposed to mitigate its impact.
- 4.3.42 Further, where new noise-sensitive development is proposed in areas already exposed to high ambient noise levels, the Council may require an acoustic report to comply with PPG24: Planning & Noise. Mitigation measures will be secured by planning conditions or planning obligations.

4.3.43 **MITIGATING CLIMATE CHANGE**

4.3.44 Policy ENV9 (Energy Efficiency) encourages energy efficiency and a reduction in carbon dioxide emissions. This might be achieved through a range of measures, which include: careful layout, design and landscaping, avoiding mechanical/electrical ventilation systems, providing community heating and CHP where feasible, mixed-use developments and reducing car-use.

4.3.45 Policy ENV10 (Renewable Energy) the UDP requires all major development schemes to provide an energy assessment with their planning application showing an on-site provision of 10% of their projected energy requirement from renewable sources, where feasible. In addition, all major schemes must demonstrate in their energy assessment that the proposed heating and cooling systems have been selected in the order of preference as set-out in the UDP.

4.3.46 CONTAMINATED LAND

4.3.47 Policy ENVI 1 of the UDP deals with contaminated land. All land previously used for industrial, utility or commercial uses in the borough will be regarded as potentially contaminated. For this reason development proposals on potentially contaminated land must be accompanied by risk based assessments of the risk to future site users and other local receptors. **SPG 8f Land Contamination** provides additional guidance on how the Council expects applicants to deal with potentially contaminated land in the borough.

4.3.48 PLANNING OBLIGATIONS

4.3.49 Policy UD8 sets out the Council's policy in respect of planning agreements under section 106 of the Town and Country Planning Act. Refer to section 9.3 of this document.

4.3.50 HARINGEY'S CLIMATE CHANGE ACTION PLAN

4.3.51 Haringey Council has signed-up to the Nottingham Declaration and is in the process of developing an action plan that will help the borough play its part in mitigating climate change; as well as helping to adapt to the impacts of climate change both now and in the future. Major development at Lawrence Road presents the Council with an opportunity to make an impact on future carbon emissions in the borough through its planning controls and expects developers to work pro-actively on assisting the borough make significant achievements in this area.

4.3.52 HARINGEY'S COMMUNITY STRATEGY (2003 – 2007)

4.3.53 The purpose of the Community Strategy is to make changes that will improve the quality of life for people living, working, learning, visiting and investing in the borough. The priorities are to:

- Improve services
- Narrow the gap between the east and west of the borough through: neighbourhood development in the most deprived areas, better access to jobs and training, supporting businesses and attracting investment, better housing for all and developing key sites such as Lawrence Road
- Create safer communities and places
- Improve the environment by: developing civic pride, creating a cleaner

environment, improving transport, and promoting opportunities for relaxation and enjoyment, and

- Raise achievement in education and create opportunities for life-long success.

4.4. RELEVANT PLANNING HISTORY

4.4.1 Lawrence Road has a long history of planning applications dating back to 1949. Recently there have been a number of applications for changes of use that were refused permission because they involved the loss of employment uses and were contrary to the adopted UDP policies. The following are recent planning applications that relate to changes of use:

- No. 28 Lawrence Road: 07.02.01 – Permission was refused for the change of use, conversion and alteration of 2nd, 3rd & 4th floors to create 26 Live/Work units. This decision allowed at appeal. (Planning References HYG/1999/1093 – appeal details APP/Y5420/A/00/1040019). This consent has been implemented.
- No. 28 Lawrence Road: 19.01.05 – Full Planning Permission was granted for partial change of use of property at ground level to Café/Restaurant. Installation of new shop front and provision of extract flue. (Planning Reference HYG/2004/2470). This consent has been implemented.
- No. 45 Lawrence Road: 04.07.00 – Full planning permission was granted for change of use and conversion of property into a community/worship centre. Creation of new access from Lawrence Road. (Planning Reference HYG/2000/0186).
- No.63 Lawrence Road: 19.09.95 – Full Planning Permission was granted for a change of use from first floor B1 (offices) to A3 (restaurant and takeaways). (Planning Reference HYG/1995/0749).

Copies of the plans relevant to these permissions are available for viewing at the Council's offices at 639 High Road, Tottenham, N17 8BD.

5. LAND USE CONSIDERATIONS

The Council has identified Lawrence Road as needing regeneration due to its general economic decline that has resulted in relatively high vacancy rates, underutilised brown field sites and the resulting poor environmental conditions. The Council recognises that in order to reverse this decline and create a positive environment, a flexible approach needs to be taken in respect of the uses at Lawrence Road. It is a predominantly industrial road (as that was all that was permitted under UDP classification of DEA – Defined Employment Area), but the Council intends on changing the use to include a mix of uses, including residential and employment. However, any development proposals are required to comply with the requirements of the Unitary Development Plan, the London Plan, Supplementary Planning Guidance, and guidance contained in this planning brief.

5.1. CURRENT LAND USES

- 5.1.1 The majority (68.5%) of businesses within the brief site, are in the clothing production business or associated activities e.g. storage, distribution of clothing, cleaning, and garment fittings zips (use class B2). Other sectors include the storage and distribution of mail, CDs and Vinyl, which accounts for 10.5% (use class B8). Education and Training, which account for 15.7%, and Design and Printing accounts for 5.3%. There are at least two small cafés on the road and also a live /work development at no. 28 Lawrence Road.

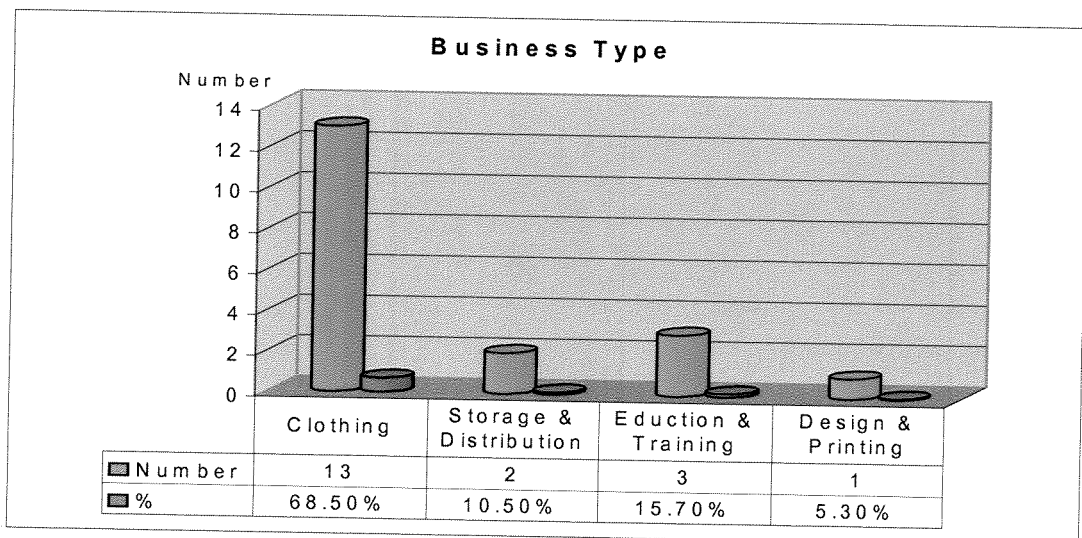


Figure 4: Graph showing Business types on Lawrence Road



Figure 5: Lawrence Road Business Types

5.2 FUTURE USES

- 5.2.1 There is demand to redevelop existing industrial buildings in Lawrence Road for workspaces, live/work units, and residential uses. An example of where this has already taken place is at No. 28 Lawrence Road, where new live / work units occupy a former garment factory. There is also development pressure for a variety of housing types, including mixed-use business /residential schemes.



Figure 6: Live / Work at No.28 Lawrence Road

- 5.2.2 The Council is, therefore, seeking mixed-use schemes for the area; employment and residential that are viable, sustainable, respectful of the surrounding environment, and which comply with planning policies. It is envisaged that proposals for development will be housing-led.
- 5.2.3 The main aim is to ensure that all buildings are occupied with active uses at day and night, so as to reduce crime and the fear of crime on the road through greater footfall and visual surveillance. This could include not only employment uses on the ground floor and above, but also residential and other uses.
- 5.2.4 The table below provides an indication of the potential uses for Lawrence Road. The suggested uses are indicative only and do not constitute a planning approval:

Use Class	Acceptable Use
A1*	Small-Scale Retail
A2*	Professional or Financial Services
A3*	Restaurants and Cafes
A4*	Drinking Establishments
A5*	Hot Food Takeaways
B1	Office Accommodation (including workshops)
C1	Hotels
C2	Residential Institutions
C3	Residential accommodation (including 50% affordable)
D1	Non-Residential Institutions: education/training/health/community
D2	Assembly & Leisure: Arts/Sport
Sui Generis	Live/work
* 'A' class uses may only be acceptable on the West Green Road frontage	

Figure 7: Appropriate land-uses

5.3 MIX AND BALANCE OF USES

- 5.3.1 Mixed-use developments enhance the quality of urban areas by ensuring a vital mix of uses, which improves the opportunities and experiences of those living or working there. This can also aid other planning objectives, such as providing employment and housing, reducing the risk of crime, reducing the need to travel and ensuring that environments are not monotonous mono-functional places in which to live. Due to the scale and content of regeneration required to bring about a sustainable vibrant urban road, it is paramount that an equitable distribution of residential and employment generating uses is achieved throughout the brief area, and at each individual application site.
- 5.3.2 The general principle is to ensure that the re-use of the site is compatible with the Council's aim to improve the quality of the environment and that any development is sustainable. Developers will have to take into account the fact that residential, employment and other uses will be co-existing. The uses need to be compatible with each other so that there is no adverse impact on amenity. The aim is that optimal use of land is made whilst still maintaining a decent environment for all in the present and the future. Therefore any adverse impact on residential amenities by reason of noise, activity or disturbance need to be designed out and mitigated against. Intensive uses that are likely to be detrimental to residential amenity will be situated more appropriately in other areas, such as town centres and industrial employment locations.
- 5.3.3 The Council will encourage a mix of uses that bring vitality to the road; particularly at ground floor level. It is also important that the balance of uses within the site complement each other and the surrounding area, and that people are attracted to live, work and enjoy their leisure at Lawrence Road. Hence, vertical integration is encouraged.

5.4 DENSITY

- 5.4.1 The UDP encourages residential densities in the range of 200 to 700 habitable rooms per hectare (hrh), and higher density up to 1100hrh in areas with good public transport accessibility (PTAL levels of 4 – 6), for developments predominately comprising flats, or within mixed-use schemes. Density ranges will be applied flexibly in light of local circumstances. High-density developments have the advantage of allowing for extra development without taking-up more land. Higher density is also more appropriate to mixed-use development schemes. However, it is important that the quality of design and mix of housing is not compromised.
- 5.4.2 The Council will adopt a 'design-led' approach to density and will take into consideration factors such as the existing character of Lawrence Road, quality of design, range and mix of housing types, and car parking provision. It is considered that Lawrence Road can manage residential development of up to 700 hrh. A case will have to be made for higher densities. The Council will not permit a density of less than 200 hrh in order to ensure the efficient use of previously developed land. Given the existing character of the road, there will be a focus on flats rather than houses to achieve maximum use of the site/s. Lawrence Road is industrial in character and suitable for high density development.

5.5 AFFORDABLE HOUSING

- 5.5.1 In accordance with the London Plan and UDP, affordable housing should be provided to meet an overall borough target of 50%. The London Plan states that within that target, 70% should be social rented and 30% intermediate, of which 50% should be social rented and 50% intermediate. However, different proportions of social rented and intermediate housing will be negotiated according to a number of factors, which include:
- Existing proportion of social rented provision in an area
 - Overall amount of affordable housing provided
 - Suitability of the site and location for family housing
 - Individual site costs
 - Availability of public subsidy and other planning requirements.
- ~~The proportion negotiated will depend upon the location, scheme details or site characteristics.~~
- 5.5.2 Developers should refer to the GLA Three Dragons Affordable Housing Toolkit, which allows the user to test the economic implications of different types and amounts of planning obligation; including the volume and mix of affordable housing sought and amount of public subsidy. It should be noted that affordable housing provision will be based upon habitable rooms and not units.
- 5.5.3 Key worker and other 'intermediate' housing will be promoted as part of a broad mix to meet the spectrum of housing needs within the borough.

5.6 HOUSING MIX

- 5.6.1 The suggested housing mix for the new development at Lawrence Rd. is set out below. The suggested mix accords with the adopted UDP and SPG3a. A mix of social rented and intermediate affordable housing is required to meet housing needs in the borough. The precise housing mix is a matter for negotiation in each case and dependant upon site-specific factors. The Council will seek to maximise the provision of family-size units in order to meet the borough's housing needs. These are as follows:

<u>Dwelling Mix for Private Housing</u>	<u>Percentage</u>
1 Bed	37%
2 Bed	30%
3 Bed	22%
4+ Bed	11%
<u>Dwelling Mix for Affordable Housing</u>	
1 Bed	22%
2 Bed	20%
3 Bed	26%
4+ Bed	32%

5.7 ACCESSIBILITY AND LIFETIME HOMES

- 5.7.1 Compliance with the National Disabilities Standards will be required, in line with current Government guidance through the Disability Discrimination Act and both current and emerging Council Guidance. Current Council guidance on access and facilities for people with disabilities is detailed **SPG4: Access For All – Mobility Standards**.
- 5.7.2 In addition to meeting Part M of the current building regulations, all residential accommodation must be designed to Lifetime Homes Standards, as established by the Joseph Rowntree Foundation, with 10% of all housing types and tenures designed specifically to accept wheelchair users or be easily adapted for residents who are wheelchair users. This accords with the provisions set-out in the Mayor's London Plan and Haringey's UDP. Wheelchair accessible housing must meet the standards set out in the 'Wheelchair Housing Design Guide'. The Council's requirements for Lifetime Homes are set out in **SPG 3a: Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes**

5.8 EMPLOYMENT

- 5.8.1 Historically, the importance of protecting employment uses at Lawrence Road was reflected in the Council's UDP (1998), which designated the road as an Employment Area. However, since then, the viability of employment uses has progressively declined, which is evidenced by the increasing rise in vacancy rates. The road is clearly in need of major regeneration. This has signalled the need for a different approach to planning policy. Consequently, the adopted UDP now states that and

mixed- use ~~development~~; including employment and residential uses, will now be acceptable in ~~policy terms~~ principle.

5.8.2 Notwithstanding the above, the retention and creation of employment generating uses is a high priority; and it is imperative that some of the existing employment base at Lawrence Road is protected in order to maximise job opportunities. Therefore, it is important that each individual planning application site contributes towards meeting the objectives of this brief, and provides employment generating uses. ~~and that employment uses are provided throughout the planning brief site.~~ Proposals for mixed- use developments ~~Changes of use~~ will be supported ~~for at~~ individual sites currently used solely for 100% employment and for sites that are ~~100% vacant.~~ The council will preserve and enhance the existing number of employees within the planning brief site as a whole, and individual development sites will be required to provide ~~introduce a proportion of~~ employment generating ~~floorspaceuses.~~ floorspace. The proportion of employment ~~and non-employment uses~~ including residential will be determined on a site by site basis taking into account the application site area in relation to the total number of existing ~~number of employees across the entire planning brief site that will need to be preserved and enhanced.~~ employment floor and land area.

5.8.3 ~~Where employment uses such as Class B1 are proposed as part of any development, the Council will require evidence that there is a commitment by end users to occupy the space for a minimum of 5 years.~~

5.9 LIVE/WORK

5.9.1 A live/work unit is a self- contained unit with separate living and working floor-space. Such development can reduce the need to travel, assist start up and small businesses, and can provide a more flexible and sustainable way of living. The principle of Live/Work units has already been established at No. 28 Lawrence Road and will be acceptable in principle. However, the residential element must comply with standards in respect of room sizes and other residential amenity standards. A minimum of 25% of the floor area must be allocated for the workspace.

5.9.2 To ensure that the work space is retained for its permitted use and not converted to either residential or employment, planning conditions and, or obligations will be applied. Also, the Council will require that a Registered Social Landlord or other management agency manages these units.

5.10 RETAIL

5.10.1 Lawrence Road is situated adjacent to the designated Town Centre at West Green Road and close to the Local Shopping Centre at Philip Lane; ~~both of which play a key role~~ have a key role to play in ensuring equal access to retail and other services. ~~brief encourages active frontages at ground floor level, including retail and a range of other uses. However,~~ It is important that any new development ~~doesshould not~~ adversely impact on the vitality and viability of these town centres; but complement them and serve the needs of the anticipated new residential and employment populations.

5.10.2 Therefore, the Council will ~~not permit any large-scale retail developments.~~ only

accept applications for retail uses: including food and drink, which focus on the West Green Road frontage of the brief site. Whilst this is outside of the town centre, appropriate retail uses in this location will have the potential to make a significant contribution to the environment and quality of the pedestrian experience. Any retail use should not adversely impact on the amenities of neighbouring and future occupiers by reason of noise, activity and /or disturbance. It is important that any retail expansion is focused in the existing shopping centres and that any new retail use at Lawrence Road does not adversely impact on them.

5.11 PUBLIC OPEN SPACE

- 5.11.1 Lawrence Road is situated in an area identified as being deficient in public open space. The importance of protecting and improving existing open space, and the need for new space has increased in importance because of the need to provide additional housing a higher densities. Therefore proposals involving the provision of residential dwellings will be required to provide public open space on site or, and contribute to improving existing public open space through planning obligations. Haringey Council's SPG 10d: Open Space, provides further details on planning obligations and open space. In addition, developers should refer to the GLA's Draft SPG: 'Providing for Children and Young People's Play and Informal Recreation'
- 5.11.2 There may be opportunities to increase the provision of public open space by extending the existing public open space at Elizabeth Place Park or, and create new open space elsewhere within or near the planning brief site. Where appropriate planning obligations will be used to help achieve this.
- 5.11.3 Any proposed development adjacent to Elizabeth Place Park will be encouraged to take advantage of the opportunity to 'design out crime' by increasing the amount of natural surveillance which is provided by the scheme.
- 5.11.4 The provision of balconies and roof gardens will be encouraged, provided they have no adverse impact on neighbouring and future residential occupiers in terms of loss of privacy, and are acceptable in design terms. Balconies can provide important amenity space, but it is important that any provided on the Lawrence Road frontage do not adversely impact upon the canopies of the existing street trees.

6. TRANSPORT

6.1 BACKGROUND

- 6.1.1 One of the fundamental aims of this planning brief is to encourage development that reduces the need to travel by car, and promotes more sustainable transport choices; which include walking and cycling. This is consistent with the policy provisions of the Mayor's London Plan and Haringey's UDP.
- 6.1.2 Vehicular traffic should not dominate the environment and traffic should be discouraged, as far as possible. ~~Sustainable modes of transport should be encouraged in order to reduce reliance on the car.~~ Improvements to the pedestrian environment, including highway safety, will be required to increase footfall in the area.
- 6.1.3 Lawrence Road is situated within a 20 mph restricted zone. This zoning serves to reduce vehicle speeds, and the severity of injury in the event of an accident. They also reduce people's perception of danger from motor vehicles and can encourage walking and cycling.
- 6.1.4 Recently, raised tables have been placed at both ends of the road (at the junction of West Green Road, and at Philip Lane). This will improve highway safety by slowing traffic and reducing speeds on Lawrence Road, which is particularly important given the use of heavy vehicles.

