

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

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

Also Present: Councillors, Amin, Egan and Haley.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC62.	APOLOGIES Apologies for absence were received from Cllr Weber for whom Cllr Newton was to substitute however, apologies were received from Cllr Newton. Apologies for lateness were also received from Cllr Adamou.	
PC63.	URGENT BUSINESS None received.	
PC64.	DECLARATIONS OF INTEREST Cllr Alexander declared a personal interest in agenda item 10 as she had been involved with this application. She had taken the decision that when this item was being considered she would take no part and leave the room.	
PC65.	DEPUTATIONS/PETITIONS None received.	
PC66.	MINUTES PC56 The Committee was advised that in paragraph three, penultimate sentence the word 'evasive' should be replaced with 'invasive'. RESOLVED That the minutes of the Planning Committee meeting held on 3 September 2007 be agreed and signed subject to the above amendment.	
PC67.	APPEAL DECISIONS The Committee noted the outcome of five appeal decisions determined by the Department for Communities and Local Government during August 2007, 2 were allowed and 3 were dismissed. There were no particular points to draw to the	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>Committee's attention.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC68.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions taken under delegated powers by the Heads of Development Control (North & South) and the Chair of the Planning Committee determined between 13 August 2007 and 9 September 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC69.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement. The report summarised the decisions taken within set time targets by Development Control and Planning Enforcement since the 3 September Committee meeting. Officers informed the Committee that the decisions made related primarily to house holder applications determined and were above Government targets, tied in and exceeded the Council's own targets.</p> <p>The Committee noted the successful prosecution detailed on page 57 (845 High Road N17) and the £5k fine levied on the owner. The Committee questioned what would be the next step now that the owner had been fined. The Officer advised that the owner would have to comply with the enforcement notice or would be liable to further prosecution and fines. The Officer agreed to keep the Committee updated via the Planning Enforcement Officers on the progress of this case.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That the Officer keep the Committee updated on the progress of the case with respect to the successful prosecution of the owner of 845 High Road N17. 2. That the report be noted. 	
<p>PC70.</p>	<p>SITE ADJACENT 2 SEYMOUR ROAD N8</p> <p>Cllr Alexander left the meeting.</p> <p>The Officer advised that this application had been deferred from the meeting held on 11 June 2007 in order for the Committee to receive a daylight and sunlight report on the effect of the proposed</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

development on 148 – 150 Wightman Road. A daylight and sunlight study had now been carried out and was attached to the agenda as an appendix. The scheme was now compliant with planning standards.

The Committee enquired of Officers whether the side wall would be higher than properties facing on to Whiteman Road. The Officer responded that this had been estimated at the site visit and it would be higher.

The Committee received objections from a local resident who objected to the proposal on the following grounds; loss of garden amenity, overlooking, loss of light and loss of parking.

Cllr Adamou entered the meeting at 7:25pm.

The applicant addressed the Committee and advised that the previous owners of the land had been served with a planning enforcement notice in November 2006. There were currently three parking spaces provided to the front of the property and one to the rear. Access to the rear was given and this issue had been resolved a year ago. The current owners were not aware of the garden amenity and there was no loss of light reported.

The Committee questioned the applicant on the previous parking provision provided. The Officer responded that previously the provision was three spaces at the front and one at the rear and that the enforcement notice had been withdrawn and therefore could not be pursued. The Legal Officer advised the Committee that this was a private law matter that the Committee did not need to consider. The current house holders could take up the matter with the applicant.

The Chair moved a motion to grant the application. On a vote there being four in favour and two against the motion was carried.

RESOLVED

The Committee agreed to grant permission subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2006/2434
FOR PLANNING COMMITTEE DATED 01/10/2007

Location: Site Adjacent 2 Seymour Road N8 0BE

Proposal: Demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at roof level (reconsultation owing to receipt of Light And Sunlight Report - viewable at Planning Office, or on website as Supporting_Information_3).

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

Recommendation: GTD

Decision: GTD

Drawing No's: 359/01, 359/02, 359/03, 359/04, 359/05, 359/06 & 359/07.

Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>& 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.</p> <p>INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.</p> <p>REASONS FOR APPROVAL The proposal has been assessed against and found to accord with the aims of Policies M10 'Parking Standards', M7 'Waste Management', UD2 'Sustainable Design and Construction', UD3 'General Principles' and UD4 'Quality Design' also Supplementary Planning Guidance 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.</p> <p>Section 106 No</p> <p>The Chair announced that the meeting would be adjourned for ten minutes at 7:35pm.</p> <p>Cllr Alexander re-entered the meeting at 7:37pm.</p> <p>The meeting was reconvened at 7:45pm.</p>	
<p>PC71.</p>	<p>ALEXANDRA PARK SECONDARY SCHOOL, BIDWELL GARDENS N11</p> <p>The Committee was informed that the application site was part of the school grounds attached to Alexandra Park School and formed a grassed area between the northern boundary of Albert Road Recreation Ground and the school sports hall. The Recreation Ground extended along the eastern boundary of the site to Bidwell Gardens and contained a raised embankment adjacent to the school boundary.</p> <p>The Officer advised that there would be a loss of 2-3 Hawthorn trees on the site as they were not in very good condition. It was proposed that they be removed and replanting would take place. The site was already in use by the school for sporting activities and was grassed over and was proposed to be resurfaced.</p> <p>The Committee questioned whether this application would involve</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

a large volume of construction traffic as previously damage had been caused to trees in Bidwell Gardens. The Officer confirmed that there would not be a great deal of construction to this application as it would involve levelling of the ground and there would not be a great deal of construction traffic.

The Committee requested a further condition that the replacement trees on the south edge be of a large species to blend in with existing trees.

RESOLVED

The Committee agreed to grant the application subject to conditions and the extra condition detailed above.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/1085
FOR PLANNING COMMITTEE DATED 01/10/2007

Location: Alexandra Park Secondary School, Bidwell Gardens N11 2AZ

Proposal: Erection of single storey extension to sports hall for storage; installation of new floodlit all-weather pitch with 6 no. 10 metre high floodlight columns, and associated landscaping.

Recommendation: GTD

Decision: GTD

Drawing No's: 967/PL201 A, 201 B, 203 A, 204 A, 205 A & 206.

Conditions:

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. In particular the artificial pitch surface shall be in a green colour, and the weldmesh fencing shall also be in a green colour.

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

3. No activities or use of the sports pitch hereby approved shall be carried on after 21:30 on any day, and all floodlights shall be turned off by 21:45 on any day.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>Reason: In order to ensure the proposed development does not impinge on the amenities of adjacent occupiers.</p> <p>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. These details shall include the planting of extra heavy standard trees adjacent to the eastern boundary of the site and on the south side of the site at the boundary with the adjacent recreation ground.</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.</p> <p>5. Access to the sports pitch hereby permitted shall be restricted to the main school entrance off Rhodes Avenue and the existing pedestrian/cycle access from Albert Road Recreation Ground only, and the emergency school access from Bidwell Gardens shall not be used by users of the sports pitch for access to or egress at any time.</p> <p>Reason: To protect the amenities of nearby residents.</p> <p>6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>7. Construction works shall not be commenced until vehicle wheel washing facilities have been provided. Such facilities shall be used by all vehicles leaving the site, and no work shall take place if at any time the said facilities are not present or are otherwise incapable of use.</p> <p>Reason: To ensure that the construction of the approved sports pitch does not prejudice the conditions of safety and cleanliness along the neighbouring highway.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme complies with Policies OS2 "Metropolitan Open Land" and UD3 "General Principles" of the council's Unitary Development Plan, and will provide considerable community benefit.</p> <p>Section 106. No</p>	
<p>PC72.</p>	<p>LAND REAR OF 42 - 48 NEWLAND ROAD N8</p> <p>The Officer presented the report and advised the Committee that the application site comprised the piece of open land between the western end of Penstock footpath, Newland Road and the new Hornsey Village development. The site was fenced off and was currently an uncultivated grassed area, directly south of Alexandra</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

Palace and Park.

The density of the development proposed was 265hrh which complied with the Council's preferred density range. It was also considered that the scheme provided an acceptable mix of dwelling types. Seven units were to be rented and five units for shared ownership and this had been agreed with Housing Services. The proposed buildings were to the north of the existing houses and therefore no overlooking, loss of daylight or sunlight would occur. As part of the scheme, nine car parking spaces would be provided including two disabled car spaces.

The Committee queried the location for refuge and whether the conditions were satisfactorily strong enough. The Officer responded by stating that members had considered at the site visit that the refuge was not in the right location. Members could add an informative so the refuge was looked at in the context of condition 11. Condition 4, looked at the surroundings and this could be strengthened to be more specific on the boundaries.