6.2 CAR AND CYCLE PARKING

- 6.2.1 The Council wants to promote more sustainable forms of transport and one of the ways in which this can be done is through the application of appropriate parking standards. Lawrence Road is situated in an area identified as having a PTAL value of 3 – 4. Here the aim is restraint through limiting parking levels, in order to minimise the local impact on the environment. The Council will seek to achieve a sustainable transport strategy by creating a policy that encourages trips to be made by public transport rather than private car. This is consistent with the Mayor of London's Transport Strategy, which states the reduction of traffic congestion as a key priority.
- 6.2.2 Up-to-date car parking standards are set out in Appendix I of the UDP. For B1 (Business), B2 (General industrial) and B8 (Storage and distribution) uses the UDP requires a maximum of 1 car parking space per 800 sq metres gross floor area (GFA). For residential development a maximum space of 0.33 is required per 1 bedroom flat and 1 space per 2 or more bedroom flat. For larger developments a Transport Assessment will be required.
- 6.2.3 Parking and enforcement have a significant role to play in reducing reliance on the private car. Illegally, or inconsiderately parked vehicles cause obstruction and foot way damage, causing severe hazards to safety and problems for the mobility impaired in particular. The lack of parking restrictions on Lawrence Road may be causing such problems as delivery service vehicles double park and block access to premises.

It also attracts overnight parking by large delivery trucks, which may be causing problems with rubbish tipping. These problems could all be minimised by having stricter traffic management and parking regulations.

6.2.4 Lawrence Road is situated outside, but adjacent to the existing CPZ which has parking restrictions from 08:00 until 18:30. Therefore, it is not currently considered to be an appropriate location for car free developments. If the CPZ is reviewed and extended in the future to include Lawrence Road, car free schemes may be acceptable.

6.2.5 Cycle parking should be provided as a minimum in accordance with the standards set-out in the UDP. For new housing developments 50 per cent of the total units must be provided with secure and sheltered cycle racks. Workplaces should provide facilities for cyclists; which include lockers and showers.

6.3 **PARKING PROVISION: TRANSPORT ASSESSMENTS AND TRAVEL PLANS AND PARKING**

6.3.1 The Council will require Transport Assessments (TA) to be submitted with planning applications for developments that are likely to have a significant transport impact. The TA will detail matters such as the likely traffic impact on the local network, parking arrangements and the availability of public transport. The cumulative impact of any new development at Lawrence Road will also have to be considered. The Council's **SPG 7c: Travel Assessments**, provides more detailed guidance on the need and scope of TAs. Where a TA is required, car parking requirements would be assessed as part of the assessment, otherwise parking provision will be assessed in light of the Council's parking standards as set out in the UDP.

6.3.2 In addition, the Council will require the submission of a Travel Plan to support planning applications above a certain threshold; or which are likely to have a significant transport impact, or where the proposed development is located within a sensitive area. Guidance on the content of a travel plan can be found in the Council's **SPG 7b: Travel Plans.**

6.4 **PEDESTRIANS**

6.4.1 The environment at Lawrence Road is poor and not attractive for walking, particularly at night. It is important to create an environment which encourages people to walk. The proposed changes of use, and the creation of more active frontages at street level will help achieve this by providing natural surveillance. However, there is a need to improve street lighting, ensure that the design of new development does not easily permit 'dumping' and graffiti. The Government's Social Exclusion Unit notes that one of the key contributory factors towards the fear of crime is badly-lit walking routes and waiting areas. Improvements will be required to provide a safe and attractive pedestrian route. (Refer to sections 7.3 and 7.4 of this document for more details).

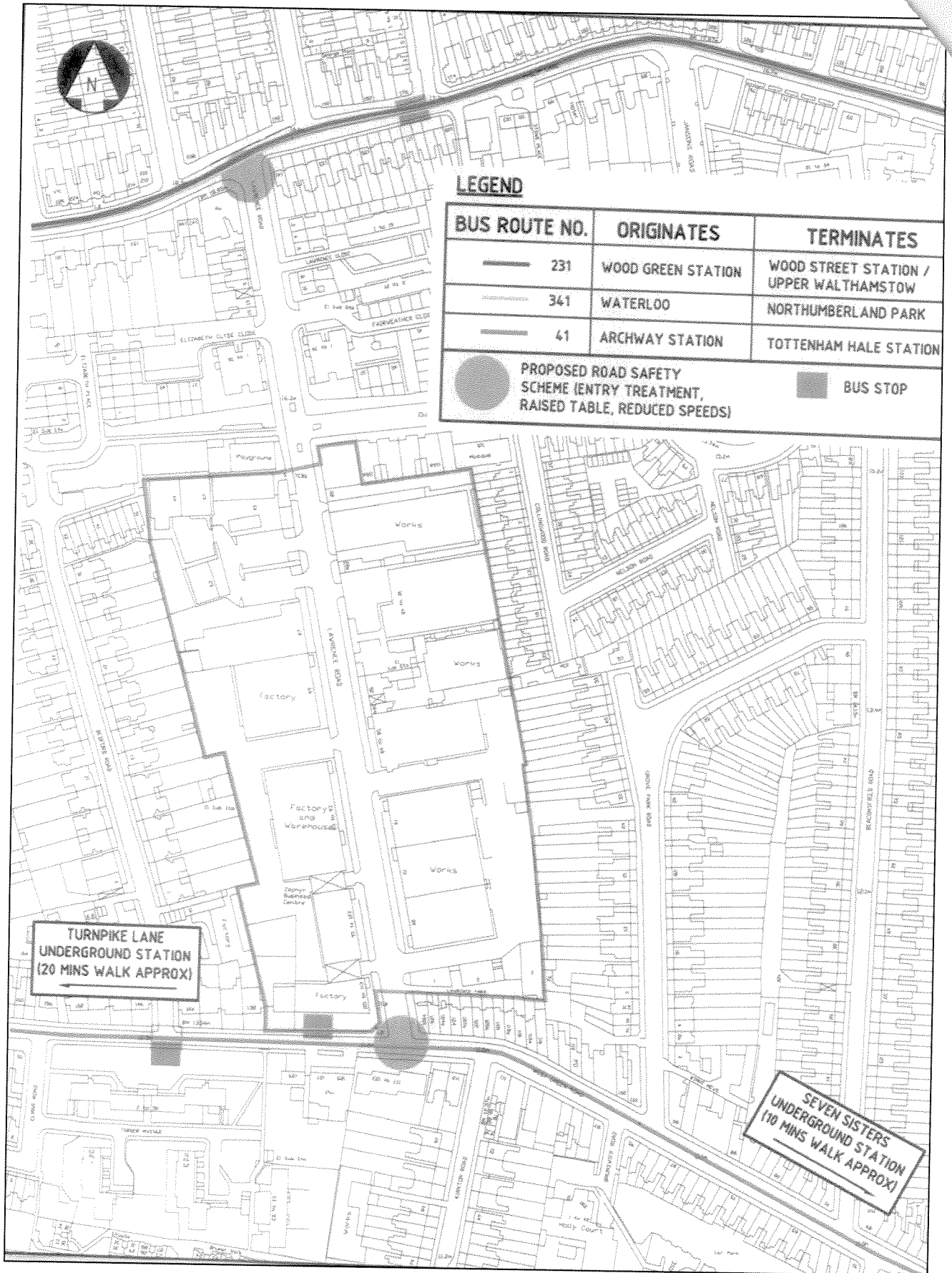


Figure 8: Map showing transport access around Lawrence Road

6.5 ACCESS

- 6.5.1 Lawrence Road has good accessibility from both the West Green Road and Clyde Road junctions, and has a wide spacious street. Any potential re-use and development of the road will have to consider the needs of pedestrians, cyclists and people with disabilities; and all servicing must take place within the curtilage of each premises.
- 6.5.2 The scheme proposed should also include appropriate facilities for the storage and collection of refuse without detriment to occupiers of the site or surrounding properties. **Draft SPG 7a: Vehicle and Pedestrian Movement** provides general guidance on refuse collection, and further information is contained within in the code of Practice for Refuse Storage that can be obtained from the Council's Contract and Construction Services.

6.6 DISABLED ACCESS

- 6.6.1 The development must be designed so that it is fully accessible to people with disabilities and should therefore include disabled parking bays on site in addition to other parking provision. Further guidance can be found in the Council's **SPG4: Access For All – Mobility Standards.**



Figure 9: Streetscape on the west side of Lawrence Road

7. DESIGN AND CONSERVATION CONSIDERATIONS

It is important that the re-use and re-development of the buildings and land within Lawrence Road provides a high quality, sustainable and enhancing environment. This can be achieved through the application of consistent urban design principles. Any development should be set within the context of the design and conservation parameters set out in this chapter, and comply with the policy provisions of the UDP and London Plan.

7.1 CONTEXT AND LOCATION

- 7.1.1 The Council will require a design statement to be submitted with any planning application. This statement should justify why a development looks the way it does, include a site analysis and set out the context. The statement should demonstrate how any new development relates to the character of Lawrence Road and the surrounding conservation area, including existing street patterns.
- 7.1.2 The Council will seek to establish a robust urban framework, which can support a variety of uses and adjust to a changing pattern of uses over time. Lawrence Road already possesses a distinct dense urban character with wide pavements, a wide road and an attractive avenue of trees on both sides of the road. The Council will seek to enhance the existing character of the street and establish the principles of this urban character in its planning brief. Small building widths are encouraged to promote diversity of built form, increase flexibility of use and provide active street frontages with many street entrances.
- 7.1.3 The size, scale and density of the urban blocks should relate to the existing street pattern and the connections with the wider area. The southern end presents a dense urban grain with four storey blocks set hard against the back edge of pavement. The northern end displays a different character with higher residential blocks set around a small park, which links through to housing at the rear. The east side of the street includes a degree of variation with some blocks hard against the pavement and some set back behind service yards and car parks. The predominant character is of a dense urban grain that is softened by the mature trees and a small park. Corners and connection routes through the area are also very important.

7.2 BUILDING HEIGHTS, BUILDING LINES & BOUNDARY TREATMENTS

- 7.2.1 Individual planning applications may be received for different parcels of land at the planning brief site and at different times, which will lead to an ad hoc form of development and approach to design. This will be detrimental to the appearance of the street scene and streetscape, and adversely impact on the character of the area. Therefore it is of paramount importance to ensure that a consistent approach is applied to proposed development in respect of building heights and building lines.
- 7.2.2 Lawrence Road is characterised by urban blocks varying between single storey and 6 storeys. The northern end of the road comprises 6 storey residential blocks and 4 storey commercial blocks at the southern end. However, it can be argued that the most significant building, in architectural and design terms, is No. 28 Lawrence Road, which is situated at the north eastern end of the brief site. This building will be used as the focal point to dictate the maximum height of any new development at the

road. The maximum height of any new building proposed in the planning brief site should not exceed the height of the building at no. 28 Lawrence Road. There may be scope for an additional floor, but this must be set back from the front façade of the building and will be subject to a detailed assessment of design and amenity considerations. Also, there are residential properties at the rear to both sides of the road and the impact of overlooking and loss of privacy will be particularly important.

- 7.2.3 The size, scale and density of the urban blocks should relate to the existing street pattern and the connections with the wider area. The brief site is adjacent to the Clyde Circus Conservation Area and any new development must be seen to co-exist harmoniously with the conservation area, in terms of materials, design, bulk etc. This is particularly important at the frontage of West Green Road where any new development at the brief site will have a significant impact on the character and appearance of the adjacent Conservation Area. However, it is recognised that the brief site has an area large enough to form and dictate its own unique character.
- 7.2.4 The setback of buildings from the street helps define character, determine the degree of privacy at ground floor level and accommodate front storage or servicing requirements and give opportunities for greening. The dominant front building lines are established by the existing commercial buildings situated at the east and west side of Lawrence Road, at nos. 95 – 67 and 52 to 80. The siting of any new buildings at Lawrence Road must not project beyond the frontage of these building lines. At the West Green Road frontage any new buildings must accord with the existing building line at no. 105 – 113.
- 7.2.5 The planning brief site is surrounded by residential properties and the rear building line of any new development must not adversely impact on these properties by reason of outlook, loss of privacy and daylight/sunlighting. The Council's **SPG 3b: Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight** should be referred to.
- 7.2.6 The boundary fencing /walls of any new development fronting Lawrence road and West Green Road should not exceed a height of more than 1.2m. Rear boundaries should not exceed a height of 2m.



Figure 10: Street Frontage at Lawrence Road

7.3 PUBLIC REALM

- 7.3.1 The design, treatment and management of the public realm, both within the planning brief site and its relationship with adjoining land, is of key significance to the successful re-use / re-development of Lawrence Road, especially in the ability to encourage mixed usage.
- 7.3.2 With new development, there is a prime opportunity to improve the public realm. Such improvements could include widening the pavement, (particularly at the corners and junctions with adjoining roads), tree planting, the removal of street planters that attract dumping, new high quality paving, installation of street furniture, lighting and other security measures.
- 7.3.3 Public art can enhance a building and its environs by promoting local character and identity, and help make a development more user-friendly. Careful integration of art within a development and linking it to the public realm has advantages for developers, users of the facility and passers-by. The appropriate use of public art will be supported on Lawrence Road.

7.4 JUNCTION OF LAWRENCE ROAD AND WEST GREEN ROAD

- 7.4.1 The corner junction of Lawrence Road and West Green Road has a poor appearance. The pavement on West Green Road is very narrow and the position of the bus stop, combined with the narrowness of the footway, makes it very difficult for pedestrians to walk with any ease. The Council will be seeking to improve pedestrian flow at this junction and there is scope for major improvements to the public realm on West Green Road.
- 7.4.2 Any planning approval given for either conversion or redevelopment of the site should include measures to widen and improve the footway and prevent pedestrians being pushed into the path of oncoming traffic. There is also an opportunity here to make improvements to the public realm. For example, widening the pavement and re-siting street furniture could allow trees to be planted as part of a programme of street improvements.
- 7.4.3 The elevation of any new building fronting West Green Road should present an active frontage to the road both in terms of use and detailed design. There is an opportunity here to articulate the corner junctions. Balconies here would increase the opportunities for passive surveillance.



Figure 11: Junction of Lawrence Road and West Green Road

7.5 LANDSCAPE

- 7.5.1 There is a fine avenue of very mature plane trees along almost the entire road. The trees provide a green canopy along the street and make a very positive contribution to the quality of the environment in Lawrence Road. These trees should be not be adversely affected by any new development and new trees planted in any gaps where appropriate. Careful consideration must be given to the siting of balconies at the road frontage to ensure they do not conflict with the tree canopies.
- 7.5.2 There is a newly enhanced landscaped area at Elizabeth Place Park, situated at the northern end of Lawrence Road. At present, the Park has limited amenity value for residents because of its small size. However, there may be scope for an extension to the park, which would provide a break in the street in order to provide amenity space for any new residential development. The possibility of extending the park may form part of any planning obligation negotiated as part of any new development.
- 7.5.3 Where existing buildings are to be retained, developers should be encouraged to green them in order to soften their appearance and enhance the character of the street. Trees can contribute positively to landscape character, carbon dioxide fixing, nature conservation, urban open space and the provision of natural shading in sunny conditions. Therefore, important trees on any development site should be retained and new trees planted where possible. Opportunities for greening the frontages of any new development at ground floor level should be explored, wherever possible.

7.6 CRIME PREVENTION

- 7.6.1 The Council actively encourages development which accords with 'Secured by Design' principles. Natural surveillance of public spaces, avoidance of unsighted areas / blind corners and high quality lighting are of particular importance. All sides of a block facing the public realm should, in part at least, be animated with doorways and windows in order to contribute to informal security. The aim is to create a street pattern whereby the activity is on the streets, rather than gated communities. It is essential that the opportunity is taken to design out crime, and provide better security for new and existing residents. It is also essential to increase the level of surveillance along the street by including balconies, roof terraces and planting proposals on the Lawrence Road frontages. However, this may not acceptable at the rear due to the proximity of the adjacent residential properties and the problem of overlooking. Entrances and routes through the site should be well defined, well lit and overlooked. Active uses, such as a mixture of business and residential or overlooking premises are essential at ground floor level. Hence, a vertical integration of a mix of uses is important.
- 7.6.2 Any future development or proposals for re-use should follow the ~~Office of the Deputy Prime Minister's 7 principles of designing out crime~~ advice set-out in the Government's 'Safer Places' guidance, which includes the following seven principles:- They are the following:
1. **Access and movement:** places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

2. **Structure:** places that are structured so that different uses do not cause conflict.
3. **Surveillance:** places where all publicly accessible spaces are overlooked.
4. **Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community.
5. **Physical protection:** places that include necessary, well designed security features.
6. **Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
7. **Management and maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

7.6.3 For more guidance developers should refer to **SPG 5: Safety By Design**. In addition, developers are encouraged to liaise with the Metropolitan Police Crime Prevention Team early in the design process.

7.7 MATERIALS AND TYPOLOGY

7.7.1 In response to the industrial character of development on Lawrence Road and the generous scale of the street the following attributes are encouraged in development proposals.

7.7.2 Form

- Generous floor to ceiling heights
- Generous window openings
- Large entrances with views into circulation spaces

7.7.3 Palette of Materials

Materials should be robust and of a high quality in view of Lawrence Road's location and function as a link between two conservation areas.

The materials palette should include:

- Stock brick
- Stone
- Concrete structural elements
- Glass

7.8 SUSTAINABILITY CHECKLIST

7.8.1 The redevelopment of Lawrence Road must be socially, economically and environmentally sustainable. London Plan Policy 4A.7 on energy efficiency and

renewable energy states that the Mayor and boroughs should support the Mayor's Energy Strategy and its objectives of reducing carbon dioxide emissions by 20%, improving energy efficiency and increasing the proportion of energy used from renewable sources.

7.8.2 In order to reduce the environmental impact of development and mitigate against climate change impacts, proposals for Lawrence Road should fully integrate the principles of sustainable design and construction. Proposals will be expected to achieve high standards of sustainability; and incorporate innovative design, technology and technology solutions to climate change challenges.

7.8.3 With regard to design and construction, London Plan Policy 4B.6 seeks high standards, which are implemented through the GLA SPG (2006), which includes the Mayor's preferred standards on new development.

7.8.4 At the local level, Haringey's UDP contains three policies of particular relevance for the new development at Lawrence Road, which are: Policy ENV9 – mitigating climate change: energy efficiency, ENV10- mitigating climate change: renewable energy and Policy UD2- Sustainable design and construction.

7.8.5 In line with the policies contained within the Mayor's London Plan, Haringey's UDP and relevant SPGs, the Council will seek to ensure that all new development at Lawrence Road ~~must~~ be as sustainable as possible, and reduce energy and utility costs. Where relevant, the Council will apply targets from the Mayor's SPG on Sustainable Design and Construction to development proposals. The following list of points, whilst not exhaustive, should be considered:

- **Energy conservation / efficiency** – the design and construction of buildings should aim to achieve maximum energy efficiency through the use of passive solar energy, better insulation, natural light and ventilation.
- **Renewable energy** – the Council will require all major development schemes to provide an energy assessment with their planning application, showing on-site provision of 10% of their projected energy requirement from renewable energy sources, where possible.
- **Water efficiency measures** – all development should demonstrate a commitment to water efficiency, including installation of low-usage appliances.
- **Sustainable Urban Drainage (SUDS)** – all development should demonstrate a commitment to well-maintained SUDS.
- **Construction materials** should be reused /reclaimed /recycled wherever possible. New materials should be from sustainable sources, with care taken not to further deplete threatened resources.
- **Green roofs** - 'green' or 'brown' roofs will be encouraged, particularly where adjacent to taller building elements. This will have the added benefit of enhancing views from taller buildings over the development.
- **EcoHomes** – 100% of all development on plots should seek to attain the 'EcoHomes' excellent standard. From April 2007, EcoHomes standards will be replaced by a national standard 'Code for Sustainable Homes', which uses a

rating system to communicate the overall sustainability performance of a home. All new housing built by RSLs is required to comply with Level 3 of the Code.

- Non-residential development should seek to attain the '**BREEAM**' excellent certificate rating.
- '**Car club**' - membership should be made available to all residents and businesses.
- **Car free residential** - may be appropriate at PTAL levels of 4 and above.
- **Reduced car parking** - generally below the maximum Revised UDP standards.
- **Controlled Parking Zones** should be employed where appropriate.
- **Travel plans** - for all major development, including residential as part of Section 106 agreements.
- **Waste and recycling facilities** - all developers should seek to engage with Haringey Council as early as possible to ensure that adequate storage facilities are provided and functional, including provision for bio-degradable waste. On-site composting facilities should be provided, where possible.
- **Accessibility** - all future development must meet the highest standards of accessibility and inclusion. Wheelchair accessible housing must meet the standards set out in the 'Wheelchair Housing Design Guide'. Design and Access statements are required showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed.

- 7.8.6 The Council will require all major development schemes to provide an **energy assessment and renewable energy study** with their planning application. The assessment must report the predicted annual energy use and carbon emissions for the site. The renewable energy study must set out the proposals for integrating renewable energy technologies on the site, including information on the estimated % reduction in annual site carbon emissions that will be achieved. Renewable energy sources include solar, wind and ground heat source pumps, and combined heat and power plants that run on non-fossil fuels.
- 7.8.7 Planning applications should be accompanied by a Sustainability Statement that sets out how the proposed development will contribute to sustainable development. As a minimum, such a statement should address the issues set out in the Sustainability Checklist, above. Also, please refer to Refer to **SPG 9: Sustainability Statement – Including Checklist**.
- 7.8.8 A set of sustainability objectives was developed as part of the Sustainability Appraisal of this SPD. These objectives also provide a useful indication of the areas in which new development can contribute to sustainability.

8. INFRASTRUCTURE AND ENVIRONMENTAL CONSIDERATIONS

8.1 CONTAMINATION

- 8.1.1 No detailed ground condition surveys of the Road have been undertaken. However, preliminary investigations suggest that Nos. 70 and 72 Lawrence Road have a medium risk of contamination. This is because a saw milling operation (1896) once occupied these sites and hence it is regarded as being potentially contaminated. It will, therefore be subject to a risk-based assessment for any future development, to evaluate the risks to future site users and local receptors. A full desk-top study will be required, in line with the Environment Agency's CLR IIA-survey will be required and, if appropriate, a remediation strategy agreed with the Councils Environmental Services.
- 8.1.2 Notwithstanding the above all land previously used for industrial, utility or commercial uses is potentially contaminated. Therefore development proposals on potentially contaminated land must be accompanied by a risk based assessment of the risks to future occupiers and other local receptors. **Policy ENV11** of the UDP deals with this issue and **SPG 8f: Land Contamination** gives more guidance.

8.2 NOISE

- 8.2.1 New development proposals must consider the impact of noise generating uses on neighbouring residential properties. In particular consideration should be given to the impact of noise generation from the commercial operators on residential properties. Development proposals must comply with the requirements set out in **PPG24: Planning and Noise** and **Policy ENV6** of the UDP.

8.3 UTILITIES AND DRAINAGE

- 8.3.1 Detailed information on existing utilities and drainage, and consideration of further infrastructure linked to future capacity issues should be addressed to the Councils Building Control service.
- 8.3.2 Preliminary investigations by Thames Water indicate that the existing sewers beneath Lawrence Road are not of sufficient capacity to accommodate increased levels of growth. Developers may be required to contribute to the upgrade of infrastructure by way of a requisition.
- 8.3.3 Thames Water should be consulted on any schemes for Sustainable Urban Drainage Systems (SUDS). The use of well maintained SUDS will be supported; however, poorly maintained systems may contribute towards flooding. Developers should refer to the 'Interim Code of Practice for SUDS'.
- 8.3.4 The impact upon the public water supply, and access to this infrastructure will need to be considered. Developers must demonstrate that adequate capacity exists to

serve any proposed development, and not lead to problems for existing users. To address this, Thames Water must be consulted at an early stage in the planning process.

9. IMPLEMENTATION

9.1. THE APPROACH TO DEVELOPMENT

- 9.1.2 Once the brief is adopted as a Supplementary Planning Document, the Council will use it as a basis for assessing planning applications in order to achieve high quality schemes for the re-use and development of the site. Given the number of landowners, owning various parcels of land in the brief area, it is unlikely that a single planning application to comprehensively re-develop the whole brief site will be submitted to the Council. However, a comprehensive approach is essential to deliver a sustainable community and ensure that the area is regenerated in a co-ordinated, coherent and integrated fashion. Therefore, ~~a phased an incremental~~ planning application approach to development will be adopted. This will allow the character of the brief site to be changed and individual parcels of land to be developed on an individual basis; but within a comprehensive planning framework, and will not delay the achievement of the regeneration outputs required.
- 9.1.3 Planning applications submitted incrementally will be considered on their planning merits, ~~but they will be~~ and required to comply with the requirements of this document; including detailed design guidance in respect of height, siting, density etc. The planning brief requires that the proportion of different uses, employment and non-employment uses, are the same for each site and that they are distributed evenly along the entire length of Lawrence Road. This will ensure that the area is developed in a consistent and coherent manner. The Council will resist development proposals that do not adopt a comprehensive approach to development and meet the vision and objectives of this brief. Planning proposals must deliver the required regeneration outputs, improve the environment and provide the required employment, housing and other community benefits.

9.2 REQUIREMENTS FOR PLANNING APPLICATIONS

- 9.2.1 Planning applications will require a range of documentation and supporting information to enable the Council to determine the proposals and comply with the relevant legislation and guidance. Planning applications should also demonstrate consideration of any future development approved and proposed on adjoining sites.
- 9.2.2 **Policy UD1: Planning Statements** of the UDP sets out the requirements for planning applications. Table 2.1 of the UDP provides an indicative list of the statements that are required for different types of development. Further clarification is provided in the relevant Haringey SPGs including **SPG1a Design Guidance, SPG2 Conservation and Archaeology, SPG4 Access for All - Mobility Standards, SPG7b Travel Plans, SPG7c Transport Assessment, SPG8a Waste and Recycling, SPG8g Ecological Impact Assessment, SPG8h Environmental Impact Assessment, SPG8i Air Quality, SPG9 Sustainability Statement - Including Checklist.**
- 9.2.3 The following indicative list identifies the statements that will may or may not be required for developments within the planning brief area:
- Design and Access Statement explaining the design principles and concepts that

have informed the development and how access issues have been dealt with.

- Transport Assessment for development likely to have a significant transport impact, the scope of which should be agreed at an early stage with the Council. Planning applications referred to the Mayor should include a Transport Assessment carried out in accordance with TfL's best practice guidance, and any traffic modelling in accordance with TfL's DTO modelling guidance.
- Green Travel plan and parking strategy (the study should also address construction traffic).
- Retail impact assessment, sequential and needs assessment, for retail developments over 2500 sq. m.
- Sustainability statement.
- Ecological impact assessment.
- Tree survey.
- Environmental Impact Assessment, where required by the Town and Country Planning Environmental Impact (Assessment) Regulations 1999.
- Environmental Statement.
- Surface water flood risk assessment for sites over 1 hectare.
- Energy statement.
- Air quality statement, for significant impact on air quality.
- A detailed sunlight/daylight assessment and microclimate report as required.
- Site history, and where appropriate a desk-top study for potentially contaminated sites.
- Remediation Strategy to address contamination and demolition within the existing site.
- Waste management plan.
- Section 106 planning obligation heads of terms.
- Health impact assessment.
- Phasing strategy.
- Code of construction practice.

9.2.4 The Council welcomes pre-application discussions concerning the scope of supporting reports regarding new build and major applications.

9.3 PLANNING OBLIGATIONS

- 9.3.1 Planning obligations will be sought from developments where the tests of Circular 05/2005 have been met. The Council will negotiate with the applicant as to the planning obligations associated with development in the brief area. The policy context for ~~this~~^{which} includes national policy, the London Plan, Haringey UDP and supplementary planning guidance, in particular **SPG 10a: The Negotiation, Management and Monitoring of Planning Obligations**, together with this planning brief.
- 9.3.2 The main types of planning obligations are set out below and will apply to the consideration of planning applications for Lawrence Road. The specific obligations will be negotiated in light of the documentation submitted with the planning applications.
- 9.3.3 Each site should support its own site-specific infrastructure costs, conform to the affordable housing requirement and contribute towards a general fund which will pool individual developers / landowners' contributions to help fund those elements of the physical / social infrastructure that cannot be attributed to individual sites or ownerships within the area.
- 9.3.4 The indicative list below is not exhaustive, as other items may come to light in the detailed assessment of a planning application, other assessments, and through public consultation. The planning obligations should cover all of the identified issues in a balanced way. It is anticipated that specific outputs will be triggered at particular stages of development, ensuring that an appropriate phasing of development is achieved.
- 9.3.5 The Council will assess the scale of contribution required under each these headings in the context of the overall package of benefits that any scheme will deliver, and their viability:
- **Environment** – funds for environmental improvements including improved lighting on the road, upgrading footpaths, designing out crime, street landscaping, environmental protection and improving the public realm.
 - **Education** – in accordance with the guidelines set out in SPG 12. It will be necessary for contributions to be made to satisfy educational needs generated by new housing development.
 - **Employment** – measures to secure local labour and training programmes (including construction web), employment development, funds to mitigate the loss of employment generating land. Where employment uses such as Class B1 are proposed as part of any development, the Council will seek evidence that there is a commitment by end users to occupy the space for a minimum of 5 years.
 - **Site Remediation** - mitigating measures to ensure rubbish tipping ceases on the road. If any contaminated sites are found then they are to be dealt with according to SPG 8f.
 - **Infrastructure** – improvements to ensure the core area is capable of

comprehensive redevelopment, for example the upgrade the sewage system.

- **Affordable housing** – to address the quantity, mix, tenure proportions, timing of delivery, and nomination rights in accordance with SPG 11 and the London Plan.
- **Health and Community facilities** – particularly the provision of primary and local health care facilities, creche, after-school, and other community-type facilities.

~~7. Health – contribution towards the provision of local health facilities:~~

- **Public transport improvements** – including contributions to Seven Sisters tube station, bus service enhancements (provision and off site route enhancement), relocation of bus stop.
- **Off site highway improvements** – off site traffic calming, contribution to improvements to pedestrian and cycle access, and highway junctions.
- **Sustainability** – sustainability and energy strategy, including proposals for waste management.
- **Noise Mitigation** – businesses will be required to ensure that they provide measures to mitigate against noise, so that they don't impact on the residential developments in the area.
- **Public Open Space** – Contribution to the maintenance and improvement of Elizabeth Place Park, and the provision of new public open space.
- **Live/work** – control the use of live/work units.
- **Mixed Uses** – securing an acceptable balance of uses.

Haringey will charge a project management and administration fee as part of any planning obligation. All legal fees will be borne by the applicant.

10. GLOSSARY OF TERMS

Accessibility – Ability of people and/or goods and services to reach places and facilities

Active Frontage – Relationship between the uses of the ground floor of the buildings that frame a place or street and those people walking past.

Affordable Housing – Housing which is attainable to buy/rent for those people whose incomes are insufficient to allow them to afford to buy/rent locally on the open market. The affordable housing should achieve weekly outgoing levels appreciably below the minimum cost of market housing and be available in perpetuity for those in housing need.

Amenity – A positive element or elements which contribute to the overall character of an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.

Biodiversity – Biodiversity encompasses the whole variety of life on earth including all species of plants and animals and the variety of habitats within which they live.

BREEAM – Building Research Establishment Environmental Assessment Method, assesses the performance of new and existing buildings. It is a recognised measure of best practice in environmental design and management.

Brownfield Site – Land usually within an urban or suburban area which has been previously developed, often for industrial uses.

Building Line – The line formed by frontages of buildings along a street.

Built Form – The existing pattern of building site coverage in relation to property boundaries, public access ways, street frontages and other spaces built over.

Context – The character and setting of the immediate area within which a building is situated or will be sited. Context will take into account any local distinctiveness and special character.

Density – The amount of development on a given plot of land and the range of uses. Density influences the intensity of development, which in combination with the mix of uses can affect a place's vitality and viability. Density is usually expressed in number of habitable rooms per hectare (hrh)

Façade – The face (elevation) of a building, especially the principal face.

Habitable Room – The rooms in a dwelling excluding bathrooms, toilets and some other Spaces. Often used as a measure of density e.g. habitable rooms per hectare (hrh)

Lifetime Homes - Lifetime Homes are ordinary homes designed to provide accessible and convenient homes to a large section of the population from young children to the elderly, and those with temporary or permanent impairments. Lifetime Homes have design features that ensure the home will be flexible enough to meet the current and changing needs of most households.

Mixed-use – Provision of a mix of complementary uses, such as residential, community and leisure uses, on a single site, within the same building or within a particular area.

Planning Obligations – Under Section 106 of the Town and Country Planning Act a 'Planning Obligation' can be entered into regarding the use or development of land. Obligations can be used to ensure the environment is safeguarded and that the costs of infrastructure associated with a particular development are met by the developer and landowner, and not the taxpayer.

Planning Policy Guidance or Statement (PPG or PPS) – PPGs and their replacement PPSs are prepared by the Government after consultation, to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Public Realm – The spaces around and between buildings that have unrestricted public access, including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL) – A measure of the accessibility of any location to the public transport network. It provides important information for determining what types of development, densities and parking standards are appropriate in different locations. For simplicity, three levels of accessibility have been defined: Low (levels 1-2), Medium (levels 3-4) and High (levels 5-6).

Section 106 Agreement – See planning obligations

Streetscape (or townscape) – The visible impact of streets and urban scenes, spaces, facades, enclosures, views, vegetation, materials and finishes

Supplementary Planning Guidance – Additional advice, provided by the Council on particular topic or policy areas and related to and expanding upon statutory policies e.g. guidance on the design of roof extensions in a specific locality.

Sustainable Development / Sustainability – Development which meets the needs the needs of the present without damaging the ability of future generations to meet their needs and does not reduce the global stock of environmental capital.

Travel Plan – Plan produced by any organisation in order to decrease the number of people traveling to work by car, using parking charges, car-sharing, car-pools and encouraging the use of public transport, walking and cycling.

Unitary Development Plan – The development plan providing the land use planning policy framework for the control of development across the entire Borough, taking into account where necessary any relevant economic, social and other considerations.

ANNEX : CONSULTATION STATEMENT

Introduction

Consultation is critical to the success and delivery of the Lawrence Road Planning Brief, such that significant local support can help accelerate the momentum of implementation and transformation of the area. This appendix outlines the consultation undertaken in respect of this draft planning brief, at both the pre-production and statutory stages of the process.

Summary of the pre-production consultation process

The content of this draft brief was informed by a detailed process of public consultation, which was carried out during the review of the borough's Unitary Development Plan; and through a study of local businesses.

Unitary Development Plan (UDP) Review

- First Deposit UDP (September 2003) – Lawrence Road was designated as Defined Employment Area 10 which sought to protect its employment base. Following the statutory period of consultation, representations were considered and the plan revised.
- Second Deposit UDP (September 2004) – Lawrence Road was re-designated as Site Specific Proposal 36, which recognised the decline in the area's industrial use and the potential for redevelopment. The UDP proposed that the area would be suitable for a mix of uses, which included residential and employment.
- Adopted UDP (July 2006) – Lawrence Road was listed as Site Specific Proposal 27 and stated that a planning brief would be prepared

Lawrence Road Baseline Business Survey (2005)

In addition to the UDP consultation, the Council commissioned a study of local businesses. The Lawrence Road Baseline Survey was completed in May 2005. The purpose was to gather factual information regarding the characteristics of the established business community, which would be used in production of a planning brief. The survey attracted a very high level of response, and concluded, amongst other things that:

- Given the high and increasing vacancy rates there was an urgent need for regeneration.
- There was a need to accommodate high-density, mixed-use residential and business units together with appropriate other uses.
- More continuous use and activity was needed, which could be achieved through the expansion of leisure uses such as bars, cafes, restaurants and community clubs, and;
- A planning brief was required in order to secure a comprehensive, high-quality development.

Outline of the statutory consultation strategy (May and June 2007)

In order to undertake a meaningful process of public consultation and stakeholder engagement, the following strategy ~~was undertaken; has been agreed:~~

- Draft Planning Brief and accompanying Sustainability Appraisal available for inspection at 639 High Road, Tottenham, N17 8BD and ~~three local~~ the borough's main libraries
- Public notice placed in a local newspaper with borough-wide circulation
- Article in Haringey People Magazine

- Approximately 2,300 publicity leaflets/questionnaires delivered to properties within a defined geographical area.
- Exhibition material on display at Marcus Garvey Library.
- Haringey website containing the draft documents with details of how to comment.
- Publicity leaflets with covering letter sent to neighbouring boroughs, statutory consultees, landowners, local community / amenity groups and Ward Councillors.
- Public meeting for local groups, businesses and individuals held at the West Green Church Baptist Hall – 24th May 2007.

Consultation Responses

Approximately 250 separate written comments – both objection and support – were received from 33 respondents; which included individuals, statutory consultees, local businesses, developers, local environmental and amenity groups. In addition, 95 completed questionnaires were returned. These were designed to gauge local opinion on seven key planning issues affecting the area. The responses to the questionnaire generally supported the views expressed in the written comments.

Main issues raised

- Lawrence Road has been run-down deliberately to force a change-of-use
- New development should be low-density, low rise which complements the adjoining conservation area.
- Buildings must be of high quality design, using traditional materials.
- New development must address issues of sustainability
- Trees must be retained with more provided.
- Good quality, well managed open space, including allotments should be provided.
- Elizabeth Place Park should be expanded.
- Community / social facilities should be provided on-site.
- Small, independent local shops should be encouraged.
- There should be more / less affordable housing.
- There should be more family-sized accommodation
- High specification, private housing should be constructed.
- Buy-to-let should be discouraged.
- Parking and traffic issues must be addressed.
- Live/work should be encouraged.
- An element of employment must be retained, with the amount required set-out.
- Designing-out-crime must be integral to redevelopment.
- Appropriate utilities and drainage must be provided.

Following the consultation period, the Council considered all responses, and amended the draft document as appropriate. The results of the public consultation exercise, along with the amended planning brief were reported back to Planning Committee before being presented to the Council's Cabinet for adoption as a Supplementary Planning Document (SPD).

A summary of all the representations received, the London Borough of Haringey's responses and changes to the draft planning brief are set-out in a separate document: 'Schedule of Comments Received, London Borough of Haringey Responses and Changes'.

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Haringey Council

Agenda item:

Planning Committee

On 3 September 2007

Report Title: **Woodberry Down Estate – Planning application for observations to LB Hackney HGY2007/1046**

Forward Plan reference number (if applicable): **N/a**

Report of: **Shifa Mustafa**

Wards affected: **Seven Sisters/Harringay**

Report for: **Information**

1. Purpose

1.1 The purpose of this report is to notify members of this Councils formal observations to LB Hackney in relation to a referral to this borough for observations relating to a planning application in Hackney adjacent to the borough boundary.