Cllr Egan entered the meeting at 8:00pm.

Members queried that the Fire Brigade had confirmed sprinklers could be used. Concern was raised whether sprinklers should be used in family units and that the Fire Brigade should have access to the site. The Committee confirmed that the scheme should be compliant with the Fire Brigade as they were the experts.

RESOLVED

That the Committee agreed to grant permission subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/1518
FOR PLANNING COMMITTEE DATED 01/10/2007

Location: Land rear of 42-48 Newland Road N8

Proposal: Erection of part 2 / 3 storey building comprising 3 x three bed flats, 2 x two bed flats and 2 x one bed flats. Erection of 5 x three storey four bedroom houses with associated car parking space, bicycle spaces, refuse and storage.

Recommendation: GTD

Decision: LEGAL

Drawing No's: 0465(PL)01, 02B, 03F, 04F, 05F, 08C & 09D.

Conditions:

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

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 with particular reference to the number type and species of trees shrubs and plants and the type, design and height of the boundary fencing along the north and east boundaries.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

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.

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 and recycling facilities 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. 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.

13. That the detailing of all sustainable features which form part of the approved scheme including bicycle parking, locally sourced materials, low power ventilation fans and high efficiency hot water boilers, etc., shall be submitted for approval by the Local Planning Authority and implemented thereafter.

Reason: to ensure the development is sustainable.

14. Notwithstanding the details submitted, full details of the boundary treatment to the north and east boundaries of the site, including planting

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>plans, shall be submitted to and approved in writing by, the Local Planning Authority, prior to the development being commenced . Reason: to ensure the satisfactory appearance of the development.</p> <p>15. That all hard surfaces shall be permeable surfaces details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and retained to the satisfaction of the Local Planning Authority. Reason: In order to minimise surface water run off from the site.</p> <p>INFORMATIVE: In regards to surface water drainage Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. Thames Water requests that further information on foundation design be submitted. The developer should contact Thames Water Resources Team on 0118 9237430.</p> <p>INFORMATIVE: That the Fire Brigade be satisfied that they have satisfactory access for their fire fighting vehicles to enter and turn within the site.</p> <p>INFORMATIVE: That a scheme for storage, recycling and collection be devised which allows for storage locations to be within the site with access and turning space within the site for collection vehicles.</p> <p>INFORMATIVE: That the provision of entrance gates shall be discussed as part of the requirement to discuss the proposals in relation to the requirements of secure by design.</p> <p>REASONS FOR APPROVAL</p> <p>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', ENV9 Energy Efficiency', ENV10 Renewable Energy' and M10 'Parking for Development' of the Unitary Development Plan 2006.</p> <p>Section 106. Yes</p>	
<p>PC73.</p>	<p>FORMER MOUNTVIEW THEATRE SCHOOL, 104 CROUCH HILL N8</p> <p>The Officer informed the Committee that that this application site</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

was part of the former rear garden of 104 Crouch Hill, there were three separate applications to be determined as the site had been severed and was now two sites. There was currently extension buildings on the site and the rear backed onto the communal garden of a residential block of flats.

The site was currently covered by dilapidated out buildings of no architectural or conservation merit and therefore was considered suitable for housing development.

The committee queried the comments on the design of the scheme and whether they had been addressed in recent drawings. The Officer explained they had and that the brick proposed would be one type of brick. A bay window had been introduced on the ground floor at the front. The Officer further advised that the drawing shown at the site visit had been revised and was on display.

An objector addressed the Committee and stated that their objection to the scheme was based on the intensity of the development which took up too much of the back land site approximately two thirds of the garden. It was suggested that the intensity should be half the scheme proposed. There was to be no parking and it was estimated that a further six to ten cars would cause parking pressure.

The representative from Hornsey CAAC spoke and stated they had no objection to the demolishing of the unsightly buildings however, concern was raised that taken together with the other application the two proposed developments represented over development of the site and the loss of mature trees.

The applicant's representative addressed the Committee and requested that the application be looked at as an enabling development. The proposed scheme had more green space and was visually environmentally friendly. The drawings now provided addressed the conservation officer's concerns. Car parking was not a feature of the site and therefore it was a car free development enhancing the conservation area. The proposed scheme matched the materials on adjacent properties i.e. roof materials and brick were both in keeping with surrounding buildings.

The Committee enquired whether there was any relationship between the housing and school. The applicant responded that there would be a 14ft distance between the two buildings.