2. Introduction by Cabinet Member (if necessary)

2.1 N/a

3. Recommendations

3.1 That Members note the observations made to LB Hackney.

Report Authorised by: **Shifa Mustafa**

Contact Officer: **Stuart Cooke, Team leader, Development Control, ext. 5129.**

4. Director of Finance Comments

4.1 N/a

5. Head of Legal Services Comments

N/a

6. Local Government (Access to Information) Act 1985

6.1 None

7. Background

- 7.1 On 18 May 2007, the LB Hackney submitted to this Council an application requesting this Council's observations relating to a planning application lodged in their borough. Under the provisions of Article 10 of Town and Country Planning (General Development) Order 1995, Local Planning Authorities are required to notify adjoining authorities of applications which may affect their borough.
- 7.2 The application proposes the redevelopment of the Woodberry Down estate, involving the demolition of the majority of the existing buildings and their replacement with 4,644 new homes, (including 41% affordable), retail, commercial and community floorspace and new civic spaces.
- 7.3 As part of the process of considering this scheme, the Planning Service consulted approximately 300 residents within this borough, to which approximately 17 responded.
- 7.4 Under the terms of the Order, this Authority has 21 days to respond to the original request for observations. This period was considered inadequate given the major nature of the proposals. An extension of time was agreed with LB Hackney. Originally, LB Hackney intended to report the application to their Planning Committee on 31 July 2007. This meant that this borough had to give its formal observations to LB Hackney by 20 July in order to ensure they were included in the report to be considered by LB Hackney Planning Committee. This Council's comments were sent on the 18 July 2007. This timescale meant that it was not possible to report these comments to this Committee for agreement before they were sent to LB Hackney. LB Hackney have subsequently notified this council that the application will not now be reported to their Committee until the 3 September 2007.
- 7.5 The purpose of this report is to report the observations made to LB Hackney to this Committee. A copy of the letter is attached to this report. Members should note that copies of all the responses from Haringey residents received to the consultation exercise carried out by the Planning Service were forwarded to Hackney with the letter.

8. Conclusion

- 8.1 That Members note the contents of the letter to LB Hackney dated 18 July 2007.

9. Use of Appendices / Tables / Photographs

9.1 Copy letter to LB Hackney dated 18 July 2007.

**Environmental Services
Planning Policy and Development**
639 High Road, Tottenham
London
N17 8BD

Your Ref : 2007/0014
Our Ref : HGY2007/1046
Contact : Stuart Cooke
Direct Line : 020 8489 5219
Tel: : 020 8489 0000
Minico : 020 8489 5549
m
Fax : 020 8489 5520
Date : 18 July 2007

LB Hackney
Planning Service
263 Mare Street
London E8 3HT

FAO: Ms S. Foster

Dear Ms Foster

Town and Country Planning Act 1990 (as amended)
Re: Woodberry Down Estate, N4 - Yr. ref. 2007/0014

Description: To demolish all existing buildings on the Woodberry Down Estate, with the exception of St. Olave's Church, the Beis Lebonos Girls School, Reservoir Centre, Primary School and Health Centre. Redevelop the site with 4,644 homes (including 41% affordable), comprising 1-bed, 2-bed, 3-bed, 4-bed flats, and 5-bed flats, 5-bed and 6-bed houses with associated car parking at an overall site provision rate of 50%; approximately 38,500m² of non-residential buildings and associated car parking, including 5194m² of retail buildings within classes A1-A5, 3144m² of class B1 Business use, 30,000m² of class C1, D1 and D2 use including education, health centre, children's centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New River; reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and

Planning Policy and Development
Director Niall Bolger
Assistant Director – Shifa Mustafa

pedestrian routes to and within the estate (Outline Application matters for determination siting, design and means of access). (Observations to L.B. Hackney).

I am writing in response to your letter dated 18 May 2007 regarding the above planning application requesting this Council's observations on the above proposal.

This Council's Observations

This Council's initial views in relation to the consultation on the Urban Design Framework (UDF) Final Draft of August 2005 were set out in a letter to your authority dated 12 October 2005 from Cllr Lister, the Lead Member for Enterprise and Regeneration. This letter concluded that this borough is keen to work with your borough in relation to this proposal, but retained some concerns about highways, the scale of development and density, and reserved the right to make further observations to you at the formal application stage.

It is understood that the development will occur in five phases over a plan period of 20 years and that this process will be informed and guided by the Masterplan Report. Each phase will be subject to separate reserved matters applications to respond to future changes in circumstances.

The comments made below are based on the information supplied in the documents now provided, particularly the Outline planning application statement. At this stage they are Officer comments, but will be reported to the first available Planning Committee.

Relationship Between This Borough and the Application Site

The application site covers an area of approximately 24 hectares directly to the south of this borough. The common boundary between this borough and the application site is formed to the west by the section of Green Lanes between Manor House and the New River. To the north the New River itself forms the boundary between the boroughs and is raised on an embankment at this point. There is a general rise in level from Eade Road in this borough to Seven Sisters Road in the centre of the application site of approximately 12 metres. The predominant land uses in this part of Haringey are the residential properties in Eade, Vale and Hermitage Roads and the employment uses in the Vale Road Defined Employment Area.

The main issues affecting this borough as a result of the proposed development are:

1. Density

The planning statement states that number of dwellings within the application site will increase from 1900 to 4600. As a result, the residential density of the application site will rise from 265 habitable rooms per hectare at present to 540 habitable rooms per

hectare. This is considered to fall within the density ranges promoted by the East London Sub-regional Development Framework 2006 and the London Plan for this type of location and reflects the advice in PPS1 and PPS3 in promoting development that creates socially inclusive communities.

It is recognised that the Masterplan sets out a strategy for the provision of health and primary education facilities, youth services, and community support and information facilities. These proposals include a new health centre, a new life long learning campus, expansion of the existing Woodberry Down Primary School, two new nurseries and a new Childrens Centre as well as other social and community facilities. This Council welcomes these initiatives and supports this approach.

However, this Council is concerned that the increase in residential density is likely to impact upon the existing community support facilities within this borough, particularly in terms of secondary education provision.

2. Education

Paras. 3.28 – 3.38 refer to the education provision within the application. Woodberry Down primary School will be expanded from 2 to 3-form entry with a nursery of 57 places, (para3.29). Also, a new Childrens Centre will be co-located with the proposed health centre. However, the statement confirms there are no secondary schools for boys or sixth form colleges in the application area, (para. 3.29), and that 40% of pupils transfer to schools out of Hackney at age 11, (para.3.31). No additional secondary provision is being made within the application area.

This Council is concerned that as the number of units within the application area will more than double from 1900 to 4600, this will lead to a significant increase in the number of school age children aged between 11-16 for whom no new provision appears to be being made. In the light of the fact that 40% of secondary school age children within the application area, are currently provided for outside Hackney, a high proportion of whom will have school places in Haringey as this borough is closest to the application area, it must be assumed that a similar proportion of the increased numbers of secondary school children will be provided for in Haringey. This level of increase will inevitably place significant strain on the education resources of this borough.

This Council requests that a contribution is made to education provision within this borough through the S106 agreement that forms part of the application to reflect the additional burden placed upon its resources. The Council wishes to be involved at all stage of discussion/negotiation of the S106 where the interests of this borough will be affected.

3. Transportation

This Council welcomes the mixed nature of this development as it would reduce the prospective residents' need to travel. Also, the development is located in close proximity with Manor House tube station and Seven Sisters Road and Green Lanes bus routes which offer frequent bus services, for connections to other bus corridors and tube/rail stations. Moreover, the applicant has proposed a bridge crossing, north of the site and across the New River, to provide pedestrian/cyclist linkage to LB Haringey hence encouraging walking and cycling between the two Boroughs and share of local amenities by the residents and staff of this development.

However, there is the concern that with the inevitable supplementary traffic this development proposal would generate especially the adverse effect this would have on the capacity of Green Lanes and Seven Sisters Road. In particular, a recent junction capacity analysis submitted in support of a planning application on Green Lanes, near LB Haringey's boundary with LB Hackney, suggests that the section of Green Lanes near this proposed development, has no spare capacity to accommodate additional vehicles in the peak traffic hours.

This Council requests that a financial contribution to the LB Haringey is made towards implementing traffic management measures deemed necessary to mitigate the impact of this development on that part of Green Lanes within this borough.

4. Visual Impact/Design

The Council recognises the advice in the London Plan which states that the Mayor will promote the development of tall buildings in locations where they create attractive landmarks enhancing London's character, act as a catalyst for regeneration and can be an efficient and sustainable way of using land. This is supported by CABE's Guidance on Tall Buildings (2003) which requires tall buildings to be in an appropriate location and of first class quality in terms of design.

The buildings proposed in the scheme range from 3 – 21-storeys in height. The taller buildings in this scheme are located at the key entry points to the application area, and clustered around the new Woodberry circus. This clustering approach is in line with the advice in the London Plan.

The proposed buildings closest to this borough are shown as being between 5 – 9 storeys in height. A 17-storey building is shown located in the north west quarter of the development. This Council would wish to be satisfied that these buildings will not adversely affect the existing amenity of the properties in this borough closest to the application site.

Conclusion

In conclusion, this Council is keen to work with the LB Hackney to bring about a successful outcome to the redevelopment of the Woodberry Down estate. The main

issues which are considered to affect this borough are the potential impact on the existing education facilities in this borough, traffic flows on Green Lanes and the potential affects on the existing visual amenity within this borough.

Resumee of Responses from residents of this borough

As part of the process of dealing with this application, this Council considered it necessary to undertake additional consultation with residents of this borough who we felt may be affected. Letters were sent to residents in Eade Road, Vale Road, Hermitage Road and Finsbury Park Avenue, approximately 300 addresses. A full list is attached as an appendix to this letter. I have received 14 responses to date. The issues raised are set out below. Copies of the responses are also attached.

As set out above, this Council consulted a number of its residents as part of the application process. At the time of writing, 14 responses have been received from local residents within this borough. Some responses support the scheme in general terms, others object. Copies of all the responses are attached as an appendix.

The main issues raised by residents of this borough are:

- the proposed pedestrian/cycle bridges over the New River.
- the amount of housing is excessive and the levels of affordable housing within the scheme are inadequate.
- The height and scale of the buildings closest to this borough is excessive.

I understand that this application is to be reported to your Planning Committee on 31 July 2007. I would be pleased if the issues raised above and the responses from residents of this borough are included in that report. I would be pleased if you would ensure that all these respondents are notified formally when the application is to be reported to your Committee. Should you require any further information regarding the response set out above, please do not hesitate to contact myself or Stuart Cooke, the case officer on 8489 5129.

Yours sincerely

Shifa Mustafa
Assistant Director

WOODBERRY DOWN ESTATE

HGY2007/1046

OBSERVATIONS TO LB HACKNEY

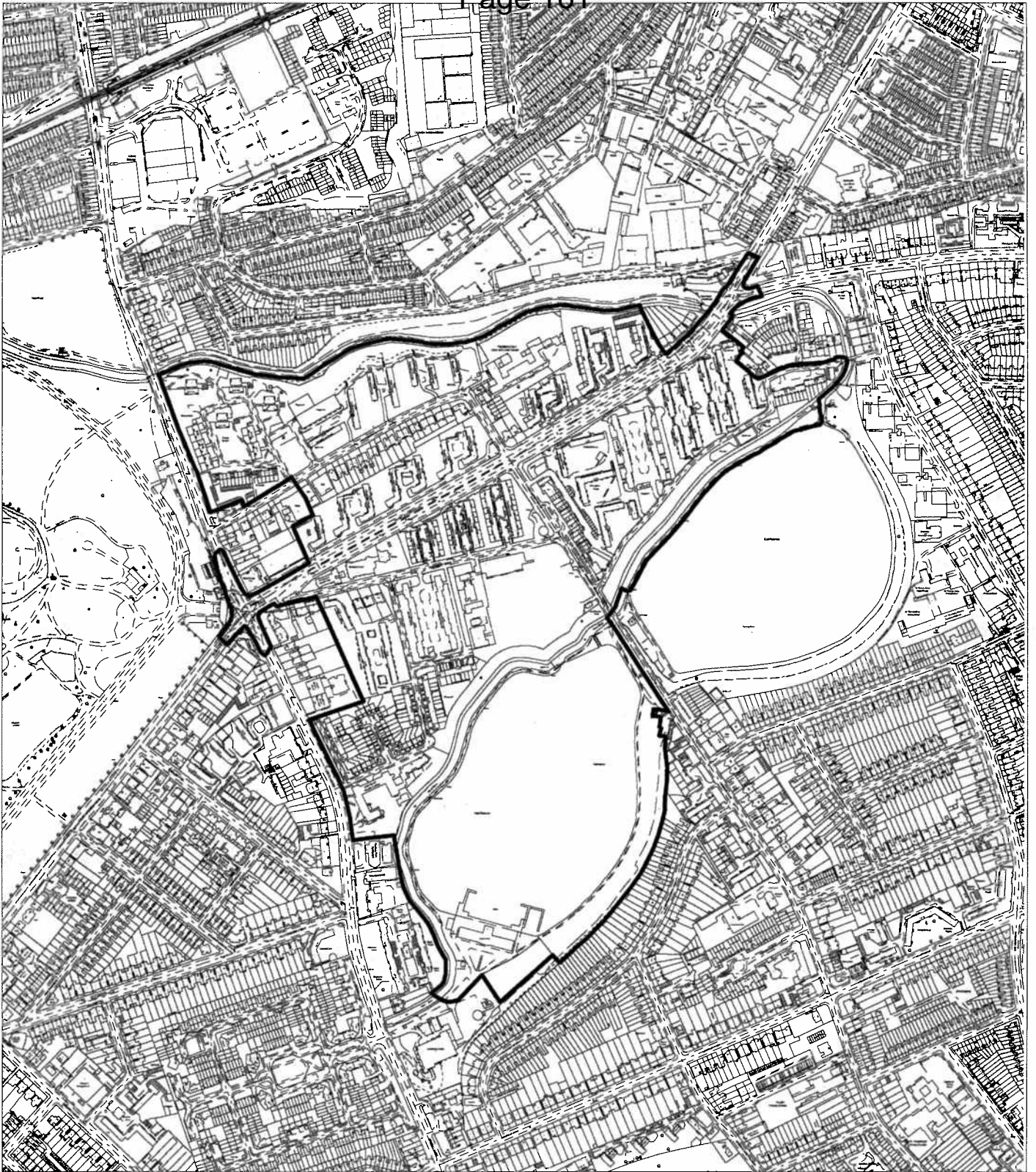
LIST OF CONSULTEES IN LB HARINGEY

Councillors: Knight
Basu
Kobler
Adamou
Alexander
Baker
Canver
Haley
Harris

Finsbury Park Action Group
Finsbury Park Community Trust
Finsbury Park Partnership
Friends Of Finsbury Park
Ladder Community Safety Partnership

356-388 Green Lanes
1-21 Woodview Close
1-73, 2-66 Eade Road
1-7 (cons) Linkway
1-81, 2-90 Vale Road
1-7 (cons) Vale Grove
1-87, 2-92 Hermitage Road
1-50 (cons) Finsbury Park Avenue
1-20 (cons) Surrey Gardens
1-8 Park View Mansions, Green Lanes

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Site plan

Woodberry Down Estate, Seven Sisters Road, N4



**Directorate of
Urban
Environment**

Shifa Mustafa
Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD

Tel 020 8489 0000
Fax 020 8489 5525

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Haringey Council

Agenda item:

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Planning Committee	On 3rd September 2007
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>	
<p>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.</p>	
<p>3. Recommendations See following reports. </p>	
<p>Report Authorised by:  Shifa Mustafa Assistant Director Planning Policy & Development</p>	
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 3 September 2007

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/0598

Ward: Stroud Green

Date received: 15/03/2007

Last amended date: N / A

Drawing number of plans: PP-01 - PP-06, PP-08a,9a, 10a, 11a, 12a, 15a, 16a, 17a,18a,19a,20a,21a, 22a,25a, -PP-27

Address: Site Adjacent 1 Mount Pleasant Villas N4 4HH

Proposal: Demolition of existing garages and erection of 9 x 3 storey houses (7 x three bed, 2 x two bed) and provision of 9 car parking spaces, cycle storage and associated works.

Existing Use: Vacant Garages

Proposed Use: Residential

Applicant: Jonathan Agnes Unistar Properties

Ownership: Private

THIS APPLICATION WAS DEFERRED AT THE 9 JULY COMMITTEE MEETING FOR A MEMBERS SITE VISIT

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 agreement.

SITE AND SURROUNDINGS

The proposal site consists of a row of semi-derelict garages situated at the rear of No.1 Mount Pleasant Villas.

The garages are of no particular architectural interest. The surrounding area is characterised by 2 storey and 3 storey Edwardian and Victorian terraces. Immediately adjoining the site to the North is a large block of purpose built flats.

To the South is British Rail Land and Crouch Hill Station. The locality is a designated Conservation Area.

PLANNING HISTORY

HGY/2006/1569 --- Site Adjacent To 1 Mount Pleasant Villas London
Demolition of existing garages and erection of 9x3 storey three bed mews style houses with 9 car parking spaces

This application is the subject of an appeal.

DETAILS OF PROPOSAL

This application seeks planning permission the demolition of existing garages and erection of 7 x three bedroom, 2 x two bedroom houses with provision of 9 car parking spaces, cycle storage and associated works.

CONSULTATION

Ward Councillors – Stroud Green
Haringey Council – Transportation Group
Haringey Council – Conservation Team
Haringey Council – Building Control
Thames Water
Stroud Green CAAC
Owner/Occupier: 1 – 12 (c) 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

2 letters of objection - raised a number of issues relating to height, bulk and scale, loss of vegetation, loss of habitat, noise, extra traffic and the appropriateness of the development.

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

This proposed development is within a walking distance of Crouch Hill train station and, the bus route Stroud Green Road which offers some 65 buses per hour (two-way), for frequent connection to Finsbury Park tube station. We have subsequently considered that majority of prospective residents of this development would use sustainable travel modes for their

journeys to and from the site. In addition, our interrogation with TRAVL database suggests that based on comparative sites (Lee Conservancy-E9, Porter Sq-N19, Rootes Estate-W10 and Yeats Close - NW10), this development proposal, some 997sqm GFA, would only generate a combined traffic inflow and outflow of four vehicles during the critical am peak hour. It is therefore deemed that this level of vehicular trips would not have any significant adverse traffic impact on the adjacent roads.

Moreover, the applicant has proposed a 4.2metre-wide vehicle access with traffic calming measures. Furthermore, although our site visit conducted on 31-08-2006 revealed that this location is heavily parked, the applicant has proposed 9 car parking spaces with adequate vehicle circulatory area and integral 9 bicycle storage as indicated on Plan No.PP-09. These in our opinion are adequate and in line with the maximum car parking standard stipulated in the Council's Adopted 2006 UDP and, would minimise the car parking impact of this development on the adjoining highway network. However, we are concerned that the applicant has not provided a clear-cut pedestrian access or a shared access to the development. We also do believe that this location would benefit from improved footway and lighting. Consequently the highway and transportation authority would not object to this application subject to the conditions that the applicant:

1. submits a scheme for a dedicated pedestrian/cyclist access or, a shared vehicle/pedestrian/cyclist access with the appropriate paving slabs, to the highway and transportation authority for approval.

Reason: To ensure that adequate safety provisions are made for pedestrians and subsequently minimise pedestrian/vehicle conflict at this location

2. contributes a sum of £20,000 (Twenty thousand pounds) towards improved lighting/footway.

Reason: To improve the conditions for pedestrians at this location.

Haringey Council – Conservation Team

No objection to the revised scheme received.

Council's Arboriculturalist comment as follows:

The following comments and observations relate to the proposed new development on the existing trees on site and in adjacent land. This is a revision to HGY/2006/1569. Drawing no PP-08, 09 and 10 and an Arboricultural Report prepared by Marishal Thompson were used for reference purposes.

Tree Coverage

The tree coverage in the location can be classified in three groups:

1. Trees located within the proposed development site.
2. Trees located within the Local Authority (LBI) Housing site.
3. Trees located within land managed by Railtrack.

Trees located within the proposed development site.

There are a variety of trees growing within the existing garage site. Many self-seeded Sycamores are located along the Northern boundary and adjacent to the access road.

Located along the Southern boundary is a row of Lime and Sycamore trees. All are of value as screening to the adjacent railway line, particularly T5: Lime which is a significant specimen and categorised as an 'A' tree in accordance with BS5837: 2005 Trees in relation to construction (BS5837: 2005).

The land immediately to the south of the Limes has a steep gradient away from the trees. This would indicate that the majority of their roots are located within the proposed development site. Therefore, these trees must be adequately protected against any damage to their likely rooting environment.

The original Arboricultural report recommended that T5, T6, T7 and T10 (row of Limes) be removed to facilitate the new development. The revised scheme however, states that these trees are now to be retained.

Trees located within the Local Authority (LBI) Housing site.

Located on the Northern boundary is T8: Horse chestnut and T9: London plane. Both are of value as screening to the adjacent Housing site. The trees are significant specimens and also categorised as 'A' trees. The canopy of both trees extends 6m into the proposed development site.

Trees located within land managed by Railtrack.

The land beyond the Southern boundary is managed by Railtrack, located here is a variety of self seeded trees the most significant of which is T12 Sycamore. This tree is of value as screening to the adjacent railway line.

Proposed layout

The revised layout indicates the nearest point of the new structure at a distance of 4m from T5-T7, and 5m from T8 and 6m from T9. This is within the recommended Root Protection Areas (RPA's) for these trees as calculated using BS5837:2005. However, BS5837:2005 does state that incursion into the RPA can be considered if it allows for the retention of category 'A' trees. This is on the condition that foundations are suitably designed to minimise root damage (BS5837:2005 sec 11.6.2)

A sunlight study has been undertaken considering the influence of the buildings on the Holly park estate, but they have not considered the influence of the existing trees to be retained on levels on light entering the new development.

Tree works

A schedule of tree works must be provided with a method statement. All works must be carried out in accordance with BS 3998: Recommendations for tree works and by a suitably qualified and experienced tree works contractor. All works must be undertaken prior to the commencement of construction activities on site.

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to nesting birds and roosting bats. A thorough inspection of all trees must be undertaken prior to any works.

Tree Protection

The Arboricultural report has recommended the site hoarding to be installed surrounding the boundary as protective fencing. It has also recommended retaining the existing hard standing within the site, as ground protection for the RPA's.

The site hoarding must be constructed as recommended in Figure 2, BS5837:2005. It must be installed prior to commencement of any construction activities on site and be retained in place until completion.

Tree protection on site must also incorporate the existing concrete hard standing. It must be retained to a minimum distance of 7.5m from T8 and T9 to provide adequate protection for their recommended RPA's.

Any additional ground protection measures must be installed as recommended in Figure 3, BS5837:2005.

No Tree Protection Plan (TPP) has been produced which clearly indicates where fencing and ground protection will be installed. This is a requirement of BS5837:2005 and must be provided for approval. It should also indicate the location of site buildings, storage areas, and areas where materials will be mixed, such as concrete.

The protective fencing and ground protection must be inspected by the Council Arboriculturist, prior to any works commencing on site. No fencing or ground protection will be moved unless with prior agreement of the Council Arboriculturist.

Foundation design

No details have been submitted regarding foundation design. In my opinion, and following recommendations in BS5837:2005 the development must be constructed using a piled foundation and ground beams, to avoid extensive severance of tree roots. This is also the recommendation of the Arboricultural report.

A method statement for foundation design and installation including a specification drawing must be produced and forwarded for approval.

Excavations for the piles must be made through the retained concrete hard standing to minimise disturbance of tree roots.

Care must be taken when using piling rigs close to trees. All facilitation pruning must be undertaken prior to any construction works, to avoid unnecessary damage to the trees canopies.

Conclusions

In my opinion, the proposed new development can be constructed, on the condition that all the protection measures specified in this document and the Arboricultural report are adhered to. This will ensure the future health of the existing trees to be retained and those significant specimens on adjacent land.

The protection measures specified must be conditioned to ensure enforcement action can be taken if necessary.

The foundations must be designed using a pile and ground beam construction to minimise any detrimental effects on the retained trees.

A pre-commencement site meeting must be specified and made a condition. It must be attended by all interested parties, (Architect, Consultant Arboriculturist, Planner Officer, Council Arboriculturist and Site manager) to confirm all the protection measures to be installed for trees.

RELEVANT PLANNING POLICY

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.

Firstly 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. Conservation Team has been consulted on this application has no objection in principle to the proposed development.

Overall, the height, bulk and mass would not appear over dominant and can barely be seen from the street. It considered that the proposed development is acceptable; it is of a high quality design that would enhance the appearance of the conservation area by virtue of adding to the architectural interest to this location. The proposal also conforms to the Council’s key objectives as outlined in UD2 Development and Urban Design to “support sustainable development and to promote high quality design which is sustainable in terms of form, function and impact”. As such is not detrimental to the character and appearance of the conservation area, nor contrary to policy UD4.

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

Effect on Conservation Area

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

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 does not appear over dominant and has no impact on the street scene, therefore is not detrimental to the character and appearance of the conservation area, as such is not contrary to policy UD4.

Effect on Amenity

The positioning, scale and design of the dwellings is considered not harmful to neighbouring occupiers in relation to any potential loss of sunlight and daylight or loss of privacy in that the properties most likely to be affected are on the other side of the adjacent railway line.

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.

Effect on trees

The Council's Arboricultural Officer has been consulted and is satisfied that the proposed new development can be constructed, on the condition that all the protection measures specified in this document and the Arboricultural report are adhered to. This will ensure the future health of the existing trees to be retained and those significant specimens on adjacent land.

The protection measures specified must be conditioned to ensure enforcement action can be taken if necessary.

The foundations must be designed using a pile and ground beam construction to minimise any detrimental effects on the retained trees. Appropriate condition will be attached.

Sustainability

The scheme includes a high level of sustainability – windows to south elevations – large glazed opening maximising passive solar gain, rainwater harvesting tanks to recycle grey-water.

Surfacing to the access road to the site will be loose permeable gravel, reducing the impact on local surface water infrastructure. Material from garages will be utilised as hardcore.

Interior and exterior of development is fully compliant with access for all standards.

High efficiency and insulated condensing boilers installed in all dwellings – reducing fuel consumption.

Parking and Access

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 spaces will be sufficient to support the proposed development in line with the Council’s parking standard SPG 7a.

The access to the site is considered to be satisfactory for the level of vehicular traffic anticipated.

Cycle storage/parking is provided within the scheme - 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 dwellings that accord with Council policy and requirements.

Response to Consultation

The Council received letters of objection from residents in respect of the original application. These letters raise a number of objections relating to height, bulk and scale, loss of vegetation, loss of habitat, noise, extra traffic and the appropriateness of the development.

The objectors comment and issues have been addressed in the above sections and by the amendments to the scheme.

Affordable Housing

The threshold for affordable housing contribution is 10 units.

The proposed development is for 9 units and as such does not require a contribution toward affordable housing in the borough.

Section 106 contributions

The scheme includes family accommodation and as such incurs a contribution toward education in the borough.

Using the formula set out in the Education contribution SPG the scheme generates a sum of £84,500.

The applicant has agreed to enter into a Section 106 agreement for a contribution of £20,000 toward the Transportation works and administration costs of £3,000.

A total contribution of £107,500 results.

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 and Supplementary Planning Guidance 10a The Negotiation, Management and monitoring of Planning Obligations of the Haringey Unitary Development Plan.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/2007/0598, 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 SPG10e, the applicant enter into an Agreement under Section 106 and Section 16 of the Greater London Council (General Powers) Act 1974 to make a contribution of £84,500 toward Education, £20,000 toward Improvement to Public Transportation Infrastructure and Services also administrative recovery costs of £3,000.

RECOMMENDATION 2

1. That the Agreements referred to in Resolution (1) above is to be completed no later than 27/07/2007 or within such extended time as the Council's Assistant Director (Planning Policy & Development) shall in her sole discretion allow; and
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/2007/0598 be refused for the following reason:

The proposal fails to provide the Education and Transportation contributions in accordance with the requirements set out in Supplementary Planning

Guidance 10a The Negotiation, Management and monitoring of Planning Obligations attached to Haringey Unitary Development Plan.

3. In the event that the Planning Application is refused for the reasons set out above, the Assistant Director of Planning Policy & Development (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 Planning Policy & Development 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.

4. That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number Registered No. HGY/2007/0358 and applicants' drawing numbers: PP-01 - PP-06, PP-08a,9a, 10a, 11a, 12a, 15a, 16a, 17a,18a,19a,20a,21a, 22a,25a, -PP-27 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. 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 site hoarding must be constructed as recommended in Figure 2, BS5837:2005. It must be installed prior to commencement of any construction activities on site and be retained in place until completion.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
5. Tree protection on site must also incorporate the existing concrete hard standing. It must be retained to a minimum distance of 7.5m from T8 and T9 to provide adequate protection for their recommended RPA's.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
6. A Tree Protection Plan (TPP) which clearly indicates where fencing and ground protection will be installed must be submitted and approved in writing by the Local Planning Authority in line with the requirement of BS5837:2005. It should also indicate the location of site buildings, storage areas, and areas where materials will be mixed, such as concrete.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
7. The protective fencing and ground protection must be inspected by the Council Arboriculturist, prior to any works commencing on site. No fencing or ground protection will be moved unless with prior agreement of the Council Arboriculturist.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
8. The foundations must be designed using a pile and ground beam construction to minimise any detrimental effects on the retained trees.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
9. A pre-commencement site meeting attended by (Architect, Consultant Arboriculturist, Planning Officer, Council Arboriculturist and Site manager) to confirm all the protection measures to be installed for trees.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
11. 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.

12. The residential buildings 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'.

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

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

14. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

Reason: In order to protect the health of future occupants 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: 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: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

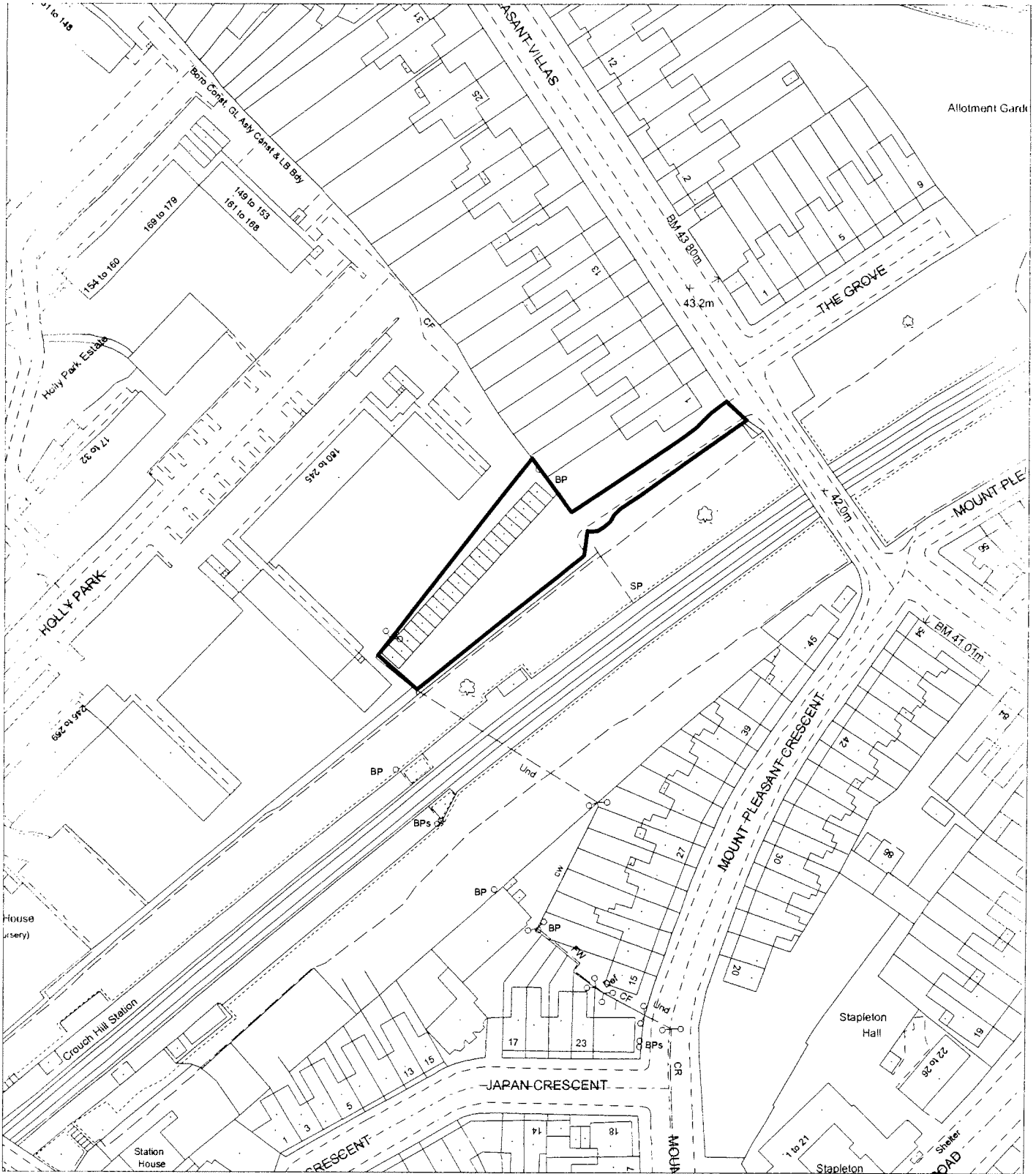
INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

INFORMATIVE: The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of Ground Water. Where the developer proposes discharge to a public sewer, prior approval from Thames water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

REASONS FOR APPROVAL

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.



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Site plan

Site Adjacent 1 Mount Pleasant Villas N4

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

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Planning Committee 3 September 2007

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2007/0599

Ward: Stroud Green

Date received: 15/03/2007

Last amended date: N/A

Drawing number of plans: PP-01 - PP-06, PP-08a,9a, 10a, 11a, 12a, 15a, 16a, 17a,18a,19a,20a,21a, 22a,25a, -PP-27

Address: Site Adjacent 1 Mount Pleasant Villas N4 4HH

Proposal: Conservation Area Consent for demolition of existing garages and erection of 9 x 3 storey houses (7 x three bed, 2 x two bed) and provision of 9 car parking spaces, cycle storage and associated works.

Existing Use: Vacant Garages

Proposed Use: Residential

Applicant: Jonathan Agnes Unistar Properties

Ownership: Private

THIS APPLICATION WAS DEFERRED AT THE 9 JULY COMMITTEE MEETING FOR A MEMBERS SITE VISIT

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The proposal site consists of a row of semi-derelict garages situated at the rear of No.1 Mount Pleasant Villas.

The garages are of no particular architectural interest. The surrounding area is characterised by 2 storey and 3 storey Edwardian and Victorian terraces. Immediately adjoining the site to the North is a large block of purpose built flats.

To the South is British Rail Land and Crouch Hill Station. The locality is a designated Conservation Area.

PLANNING HISTORY

HGY/2006/1569 --- Site Adjacent To 1 Mount Pleasant Villas London
Demolition of existing garages and erection of 9x3 storey three bed mews style houses with 9 car parking spaces

This application is the subject of an appeal.

DETAILS OF PROPOSAL

This application seeks conservation area consent for the demolition of existing garages and erection of 7 x three bedroom, 2 x two bedroom houses with provision of 9 car parking spaces, cycle storage and associated works.

CONSULTATION

Ward Councillors – Stroud Green
Haringey Council – Transportation Group
Haringey Council – Conservation Team
Haringey Council – Building Control
Stroud Green CAAC
Owner/Occupier: 1 – 12 (c) 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

2 letters of objection - raised a number of issues relating to height, bulk and scale, loss of vegetation, loss of habitat, noise, extra traffic and the appropriateness of the development.

Haringey Council – Transportation Team

This proposed development is within a walking distance of Crouch Hill train station and, the bus route Stroud Green Road which offers some 65 buses per hour (two-way), for frequent connection to Finsbury Park tube station. We have subsequently considered that majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site. It is therefore deemed that this level of vehicular trips would not have any significant adverse traffic impact on the adjacent roads.

Haringey Council – Building Control

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

Haringey Council – Conservation Team

No objection to the revised scheme received.

Council’s Arboriculturalist

No objection to the demolition of the garages.

POLICY CONSTRAINTS

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 HGY2007/0598. 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 PERMISSION

Registered No: HGY/2007/0599

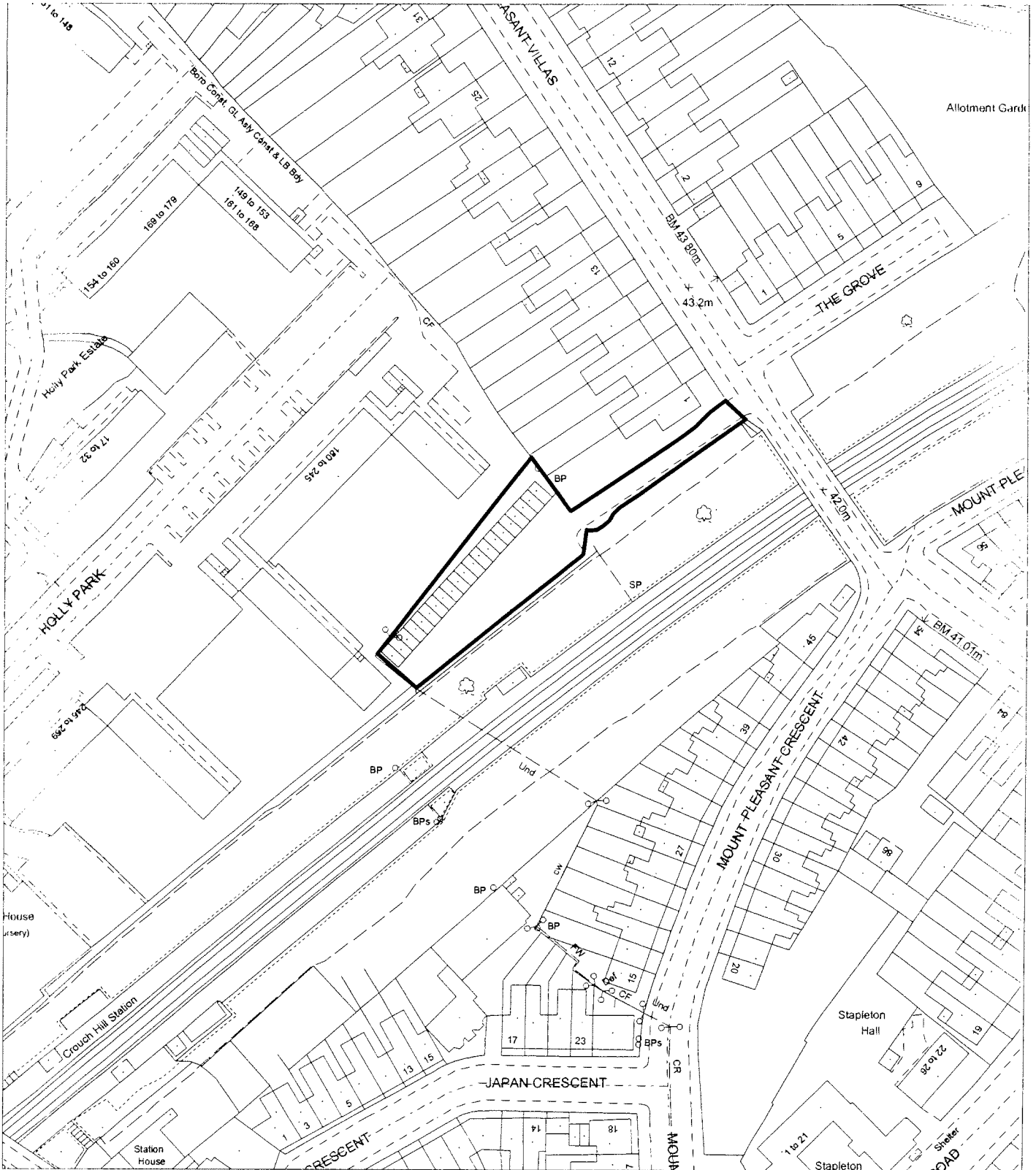
Applicant's drawing No:(s) PP-01 - PP-06, PP-08a,9a, 10a, 11a, 12a, 15a, 16a, 17a,18a,19a,20a,21a, 22a,25a, -PP-27

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 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 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.