Cllr Haley entered the meeting at 8:55pm.

The Committee agreed that an informative should be included that the applicant discuss with the Conservation Officer the appearance of the flank wall. A further condition was also agreed that CCTV

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

and communal satellite dish be installed as the development was within a conservation area.

RESOLVED

The Committee agreed to grant permission subject to conditions and the above extra condition and informative.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0920
FOR PLANNING COMMITTEE DATED 01/10/2007

Location: Former Mountview Theatre School, 104 Crouch Hill N8 9EA

Proposal: Demolition of existing buildings and erection of 4 x three bedroom dwelling houses.

Recommendation: GTD

Decision: GTD

Drawing No's: 2(01)00, 2(02)00, 2(03)00, 2(04)00, 2(05)00, 01, 02, 03;
2(12)00A, 01A, 02A, 03A, -01A; 2(13)00A, 2(14)00A, 01A, 02A & 03A.

Conditions:

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

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

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

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

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

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

Bank Holidays.

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

5. 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.

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. Details of the method of recycling and separation of household waste, sustainable building material and suppliers, energy efficiency shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To meet the Council's sustainability best practice procedures.

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

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

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

INFORMATIVE: That consideration should be given to the design of the west facing flank wall of the proposed development to improve its appearance in relation to the outlook from the existing adjoining buildings and the public realm preferably by introducing features in the brick design which would break up the current unrelieved routine of the brick work.

REASONS FOR APPROVAL

The development, which fronts onto Cecile Park, proposes a design that is within keeping with this location and the Conservation Area meeting the aims and the provisions of Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>'Demolition in Conservation Areas' and Policy M10 'Parking for Development' of the Haringey Unitary Development Plan.</p> <p>Section 106. No</p>	
<p>PC74.</p>	<p>FORMER MOUNTVIEW THEATRE SCHOOL, 104 CROUCH HILL N8 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing buildings in association with erection of four dwelling houses.</p> <p>RESOLVED</p> <p>The Committee agreed to grant Conservation Area Consent as planning permission for the application outlined in PC73 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0921 FOR PLANNING COMMITTEE DATED 01/10/2007</p> <p>Location: Former Mountview Theatre School, 104 Crouch Hill N8 9EA</p> <p>Proposal: Conservation Area Consent for demolition of existing buildings in association with erection of 4 dwelling houses.</p> <p>Recommendation: GTD</p> <p>Decision: GTD</p> <p>Drawing No's: 2(01)00, 2(02)00, 2(03)00, 2(04)00, 2(05)00, 01, 02, 03; 2(12)00, 01, 02, 03, -01; 2(13)00, 2(14)00, 01, 02 & 03.</p> <p>Conditions:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed demolition causes no harm as the existing buildings are of no architectural merit and is in line with Council Policy especially CSV7 'Demolition in Conservation Areas' of Haringey Unitary Development Plan.</p> <p>Section 106 No</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>The Chair agreed to vary the agenda to take item 18.</p>	
<p>PC75.</p>	<p>104 CROUCH HILL N8</p> <p>The Committee was informed that the site consisted of a detached three storey former dwelling house that had been used as a theatre and acting school and the property was currently vacant. The proposal did not adversely affect the setting or the character of the Conservation Area. The development would not result in the loss of open space in that it replaced existing buildings and would not have an adverse impact upon important trees on neighbouring sites. Car parking and access was at the front of the property utilising existing crossovers to the site. The scheme proposed to re-use some of the demolition material and would source new materials from sustainable suppliers.</p> <p>The representative from Hornsey CAAC addressed the Committee and stated that taken together with the adjacent site Hornsey CAAC felt that the proposed scheme represented over development. There was also objection to the design as the original building would be maintained and the side buildings would be set back.</p> <p>The applicant's representative responded to the objections and advised that the School was for children with Autism. The two side extensions were replacing buildings which did not enhance the Conservation Area. The proposed application would enhance existing buildings as well as the Conservation Area. The proposed scheme was in keeping with the surrounding area.</p> <p>RESOLVED</p> <p>The Committee decided to grant permission subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1103 FOR PLANNING COMMITTEE DATED 01/10/2007</p> <p>Location: 104 Crouch Hill N8 9EA</p> <p>Proposal: Erection of 2 storey side (NW) and first floor side (SE) extensions also hard and soft landscaping with associated tree planting.</p> <p>Recommendation: GTD</p> <p>Decision: GTD</p> <p>Drawing No's: A9417/01 & 02 - A TO G. A9417/03(1 - 4) A9417/04 (1-5).</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

Conditions:

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

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

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

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

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

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

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

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

5. 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.