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Site plan

Site Adjacent 1 Mount Pleasant Villas N4

HARINGEY COUNCIL

**Directorate of
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Environment**

Shifa Mustafa
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Planning Policy & Development
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	Date	25/05/2007

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Planning Committee 3 September 2007

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1341

Ward: White Hart Lane

Date received: 02/07/2007

Last amended date: 16/08/2007

Drawing number of plans: MBE/K07/2 01, 02 rev C, 03 rev A, 04 rev A, 05 rev A, 06, 07, 08, 09 & MBE/K07/1 10.

Address: Hesta Annexe (R/O 34-52 Great Cambridge Road), White Hart Lane N17 7BT

Proposal: Demolition of existing buildings and erection of single two-storey block comprising 3 no. four bedroom terraced houses, 2 no. three bedroom terraced houses, 4 no. two bedroom flats, 4 no. one bedroom flats, and provision of 11 car parking spaces and 12 bicycle stands.

Existing Use: Educational

Proposed Use: Residential

Applicant: Meadow Barnes Estate

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Luke McSorley

RECOMMENDATION

GRANT PERMISSION subject to conditions and legal agreement

SITE AND SURROUNDINGS

The application relates to a property that was formerly used for educational purposes by Haringey Council and is currently vacant. The property is a backlands site and is located behind a shopping terrace fronting Great Cambridge Road and semi-detached residential housing fronting White Hart Lane and Cavell Road, N17. The property is not situated within a conservation area.

PLANNING HISTORY

HGY/2007/0711 - Demolition of existing buildings and erection of 2 x 2 storey four bedroom houses and 6 x 2 storey four bedroom houses with rooms in roof. Provision of 8 car parking spaces. WITHDRAWN.

HGY/2007/1204 - Demolition of existing buildings and erection of 2 x 2 storey four bedroom houses and 6 x 2 storey four bedroom houses with rooms in roof. Provision of 8 car parking spaces. PENDING.

DETAILS OF PROPOSAL

The application proposes the demolition of the existing pre-fabricated buildings on the site and the erection of a single two-storey block comprising 3 no. four bedroom terraced houses, 2 no. three bedroom terraced houses, 4 no. two bedroom flats, 4 no. one bedroom flats, and provision of 11 car parking spaces and 12 bicycle stands.

CONSULTATION

13/07/2007

16 – 56 (e) Great Cambridge Rd, N17

16A – 56A (e) Great Cambridge Rd, N17

287 – 301, 348 – 370 (e) White Hart Lane, N17

1 – 41 (o) Cavell Rd, N17

2 – 46 (e) Cavell Rd, N17

27,29, 30 Jellicoe Road, N17

Transportation

Cleansing

Building Control

Legal Services

Ward Councillors

Design

Policy

Conservation

Thames Water

London Fire Brigade

RESPONSES

A petition objecting to the proposed development signed by a number of local residents was received by the Council in relation to the withdrawn application and also the second pending application. The following concerns were raised:

- Preference for site to be used for educational purposes
- Noise concerns
- Too many houses crammed on site
- Security concerns
- Loss of privacy
- Increased traffic from new development and impact on amenity of area

- Disruption during the construction phase
- Impact on loading / unloading of delivery vans that currently occurs along the access way
- Car parking pressures
- Smaller houses would be more appropriate
- Alleyway is dangerous as it is

3 individual objection letters were received with the following concerns raised:

- Preference for site to be used for educational purposes or an elderly persons home
- Preference for the site to be used as a doctors surgery
- Concern regarding potential overlooking
- Loss of view
- Noise issues relating to family housing and occupation by big families and children
- Concern regarding ability of people to access the rear gardens of neighbouring properties via the gap between the proposed development and the northern boundary of the site
- Security and privacy issues
- Proposed development still too intrusive
- Noise from large four bedroom family houses
- Pollution from rubbish bins that will back onto our gardens
- Privacy from overlooking
- Disruption during the construction phase
- Access road is not wide enough
- Development likely to result in demand for more than 1 park per dwelling
- Location of rubbish bin storage not appropriate
- Location of bicycle parking not appropriate
- Concern regarding impact of development on existing trees in the area
- Concern that fire engines will not be able to access the new development

London Fire Brigade

- The Brigade is satisfied with the proposals

Transportation –

This site is located where the public transport accessibility level (PTAL) is medium and close to the bus route Great Cambridge Road, which offers some 24 and 39 buses per hour (two-way), for frequent bus connection to Turnpike Lane and Wood Green tube stations respectively. We have subsequently considered that majority of the 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 Policy HSG11 as that renowned to have car parking pressure, the applicant has proposed 11 car parking spaces, 12

secure cycle racks and shared vehicle / pedestrian access at the site access junctions with Great Cambridge Road and White Hart Lane as detailed on Site Boundary Plan No. MBE/K07/2 Rev.C. It is also deemed that this proposed development would not have any significant adverse impact on the existing generated vehicular trips or indeed car parking demand at this location.

However, there is the concern that the position of the proposed key-operated bollards, positioned at the one-way site access off White Hart Lane, does not provide adequate pocket for vehicles to wait while the bollards are being retracted, during the course of accessing this site. We would suggest that this apparatus is relocated to a point 12 metres into the site, measured from the southern periphery of the adjoining footway. It is envisaged that this revised arrangement would create a storage area for two cars and prevent the rear end of the second car from protruding onto the adjoining footway. Moreover, this location would benefit from improved cyclists' condition especially as there are proposals to construct some cycle routes along White Hart Lane and Fryatt Road, which would enable cyclists to link with White Hart Lane station and other cycle routes in the borough. We would therefore be seeking some financial contribution towards schemes to enhance the cycling infrastructure, in the vicinity of this development.

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

1. The applicant contributes, by way of S.106 agreement, £50,000 (fifty thousand pounds), towards the implementation of cycle routes, in the vicinity of this proposed development.

Reason: To improve the conditions for cyclists at this location.

2. The applicant relocates the proposed key-operated bollards to a point 12 metres into the site access off White Hart Lane, measured from the southern periphery of the adjoining footway.

Reason: To ensure the free flow of pedestrian movement along the adjoining White Hart Lane footway and minimise pedestrian-vehicle conflict at this location.

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.

Consequently, there are no objections on transport and highway grounds.

RELEVANT PLANNING POLICY

Unitary Development Plan (2006)

UD2 'Sustainable Design and Construction'
UD3 'General Principles'
UD4 'Quality Design'
UD8 'Planning Obligations'
HSG 1 'New Housing Developments'
HSG 9 'Density Standards'
HSG 10 'Dwelling Mix'
CSV1 'Development in Conservation Areas'
CSV5 'Alterations and Extensions in Conservation Areas'
CSV7 'Demolition in Conservation Areas'
HSG 1 'New Housing Developments'
HSG 10 'Dwelling Mix'
M3 'New Development Location and Accessibility'
M4 'Pedestrians and Cyclists'
M10 'Parking for Development'
UD7 'Waste Storage'
UD10 'Parking for Development'
OS17 'Tree Protection, Tree Masses and Spines'

Supplementary Planning Guidance

SPG 1a 'Design Guidance and Design Statements'
SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'
SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'
SPG 3c 'Backlands Development'
SPG10 'The Negotiation, Management and Monitoring of Planning Obligations'
SPG10c 'Educational Needs Generated by New Housing'
SPG10e 'Improvements to Public Transport Infrastructure and Services'

ANALYSIS / ASSESSMENT OF THE APPLICATION

The planning issues relevant to the application are considered to be: -

- Principle of residential use and housing need
- Design & layout
- Parking
- Traffic / Access Issues
- Amenity, Privacy & Overlooking Issues
- Dwelling Mix
- Density
- Planning obligations - Section 106 items

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 PPS 3 “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 has been undertaken. Its findings published in 2004 indicated that the borough’s housing potential capacity is lower than the London Plan target. To this end the Council is now seeking to increase the number of dwellings in borough by 6,800 units between 2007 and 2017 based on the housing capacity study of 2004. Therefore, the redevelopment of the site for residential purposes will contribute toward the Council meeting its housing targets, in line with policies G3 ‘Housing Supply’ and HSG1 ‘New Housing Developments’.

The application site is currently occupied by a number of pre-fabricated buildings that were previously used for educational purposes by Haringey Council. The site is no longer required for educational use is currently vacant and the redevelopment of this site will bring about the re-use of what is currently under used land in line with advice in PPS3, The London Plan and policy G3 ‘Housing Supply’ of the Unitary Development Plan.

Design & layout

The application proposes the erection of a single two-storey block comprising 3 no. four bedroom terraced houses, 2 no. three bedroom terraced houses, 4 no. two bedroom flats, and 4 no. one bedroom flats. The proposed scheme at the southern end of the application site would take the form of a traditional terrace of 5 dwellings before altering to a 2 storey block containing the 8 one and two bed flats. Three mid-terrace dwellinghouses (No.s 1, 2, 3) have dormer windows in the rear roof slopes and these dwellings would each have four bedrooms. Dwellings No.s 4 and 5 would not have dormer windows and would be three bedroom houses.

The scale, height and bulk of the proposed development is considered to be in keeping with the existing residential development situated in the surrounding area. The area to the north and east of the application site is formed of two storey semi-detached dwellinghouses while there is a large shopping parade with residential flats above fronting Great Cambridge Road to the west.

Parking

The application details one parking space for each dwelling which would be set in the front garden of each property. The Council's Transportation Team have commented on the application and concluded that 11 off street car parks is an adequate number for a residential development of this scale. Parking for 12 bicycles is also detailed on the proposed plans. The proposed development is considered to be consistent with policy UD10 'Parking for Development'.

Traffic / Access Issues

The access arrangements for the proposed development detail a shared pedestrian / vehicle access point off White Hart lane with a shared pedestrian / vehicle exit point onto Great Cambridge Road. The flow of traffic would be one way. The access way is currently used to gain access to the rear of properties that front Great Cambridge Road. There are currently some traffic control measures in place with vehicle access off Great Cambridge Road prevented by small barriers set in the ground. The proposed plans detail a proposed key operated bollard that is shown just over 6 metres from the entry point to the development off White Hart Lane. Transportation have expressed some concerns about the siting of this bollard, namely that its proposed location does not provide adequate pocket for vehicles to wait while the bollards are being retracted, during the course of accessing this site. They suggest that this apparatus is relocated to a point 12 metres into the site, measured from the southern periphery of the adjoining footway. It is envisaged that this revised arrangement would create a storage area for two cars and prevent the rear end of the second car from protruding onto the adjoining footway.

Amenity, Privacy & Overlooking Issues

The garden area of dwelling the southern most dwelling (No. 5) would meet the 50 square metre area requirement for outdoor amenity space as detailed in SPG 3a. However the layout of the garden is not considered ideal in that the garden would have a very limited depth. Dwelling numbers 1, 2, 3 and 4 would all meet the 50 square metre outdoor amenity space requirement for new dwellings. A large communal garden area 364 square metres in size would be shared by the occupiers of the 8 one and two bed flats. This size of this communal garden area is consistent with SPG 3a.

While the layout of the garden of dwelling No. 5 is not considered ideal it is not considered sufficient rear for the refusal of the application. In terms of garden space the proposed development is considered consistent with policies UD3 'General Principles' UD4 'Quality Design' and SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'

The northern end of the proposed development would be set 2.5 metres off the rear boundaries of the neighbouring properties at 295 and 297 White Hart Lane. Two windows are shown in the side northern elevation one at ground floor level and the other at first floor level. The northern end wall of the proposed development would be located approximately 14.5 to 15 metres from the rear elevation of these two dwellings. While the ground floor level window would not give rise to a loss of privacy it is considered that the first floor window which would provide light to a kitchen should contain obscure glazing to avoid any overlooking into the neighbouring rear gardens. If the application is approved this could be done through the use of an appropriate condition.

The proposed development will alter the existing outlook from the rear gardens of the neighbouring White Hart Lane properties however the new building would be set 2.5 metres off the northern site boundary as discussed above the scale, height and bulk of the proposed development is considered to be in keeping with the existing residential development situated in the surrounding area.

There is concern that the proposed dormer windows of dwelling No.s 2 and 3 could overlook the rear gardens of the neighbouring properties at 14 and 16 Cavell Road. It has been suggested that these dormer windows are replaced with rooflights which would prevent any potential overlooking issues arising and amended plans detailing this change have been sought and will be reported at the Planning Committee meeting.

Dwelling Mix

Policy HSG 10 'Dwelling Mix' states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community. In new development a mix of dwelling types is needed to provide a range and choice of housing in the borough. SPG 3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' lists the appropriate percentages for a mix of different dwelling sizes.

The proposed development would provide:

Size of dwelling	Percentage mix
1 bed	31%
2 bed	31%
3 bed	15%
4 bed	23%

The proposed development provides a mix of dwelling types and sizes. This is required to ensure that the housing needs of the local community are met and that there is a range and choice in terms of dwelling mix and size in new residential developments. The proposed development is considered to be consistent with policies HSG 1 'New Housing Developments' and HSG 10 'Dwelling Mix' and SPG 3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.

Density

Policy HSG 9 'Density Standards' states that residential development in the borough should normally be provided at a density range of between 200hrh – 700hrh (habitable rooms per hectare). This policy also states that density ranges will be applied flexibly in light of local circumstances. Therefore, the Council will adopt a design led approach to density and will consider the following factors:

- a) the character of the surrounding area, in terms of existing building form, massing and building heights;
- b) historic heritage context, including listed buildings and conservation areas;
- c) the characteristics of the site;
- d) the quality of the design;
- e) the range and mix of housing types;
- f) the level of service provision and public spaces;
- g) car parking provision.

The area of the application site is approximately 1723 square metres in area (0.1723 ha). The proposed development would have a total of 43 habitable rooms. This gives the proposed development a density of 249 habitable rooms per hectare. The proposed development is considered consistent with policy HSG 9 'Density Standards'.

Planning obligations - Section 106 items

Policy UD8 Planning Obligations, SPG10c 'Education needs generated by new housing' and SPG10b 'Affordable Housing' and SPG 10e 'Improvements to Public Transport Infrastructure and Services' set out the requirement for development in the borough to provide contributions to enhance the local environment where appropriate, in line with the national guidance set out in Circular 1/97.

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

Affordable Housing

Provision of 3 x 4 bed 7 person dwellinghouses and 2 x 3 bed 5 person dwellinghouses for affordable housing as per SPG 10b 'Affordable Housing'. This provides 23 habitable rooms as affordable housing out of a total of 43 habitable rooms. This is consistent with policy HSG4 'Affordable Housing' of the Haringey 2006 Unitary Development Plan which sets a target of 50% affordable housing for developments in excess of 10 or more units.

Education

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance 10 'The Negotiation, Management and Monitoring of Planning Obligations' and 10c 'Educational Needs Generated by New Housing', it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. An education contribution of **£ 85,084.34** as per the formula in SPG 10a 'Educational Needs', would be required for this development.

Transportation

This location would benefit from improved transportation links for cyclists. There are proposals to construct cycle routes along White Hart Lane and Fryatt Road, which would enable cyclists to link with White Hart Lane station and other cycle routes in the borough. As such a financial contribution towards schemes to enhance the cycling infrastructure, in the vicinity of this development is sought as per SPG 10e 'Improvements to Public Transport Infrastructure and Services'. A contribution by way of a S.106 agreement, for **£50,000** (fifty thousand pounds), towards the implementation of cycle routes, in the vicinity of this proposed development is sought.

SUMMARY AND CONCLUSION

The redevelopment of this site for residential purposes will contribute toward the Council meeting its housing targets and also enable the re-use of a property that is currently vacant in line with advice in PPS3, The London Plan and policy G3 'Housing Supply' and HSG1 'New Housing Developments' of the Unitary Development Plan 2006. The scale, height and bulk of the proposed development is considered to be in keeping with the existing residential development situated in the surrounding area. The proposed development would not detract from the residential amenity of any neighbouring properties and is consistent with policies UD3 'General Principles' and UD4 'Quality Design'. The proposed development is considered to be consistent with policy UD10 'Parking for Development' of the Unitary Development Plan 2006 and the Council's Transportation Team is satisfied with the proposed access and traffic arrangement subject to an appropriate condition. In terms of dwelling mix the proposed development is considered to be consistent with policies HSG 1 'New Housing Developments' and HSG 10 'Dwelling Mix' and SPG 3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and the proposed development

with a density of 249 habitable rooms per hectare is consistent with policy HSG 9 'Density Standards'.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2007/1341 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) Provision of 3 x 4 bed 7 person dwellinghouses and 2 x 3 bed 5 person dwellinghouses for affordable housing as per SPG 10b 'Affordable Housing'. This provides 23 habitable rooms as affordable housing out of a total of 43 habitable rooms.
- (1.2) An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £ 85,084.34 towards educational facilities within the Borough.
- (1.3) A contribution as per SPG 10e 'Improvements to Public Transport Infrastructure and Services' of £50,000 towards schemes to enhance the cycling infrastructure, in the vicinity of this development.
- (1.4) Plus 5% of this amount as recovery costs / administration / monitoring which equates to £6754.21. This gives a total amount for the contribution of **£141,838.55**.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by the 28th of September 2007, planning application reference number HGY/2007/1341 be REFUSED for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education needs within the Borough as set out under SPG10c 'Education needs generated by new housing', 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 and improvements towards public transport infrastructure and services in the vicinity of the application site as per SPG 10e 'Improvements to Public Transport Infrastructure and Services' the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations'.

RECOMMENDATION 3

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2007/1341 and Applicant's drawing No.(s) MBE/K07/2 01, 02 rev C, 03 rev A, 04 rev A, 05 rev A, 06, 07, 08, 09 & MBE/K07/1 10.

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

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

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

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

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.
Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.
7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
8. 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'.
9. 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.
10. The flatted part of 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.
11. 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.
12. 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.

13. The proposed key-operated bollards are to be relocated to a point 12metres into the site access off White Hart Lane, measured from the southern periphery of the adjoining footway.