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

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

7. Details of energy efficiency / sustainability including rainwater reclamation and low flush toilets shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: To comply with the Council's sustainability best practice.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>REASONS FOR APPROVAL</p> <p>The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed school that is not detrimental to the street scene or the area as a whole compliant with Policies UD3 'General Principles', UD4 'Quality Design', and SPG 1 'Design Guidance' also 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>PC76.</p>	<p>R/O 242 - 274 HERMITAGE ROAD N4</p> <p>The officer presented the report and advised that the site comprised of a triangular shaped land located to the rear of 242-278 Hermitage Road and the rear of 21-67 Tiverton Road flats. The area surrounding the site was mixed residential and industrial. The garages were vacant and the redevelopment of the site would bring about the re-use of what is currently under used land.</p> <p>It was considered that the scale, bulk and overall design of the scheme was acceptable and would not present significant problems of overlooking or pose any adverse amenity impact. The scheme provided ten off-street parking spaces, access to parking permits would be restricted to controlled parking in the area. There would also be secured storage space for twenty bicycles to encourage sustainable modes of travel.</p> <p>The Committee requested that Condition 8 be strengthened to include that refuse bins be put in an enclosure and the applicant welcomed this.</p> <p>RESOLVED</p> <p>The Committee agreed to grant permission subject to conditions and the above extra condition and also subject to a Section 106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1442 FOR PLANNING COMMITTEE DATED 01/10/2007</p> <p>Location: R/O 242-274 Hermitage Road N4 1NR</p> <p>Proposal: Demolition of existing garages and erection of four storey building comprising 10 x two bedroom flats and 3 x one bedroom flats. Erection of 7 x two storey houses comprising 3 x four bedroom houses, 3 x three bedroom houses and 1 x two bedroom house.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

Recommendation: LEGAL

Decision: LEGAL

Drawing No's: A-001 rev 05, 010 rev 05, 011 rev 05, 012 rev 05, 013 rev 05, 050 rev 05, 060 rev 05, 061 rev 05, 062 rev 05, 300 rev 06, 301 rev 06, 302 rev 06, 303 rev 06, 304 rev 06, 305 rev 06, 330 rev 06, 340 rev 06, 400 rev 06, 401 rev 06 & 402 rev 06.

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. 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 including the provision of external lighting 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. The construction works of the development hereby granted shall

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

7. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

8. That a detailed scheme for the provision of refuse, waste storage 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.

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

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

10. Notwithstanding the 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.

11. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation, air quality assessment 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.

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

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

13. That the provision of 20 cycle racks in a secure shelter shall be

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

constructed on the site.

Reason: In order to promote sustainable mode of travel.

14. That the detailing of all the sustainable features which form part of the approved scheme including solar water heating panels, recycling of rainwater, reduction of water consumption etc shall be submitted for approval by the Local Planning Authority and implemented thereafter.

Reason: To ensure the development is sustainable.

15. That a scheme for dedicating the existing vehicular access off Hermitage Road for the sole use pedestrians and cyclists shall be submitted and approved by the Local Planning Authority and retain permanently thereafter.

Reason: In order that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

16. 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'.

17. That details of a nature conservation study to establish whether or not there are any species of Fauna or Flora which might be effected by construction and the timing of such construction in the calendar year shall be submitted to and approved by the Local Planning Authority before the commencement of the works. Such agreed study and its recommendations shall be considered and implemented or acted upon before any works commence.

Reason: In order to protect the natural environment of the site.