Reason: To ensure the free flow of pedestrian movement along the adjoining White Hart Lane footway and minimise pedestrian-vehicle conflict at this location.

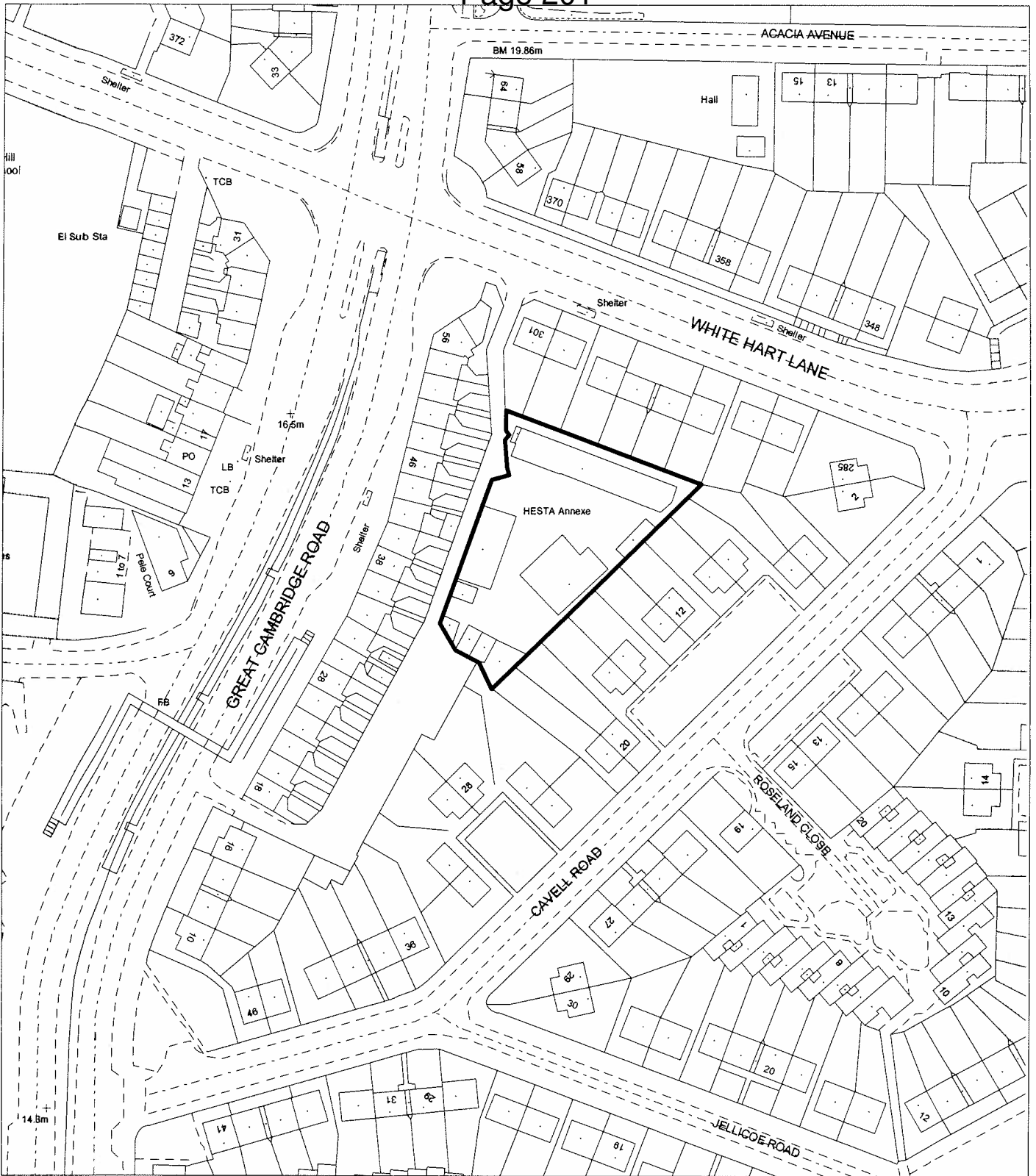
14. The proposed first floor window in the northern side (flank) elevation is to contain obscure glazing only and the obscure glazing shall be retained indefinitely.

Reason: To avoid any overlooking and to avoid a loss of residential amenity.

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.

REASONS FOR APPROVAL

The redevelopment of this site for residential purposes will contribute toward the Council meeting its housing targets and also enable the re-use of a property that is currently vacant in line with advice in PPS3, The London Plan and policy G3 'Housing Supply' and HSG1 'New Housing Developments' of the Unitary Development Plan 2006. The scale, height and bulk of the proposed development is considered to be in keeping with the existing residential development situated in the surrounding area. The proposed development would not detract from the residential amenity of any neighbouring properties and is consistent with Policies UD3 'General Principles' and UD4 'Quality Design'. The proposed development is considered to be consistent with Policy UD10 'Parking for Development' of the Unitary Development Plan 2006 and the Council's Transportation Team is satisfied with the proposed access and traffic arrangement subject to an appropriate condition. In terms of dwelling mix the proposed development is considered to be consistent with Policies HSG 1 'New Housing Developments' and HSG 10 'Dwelling Mix' and SPG 3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and the proposed development with a density of 249 habitable rooms per hectare is consistent with Policy HSG 9 'Density Standards'.



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Site plan

**Hesta Annexe (R/O 34-52 Great Cambridge Road),
White Hart Lane, N17**



**Directorate of
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Planning Committee 3 September 2007

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/1502**Ward:** Tottenham Green**Date received:** 20/07/2007**Last amended date:** N / A**Drawing number of plans:** 345/HR1 rev A, 2 rev C, 3 rev C & 4 rev C.**Address:** Garages At Harold Road / Newton Road Newton Road N15

Proposal: Demolition of existing garages and erection of a two / three storey block comprising 1 x three bed and 2 x four bed houses and 2 x one bed flats, 1 x two bed flats, 3 x two bed flats and associated car park / external works.

Existing Use: Lock up garages**Proposed Use:** Residential**Applicant:** Sanctuary Housing Association, London Regional Office**Ownership:** Council**BACKGROUND**

AT THE MEETING OF THE PLANNING APPLICATIONS SUB-COMMITTEE ON 26 MARCH 2007, MEMBERS CONSIDERED A REPORT FOR THE REDEVELOPMENT OF THIS SITE FOR RESIDENTIAL USE. AT THAT MEETING MEMBERS DECIDED TO DEFER THEIR DECISION PENDING A SITE VISIT. ON 10 MAY 2007, THE SCHEME WAS APPEALED AGAINST THE NON-DETERMINATION OF THE APPLICATION BY WAY OF AN INFORMAL HEARING. NO DATE HAS YET BEEN SET FOR THE HEARING. AS THE APPLICATION IS NOW SUBJECT TO THE APPEAL PROCESS, THE COUNCIL IS NOT ABLE TO DETERMINE IT.

AT THE PLANNING COMMITTEE MEETING ON 9 JULY 2007 MEMBERS RE-CONSIDERED THE SCHEME AND DETERMINED THAT, HAD THEY BEEN ABLE TO MAKE A DECISION ON THIS APPLICATION, PLANNING PERMISSION WOULD HAVE BEEN GRANTED. MEMBERS ALSO REQUESTED AT THAT MEETING THE FOLLOWING ITEMS BE INCLUDED AS PART OF THE SCHEME:

- COMMUNAL SATELLITE DISH TO BE INSTALLED.
- SUSTAINABILITY TO BE BUILT INTO THE DESIGN- SOLAR PRE-HEATING OF THE WATER SUPPLY, PERMEABLE HARD

SURFACED AREAS AND EXTERNAL SOLAR POWERED LIGHTS.

- LANDSCAPING AROUND THE DEVELOPMENT/ TREE PLANTING ON THE STREET FRONTAGE.
- SECURE CYCLE PARKING
-

IN RESPONSE TO THESE ITEMS, THE APPLICANT HAS AGREED TO UNDERTAKE THE FOLLOWING

- COMMUNAL SATELLITE DISH TO BE INSTALLED.
 - *THIS IS INCLUDED AS CONDITION 13*
- SUSTAINABILITY TO BE BUILT INTO THE DESIGN- SOLAR PRE-HEATING OF THE WATER SUPPLY, PERMEABLE HARD SURFACED AREAS AND EXTERNAL SOLAR POWERED LIGHTS.
 - *THE APPLICANT STATES THAT IT IS NOT POSSIBLE TO PROVIDE SOLAR PRE-HEATING TO THE FLATS AS THEY HAVE INDIVIDUAL CONDENSING BOILER SYSTEMS. HOWEVER, SOLAR PRE-HEATING CAN BE PROVIDED TO THE HOUSES AND THIS WILL BE INVESTIGATED. A CONDITION IS ATTACHED REQUIRING DETAILS TO BE SUBMITTED AND APPROVED BY THE COUNCIL.*
 - *THE APPLICANT CONFIRMS THE HARD SURFACED AREAS WILL BE PERMEABLE. THIS WILL BE MONITORED THROUGH CONDITION 5 RELATING TO HARD SURFACING.*
 - *THE APPLICANT CONFIRMS THAT SOLAR POWERED EXTERNAL LIGHTS WILL BE INCORPORATED INTO THE SCHEME WHERE FEASIBLE. A NEW CONDITION IS ATTACHED REQUIRING DETAILS TO BE SUBMITTED AND APPROVED BY THE COUNCIL.*
- LANDSCAPING AROUND THE DEVELOPMENT/ TREE PLANTING ON THE STREET FRONTAGE.
 - *THE SOFT LANDSCAPING OF THE DEVELOPMENT IS COVERED BY CONDITION 4. IN ADDITION, THE APPLICANT HAS AGREED TO CONTRIBUTE UP TO A MAXIMUM OF £5000 FOR THE PLANTING OF TREES IN HAROLD/NEWTON ROADS, THIS MONEY TO BE TAKEN FROM THE £40,000 TO BE PROVIDED BY THE APPLICANT FOR OTHER ENVIRONMENTAL IMPROVEMENT WORKS WITHIN THE VICTORIA ROAD ESTATE.*
- SECURE CYCLE PARKING
 - A CONDITION IS ADDED REQUIRING DETAILS OF CYCLE PARKING WITHIN THE SCHEME.

IN THE LIGHT OF THE RESOLUTION OF THE COMMITTEE ON 9 JULY 2007, THE APPLICANT HAS RESUBMITTED THE APPLICATION. THE NEW APPLICATION HAS BEEN SUBJECT TO RE-CONSULTATION WITH LOCAL RESIDENTS. NO RESPONSES HAVE BEEN RECEIVED TO DATE.

THE NEW APPLICATION IS A RE-SUBMISSION OF THE SCHEME PREVIOUSLY SUBMITTED BUT NOT DETERMINED, SUBJECT TO THE AMENDMENTS SET OUT ABOVE. THE APPLICANT STILL INTENDS TO ENTER INTO THE S106 AGREEMENT WITH THE COUNCIL AS ATTACHED TO THE ORIGINAL SCHEME. MEMBERS SHOULD NOTE THAT THE APPLICANT IS TO FUND A PROGRAMME OF ENVIRONMENTAL IMPROVEMENT WORKS AGREED WITH THE HOUSING SERVICE TO A SUM OF £40,000 TO UPGRADE THE EXISTING FACILITIES ON THE VICTORIA ROAD ESTATE.

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and a S106 legal agreement.

SITE AND SURROUNDINGS

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

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

PLANNING HISTORY

In 2006, a planning application was submitted by Sanctuary Housing Association for the residential redevelopment of this site, (HGY2006/1934). This application was reported to Planning Applications Sub-Committee in March 2007, but the Sub-Committee deferred the scheme for a site visit. Subsequently, the application was appealed against non-determination by the informal hearing procedure. No date has been set for the hearing.

DETAILS OF PROPOSAL

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

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

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

CONSULTATION

Ward Councillors
Transportation
Building Control
Cleansing
Arboriculturist
Design

Local residents:

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

RESPONSES

Ward Councillors - Councillor Diakkides has responded supporting the proposal.

Transportation do not object to this application.

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

Cleansing - no response received to date

Design have commented as follows:

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

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

No responses have been received from local residents following the re-consultation relating to this application.

RELEVANT PLANNING POLICY

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

POLICY HSG1: NEW HOUSING DEVELOPMENTS

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

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

There will be sites that come forward for housing other than those already identified. These sites are known as “windfall sites” and will contribute towards

meeting the housing need in Haringey. Such sites will be assessed against Policy HSG1 to ensure that they meet the needs of the community and do not harm the environment.

POLICY G3: HOUSING SUPPLY

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

The Council will also seek to maximise new housing opportunities.

POLICY UD3: GENERAL PRINCIPLES

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

POLICY UD4: QUALITY DESIGN

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

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

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

POLICY UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). The Council would prefer, all things being equal, that all development in the borough is designed in a way that maximises the potential of the site without causing any unnecessary local nor global environmental consequences.

POLICY HSG4: AFFORDABLE HOUSING

Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. The proportion negotiated will depend on the location, scheme details or site characteristics.

POLICY HSG9: DENSITY STANDARDS

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

POLICY HSG10: DWELLING MIX

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

POLICY ENV10: MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY

The Council will contribute to mitigating climate change by:

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

POLICY M10: PARKING FOR DEVELOPMENT

The Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and people with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration.

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues relating to this proposal are:

1. The Need For New Housing
2. Density, Mix, Design
3. Sustainability
4. Impact on Neighbouring Properties
5. Parking Provision

1. The Need For New Housing

National Guidance (PPG3) requires Local Authorities to:

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

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

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

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

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

2. Density, Mix, Design

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

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

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

Policy HSG10 Dwelling Mix states:

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

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

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

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

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

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

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

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

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

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

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

3. Sustainability

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

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

These include:

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

4. Impact on Neighbouring Properties

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

"The Council will require development proposals to demonstrate that:

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

The application site has a common boundary with the terrace of houses Nos. 22 – 36 Herbert Road, directly to the south of the site. The current boundary treatment is a brick wall approximately 2 metres high. The additional bulk and mass of the proposed buildings will not significantly

adversely affect the sunlight and daylight to the rear gardens and windows of the existing houses in Herbert Road as they are located to the north of these houses and are some 16 – 18 metres away.

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

5. Parking Provision

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

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

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

CLAIMED RIGHTS OF WAY OVER THE SITE

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

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

S106 AGREEMENT

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

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

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

SUMMARY AND CONCLUSION

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

The scheme will result in an appropriate new use for the site, removing a disused garage court that causes problems in the locality. The proposal will provide a small but valuable contribution to meeting the boroughs strategic housing target. The development will provide 9 new residential units, one to wheelchair standards, all of which will be affordable.

The main issues relating to this proposal are the need for new housing, density, mix and design, sustainability, impact on neighbouring properties and parking provision. The proposal meets all the appropriate standards for new residential development as set out in the relevant policies and SPG's. The applicant, Sanctuary Housing Association, has agreed to enter into a S106 agreement to provide 100% of the units for affordable housing and an appropriate education contribution in line with Supplementary Planning Guidance.

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

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2007/1502 subject to a pre-condition that Sanctuary Housing Association shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure £66,500 as the education contribution, and £3,325 as an administration charge.

RECOMMENDATION 2

GRANT PERMISSION subject to conditions and subject to S106 Legal Agreement

Registered No. HGY/2007/1502

Applicant's drawing Nos 345/HR1 rev A, 2 rev C, 3 rev C & 4 rev C.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.
5. Details of a scheme depicting those areas to be treated by means of hard landscaping, identifying those areas to be permeable, shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.
Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.
Reason: In order to protect the health of future occupants of the site.
Reason: In order to protect the health of future occupants of the site.

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

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.
Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

11. 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.

12. That details of solar powered external lighting to be provided within the development hereby approved shall be submitted to and approved in writing by the local Planning Authority prior to the commencement of the development.
Reason: to ensure appropriate external lighting provision within the estate.

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

Reason: In order to prevent the proliferation of satellite dishes on the development.

14. That a scheme for the solar pre-heating of water to the houses hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being commenced.

Reason: to ensure a satisfactory standard of development.

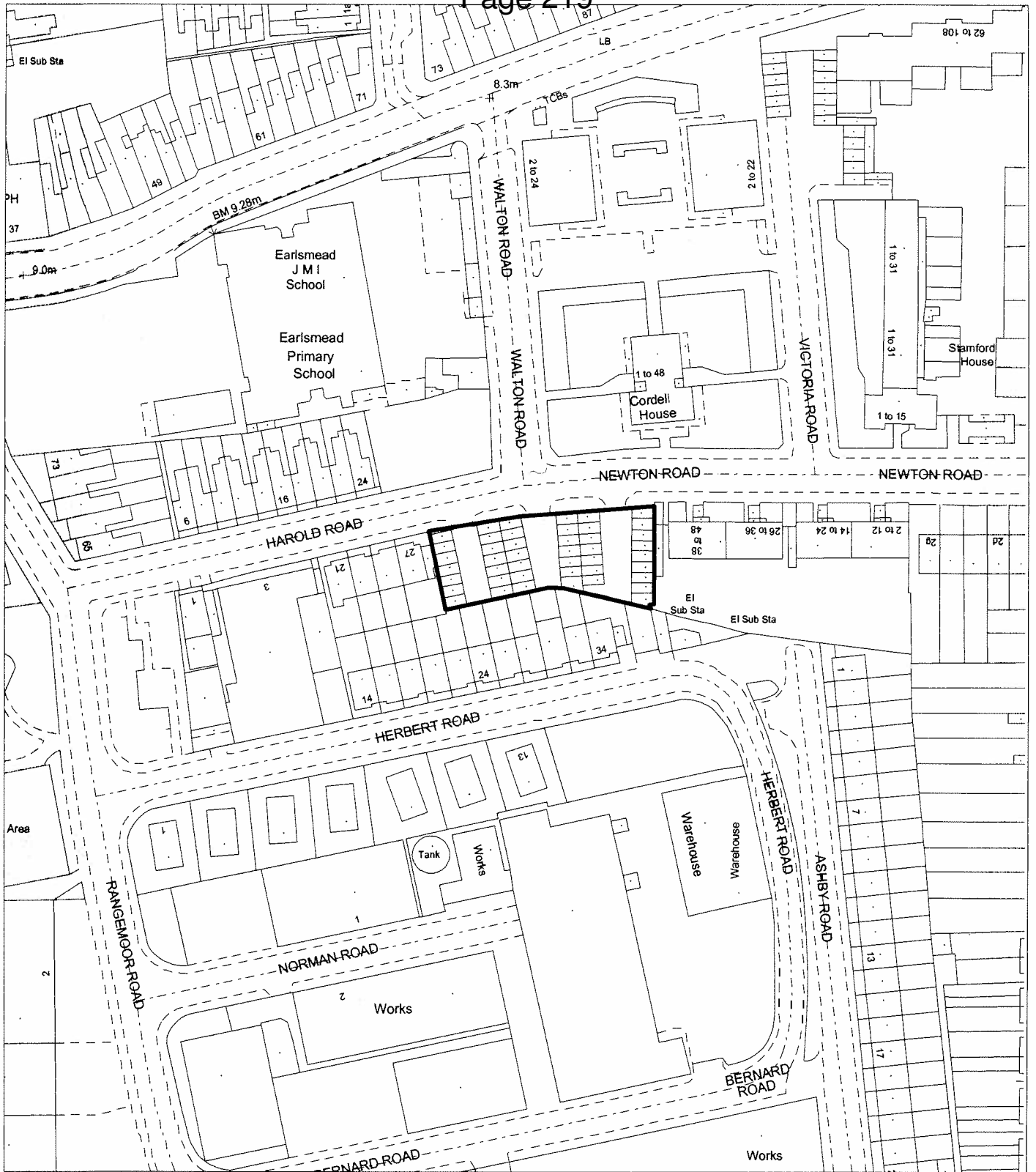
15. Notwithstanding the details shown in the drawings hereby approved, full details of cycle parking facilities shall be submitted to and approved in writing by the local Planning Authority prior to the development hereby approved being commenced.

Reason: to ensure a satisfactory level of cycle parking provision within the scheme.

REASONS FOR APPROVAL:

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

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Site plan Garages At Harold Road / Newton Road, N15

HARINGEY COUNCIL

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Environment**

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Planning Committee 3 September 2007

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/1400**Ward:** Tottenham Hale**Date received:** 05/07/2007**Last amended date:** N / A**Drawing number of plans:** 1144-GAR1-099, 100 & photographs.**Address:** Bridge over River Lee Navigation and Pymmes Brook, Hale Wharf, Ferry Lane N17**Proposal:** Construction of a new footbridge across the River Lee Navigation and a 'green' bridge across Pymmes Brook and associated landscaping.**Existing Use:** Waterway**Proposed Use:** Waterway**Applicant:** Tav Kazmi British Waterways London**Ownership:** Private**PLANNING DESIGNATIONS**

Blue Ribbon Network – London Plan (Table 1)

Ecological corridor (OS6)

Ecologically valuable site – metropolitan importance (OS6)

Defined Employment Area (RA) – Hale Wharf (EMP1, 2 and 3)

Lee Valley Regional Park (OS9)

SSP20 – Tottenham International

Road Network: Classified Road

UDP 2006 Archeological Imp

Officer Contact: Stuart Cooke**RECOMMENDATION**

Subject to referral to the GLA, to GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The proposed footbridge spans the River Lee navigation channel and links Hale Wharf on the east side with Millmead Road on the west. Hale Wharf is currently an industrial and warehousing location, which is subject to a redevelopment scheme promoted by ISIS. The area on the west where the bridge will reach comprises a narrow strip of the Lee Valley Regional Park, the Pymmes Brook and the towpath to the River Lee navigation. Here the area is of parkland character, edged by a twin concrete channel carrying Pymmes Brook. There is a resin bound surfaced path running north-south through the Park and a tarmac surfaced towpath running north-south adjacent to the west bank of the River Lee navigation which the bridge will link with.

PROPOSAL

The proposal involves the erection of a new bridge over the River Lee linking Hale Wharf and Millmead Road.

The proposed footbridge will form part of implementing the east-west route adopted in the Tottenham Hale Urban Centre Masterplan, which has been adopted by the Council, providing access across the newly invigorated water space, and compliment future developments to the east and west of the river. Existing and emerging communities will enjoy improved access to the local green spaces at Tottenham Marshes and the wider area. The bridge is intended to form an important new landmark in this part of Tottenham as part of the revival of the existing waterway amenity running through the area.

The bridge is of a distinctive architectural design and quality and will contribute to attracting new and retaining existing local businesses. The bridge will provide a safe, efficient and fully accessible access route to new and existing business customers.

The design of the bridge has been selected through competition. An assessment panel, including eminent professionals, and the subsequent design process, has been guided by CABE and Design For London, as well as representatives of the key stakeholder groups.

CONSULTATION

Ward Councillors

Lee Valley Regional Park

GOL

GLA

Environment Agency

Natural England

Thames Water

British Waterways

LB Waltham Forest
LFCDA
Metropolitan Police

Tottenham Conservation Area Advisory Committee
Tottenham Hale Residents Association

Transportation
Policy
Design

North London Chamber of Commerce
Landscape \Access Recreation
CABE
THRASH

Mr D Brenner, 20 Oval Road, London, NW1 7DJ

The applicant has undertaken consultation with key stakeholders including Lee Valley Regional Park, ISIS, Environment Agency, Lee Valley estates and this Council to agree the location of the proposed bridge and the construction constraints. In the summer of 2006 BW organised a competition to identify an organisation to design and build the new bridge. Six entries were considered. A public exhibition was held at the Welbourne Centre in November 2006 and local people asked to comment and to vote for their favourite scheme. Approximately 70 responses were submitted. Out of this process the current design was selected.

RESPONSES

Environment Agency – no objection subject to conditions re:

1. details of flood storage compensation scheme
2. ecological mitigation and enhancement measures.

Transportation –

1. shared cycle/pedestrian route
2. improved mobility impaired facilities
3. drainage measures

Natural England – further information required on

1. status of local protected species, (water voles), and impact of development on them.
2. biodiversity enhancements to be included as a condition.

English Heritage – no comment

Thames Water – no objections subject to conditions re:

1. excavations

2. identification and avoidance of damage of TW facilities
3. trial holes and associated matters.

Applicant should contact TW prior to the development taking place.

REFERRAL

Under the terms of the Greater London Authority Act 1999, this application has been identified as a strategic development proposal which, if this Council resolves to approve the scheme, must be referred to the Mayor under the terms of the Act. The GLA is currently preparing a Stage 1 report relating to the proposal. It is intended that this report be reported to your Committee verbally. Should this Committee resolve to grant planning permission for this development and the application is referred to the Mayor, he has 14 days in which to make his decision, unless an extension of time is agreed.

RELEVANT PLANNING POLICIES

London Plan

Section 5E North London Sub-Region Opportunity Area of the London Plan identifies Tottenham Hale as a well established manufacturing area, offering significant redevelopment opportunity with good public transport accessibility. Paragraphs 5.123 and 5.124 identify Tottenham Hale in particular as an area offering significant redevelopment opportunities.

Chapter 4 Section 4C of the London Plan sets out the Mayor's vision for a Blue Ribbon network of waterways throughout London. It includes the Thames, the canal network, the other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes, as well as culverted rivers, canals and streams.

The Mayor expects proposals with the potential to affect waterways to have reference to the Blue Ribbon network policies and principles.

The River Lee Navigation is identified in Map 4C.1 of the London Plan.

Unitary Development Plan 2006

The Council's 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.

POLICY AC2: TOTTENHAM INTERNATIONAL

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

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

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

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

OS6: ECOLOGICALLY VALUABLE SITES AND THEIR CORRIDORS

An ecologically valuable site is one that supports a range of flora and fauna considered to be of ecological value and nature conservation importance to the borough.

The ecologically designated areas of the borough make an important and a positive contribution to the diversity and richness of Haringey's flora and fauna. It is important that this diversity is protected and, where appropriate, enhanced in order to provide a rich and varied landscape and ecological foundation to Haringey.

OS9: LEE VALLEY REGIONAL PARK

The Council supports the Lee Valley Regional Park Authority's proposals to increase the range and quality of leisure and amenity provision available to Haringey residents, subject to their general compliance with the policies of this plan. Specifically proposals which;

In considering any planning application adjacent to or within the Regional Park regard will be had to the provisions of the Lee Valley Regional Park Plan and care will be taken to ensure that the proposal does not impact upon the park or its immediate environments in a detrimental way.

POLICY UD3: GENERAL PRINCIPLES

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

Paragraph (e) of this policy requires details of tree planting and works and soft landscaping to be submitted and considered as part of development proposals.

POLICY UD4: QUALITY DESIGN

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

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

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

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues associated with the proposal are:

1. Masterplan designation
2. Design
3. Effect on the Environment and Ecology of the area
4. Accessibility

1. Regeneration Policy / Masterplan

The application site falls within the Tottenham International Master Plan area and is identified as a Site Specific Proposal, (Site 22), in the emerging Unitary Development Plan. Policy AC2 "Tottenham International" sets out the policy position for this area. The aim of this policy is:

"to ensure that Tottenham International becomes "a centre for business; the place to live", a vital and dynamic location where residents and businesses can enjoy the river valley, Lee Valley Park and excellent transport connections."

This policy reflects the identification of the Tottenham Hale International area as a “key opportunity area” in the London Plan where higher density, intensive development should be promoted.

Schedule 1 of the Unitary Development Plan 2006 describes Site Specific Proposal 22 as aiming toward:

“comprehensive mixed use development to include better integrated transport interchange, employment, retail, housing, leisure including the enhancement of the open space, education and community facilities.”

The scheme represents a considerable investment into the fabric of the retail park, approximately £10 million, which conforms with the Councils recognised need to regenerate the Tottenham Hale area, improving the appearance of the area, promoting economic growth and employment opportunities and improving retail opportunity.

The new bridge fits into the masterplan framework of improving movement within the masterplan area. It will form part of the main east-west axis through the masterplan area. It will provide a new pedestrian/cycle friendly link direct from Hale Wharf to Millmead Road, the River Lee navigation towpath and the adjacent GLS site. The new bridge will provide an alternative to Ferry Lane and shifts priorities towards pedestrians and cyclists. It will ultimately allow for further improvements by tying together the many routes passing through the sit, linking the new residential developments on the east and west, the north-south towpath, (a designated route in the National Cycle network), the Lee Valley Regional Park and onwards west to the Tottenham Hale transport interchange, Ashley Park and Down Lane park.

British Waterways London has successfully secured Growth Areas Funding (GAF Round 2) for the construction of the footbridge. In additions, this borough has also applied for GAF funding for a number of enabling and regeneration projects in Tottenham Hale, including infrastructure works on the GLS site, which incorporates the west-east route from Tottenham Hale station to the proposed footbridge.

2. Design

Policies UD3 and UD4 support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

IN this case, the bridge comprises two main elements,

- i) the main span across the River Lee navigation, and
- ii) a second span across Pymmes Brook.

The proposal is designed to create an elegant, single span bridge over the River Lee navigation channel. The main span is 38 metres in width, with a steel arch inclined to one side. The tied arch enables a slender deck construction depth which, with the twinned array of slender steel stay cables,

both frame and deck maintain long views up and down the river, especially from Ferry Lane bridge.

The bridge is designed to attract and maintain a high level of usage. The bridge is 3.6 metres wide to accommodate peak flows and allow easy passage for all users. The design specifically addresses security by providing a wide, open approach from the west side with excellent views, no hiding places and good lighting. The bridge parapets are 1.4 metres tall to provide safe containment for cyclists as well as pedestrians. It is designed for people to be able to stop on and enjoy views up and down the river. The bridge has steps and ramps at either ends, the steps being accessible for reduced mobility users.

Lighting is provided as part of the design and serves both functional and decorative purposes. The bridge deck is illuminated by a continuous light source located at deck level. This throws light directly onto the walking surface with minimal vertical light spillage. The shiny stainless steel mesh forming the parapet infill will reflect this light, adding to light levels at deck level and creating a visually dynamic feature. The steel arch will be uplit from lamps mounted on the upstream edge of the bridge deck to create a feature which can be controlled to provide reduced lighting levels at out of peak times.

The second, smaller span over Pymmes Brook is a concrete platform edged by concrete planters approximately 20 metres in length and linked to the main bridge by a “green ramp” with planting on both sides.

The design of the bridge was supported through the local consultation process during the Design Competition held in 2006.

3. Environment / Ecology

Section 4C of the London Plan sets out the Blue Ribbon policy of the Plan and the principles behind it. These principles seek to enhance the existing waterway provision in the capital, provide a healthy and safe mixture of vibrant and calm places, encourage appropriate waterside development particularly in regeneration areas, and protect and enhance the biodiversity and landscape value of the Blue Ribbon network. Policy 4C.22 Structures Over the Blue Ribbon Network of the London Plan requires a risk assessment to be provided detailing the extent of the potential impact on navigation, hydrology and biodiversity and any mitigation measures required.

Policies OS6 and OS9 seek to protect and enhance biodiversity and existing flora and fauna and ensure that development meets the policy requirements of the Lee Valley Regional Park Plan. This scheme has been carried out in consultation with the Lee Valley Regional Park Authority who supports the scheme.

Natural England has commented on the need to incorporate biodiversity enhancements into the scheme. They refer to the requirement under Circular

06/05 Biodiversity and Geological Conservation – Statutory Obligations and their Impact on the Planning System to examine the presence of protected species and the extent they may be affected by development. In relation to this issue, British Waterways has confirmed that, given the industrial nature of the riverbanks in this location, i.e. largely steel sheet piles and concrete panels, there is no opportunity for water voles or other protected species to exist at this location. Both Natural England and the Environment Agency also require a condition to be attached requiring a biodiversity enhancement plan to be prepared prior to the implementation of the development.

Mention is made of the possible provision of bat boxes fixed to the bridge in the sustainability checklist.

Conditions are also attached requiring satisfactory landscaping proposals associated with the development.

4. Accessibility

The bridge is fully accessible to both pedestrians, including limited mobility pedestrians, and cyclists. Ramped access is provided at both ends to a maximum gradient of 1:20.

CONCLUSION

The proposal involves the erection of a new bridge over the River Lee linking Hale Wharf and Millmead Road. The proposed footbridge will form part of implementing the east-west route adopted in the Tottenham Hale Urban Centre Masterplan.

The applicant has undertaken consultation with key stakeholders including Lee Valley Regional Park, ISIS, Environment Agency, Lee Valley estates and this Council to agree the location of the proposed bridge and the construction constraints as well as a public exhibition.

The application site falls within the Tottenham International Master Plan area and is identified as a Site Specific Proposal, (Site 22), in the emerging Unitary Development Plan. The new bridge fits into the masterplan framework of improving movement within the masterplan area. It will form part of the main east-west axis through the masterplan area. The bridge is designed to attract and maintain a high level of usage.

The bridge is of a distinctive architectural design and quality and the design of the bridge has been selected through competition. The design of the bridge was supported through the local consultation process during the Design Competition held in 2006. An assessment panel, including eminent professionals, and the subsequent design process, has been guided by CABI and Design For London, as well as representatives of the key stakeholder groups.

The bridge is fully accessible to both pedestrians, including limited mobility pedestrians, and cyclists. Ramped access is provided at both ends to a maximum gradient of 1:20.

The proposal is therefore considered to meet the requirements of the appropriate policies of both the London Plan and the Unitary Development Plan 2006 and is recommended for conditional approval.

RECOMMENDATION

Subject to referral to GLA, to GRANT PERMISSION

Registered No. HGY/2007/1400

Applicant's drawing Nos. 1144-GAR1-099, 100 & photographs.

Subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

6. 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.

7. No development shall take place until details of the flood storage compensation scheme have been submitted to and approved in writing by the Local Planning Authority.

Reason: to prevent the increased risk of flooding to the site and third parties.

8. To offset the loss of habitat caused by the development hereby approved, within the river corridor, a scheme for ecological mitigation and biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Mitigation for the proposed river crossings upon the river corridor of the River Lee navigation and Pymmes Brook.

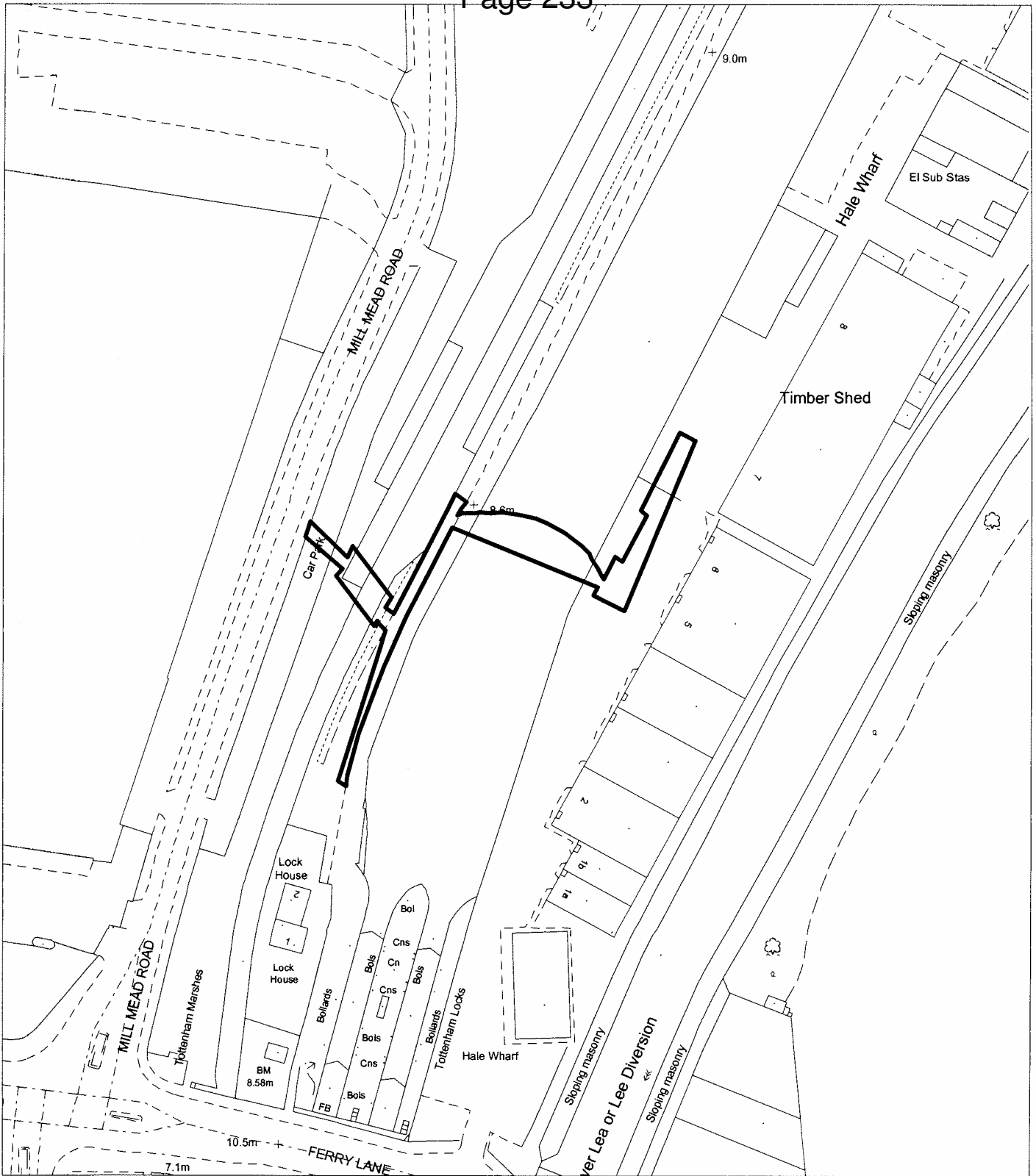
9. Notwithstanding the details shown in the scheme hereby approved, details of physical mechanisms to assist mobility impaired and partially sighted pedestrians, such as bubble paving and other tactile surfacing, shall be submitted to, and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby approved.

Reason: To ensure the adequate provision and safety of partially sighted/mobility impaired users.

INFORMATIVE: The applicant is advised to contact Thames Water Plc, Development Control, Asset Investment Unit, Maple Lodge, Denham Way, Rickmansworth, Herts, WD3 9SQ, tel. 01923 898072 regarding the potential effects of the development hereby approved on their apparatus.

REASONS FOR APPROVAL

The proposed bridge has been developed and designed in line with the masterplan adopted by the Council for the regeneration of the Tottenham Hale Area. The scheme complies with the appropriate local policies in the Unitary Development Plan 2006 and the appropriate policies within the London Plan, including the policies relating to the Blue Ribbon strategy for London.



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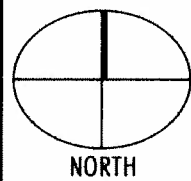
Site plan

Bridge over River Lee Navigation and Pymmes Brook, Hale Wharf, Ferry Lane, N17



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