18. That the waste/refuse storage area shall be enclosed with walls and gates. Notwithstanding the drawings hereby approved details of a scheme for wall and gates to the refuse storage and recycling area shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development has a satisfactory standard of refuse and recycling storage provision in order to protect and preserve the amenities of the locality.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>INFORMATIVE: The necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed scheme is acceptable and complies with national, regional and relevant local Policies G3 'Housing Supply', UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M9 'Car-Free Residential Developments', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', HSG 9 'Density Standards' and HSG10 'Dwelling Mix' of the Haringey Unitary Development Plan.</p> <p>Section 106. Yes</p>	
<p>PC77.</p>	<p>103 CORNWALL ROAD N15</p> <p>The Officer advised the Committee that this application site had been considered previously by the Committee. The site was located on Cornwall Road between West Green Road and St Ann's Road. The proposal site consisted of buildings 2/3 storeys in height mainly used for industrial storage purposes. The property was part vacant and had been so for some time.</p> <p>It was considered that the residential development of this site would be acceptable. The height of the proposed building was considered to relate well to the site's setting, streetscape, scale and architecture of the existing buildings.</p> <p>Objectors representing the Friends of Chestnuts Park addressed the Committee and objected on the ground that new developments should improve open space in areas of open space deficiency. The park was part of St Ann's Conservation Area. The entrance to the proposed site should be attractive and windows should be overlooking the alleyway which would benefit office workers in the buildings as this would increase daylight.</p> <p>The applicant addressed the Committee and advised that he had submitted an application in April 2006. This amended scheme incorporated a two metre access. The proposed scheme before the Committee included a four metre strip between both buildings and the scheme was set slightly back.</p> <p>The Committee queried whether it was possible for windows to be inserted into the building overlooking the allyway. The applicant responded that it would be unreasonable to alter the design at this point.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

RESOLVED

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

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/1575
FOR PLANNING COMMITTEE DATED 01/10/2007

Location: 103 Cornwall Road N15 5AX

Proposal: Demolition of existing building and erection of 3 storey building comprising 8 x two bedroom flats, 330 square metres of office floorspace and refuse storage.

Recommendation: LEGAL

Decision: LEGAL

Drawing No's: 001-04-COR-G to 009-04-COR-G.

Conditions:

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

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

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

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

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

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

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

Reason: In order to ensure that the proposal does not prejudice the

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

enjoyment of neighbouring occupiers of their properties.

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

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

6. 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. 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 neighbourhood.

8. Details of the sustainable practices in terms of local materials, local workforces, and means of efficient heating, noise attenuation and insulation systems shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works.

Reason: In order to meet the Council's Sustainability best practice.

9. That the development is set back 1 metre from the new building of the site with the 2 metre wide entrance path to the park.

Reason: In order to ensure that the entrance path is not over enclosed by the adjoining new building.

10. That gates are erected at both ends of the path details of the design of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to ensure the safety of the entrance and maintain the character and appearance of the locality.

11. That a scheme for the provision of lighting of the entrance pathway shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to ensure the security and safety of the entrance footpath.

12. That there shall be a 50mm duct provided along the length of the new entrance pathway.

Reason: In order to ensure that there is adequate provision for any necessary cabling associated with the erection of the footpath.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>13. That details of the design, treatment and materials of the new entrance footpath including the provision of conservation style block paving and planted flower beds on either side of the path to be submitted to and approved by the Local Planning Authority before the commencement of works. Reason: In order to ensure the satisfactory design and appearance of the footpath.</p> <p>14. That the materials proposed for the new development shall be of a type and appearance that would be compatible with the proposed adjoining development to the north of the application site details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Reason: In order to ensure a satisfactory appearance of the proposed development and the locality in relation to the development on the adjoining site.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.</p> <p>INFORMATIVE: 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'.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development is considered consistent with Policy UD3 'General Principles' of the Haringey Unitary Development Plan also Supplementary Planning Guidance 3b 'Privacy and Overlooking, Aspect / Outlook and Daylight / Sunlight'. Additionally the density of the proposed development is considered consistent with the Governments Planning Policy Statement 3, London Plan also Policy HSG 9 'Density Standards' of the Haringey Unitary Development Plan.</p> <p>Section 106. Yes</p> <p>The Chair agreed to vary the agenda to taken agenda item 19 next.</p>	
<p>PC78.</p>	<p>UNIT 4E ARENA ESTATE, WILLIAMSON ROAD N4</p> <p>The Committee was advised that the application site comprised an internal mezzanine floor level within the corner unit of the Arena Park, known as Unit 4E, closest to Williamson Road. The Arena retail park was within the Green Lanes Town Centre.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

The use of the mezzanine floor as a fitness club was appropriate in terms of the nature of the use. There was no dedicated parking spaces provided however, it was considered that the retail park benefited from high levels of public transport accessibility.

RESOLVED

The Committee agreed to grant permission subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/1555
FOR PLANNING COMMITTEE DATED 01/10/2007

Location: Unit 4E Arena Estate, Williamson Road N4 1ED

Proposal: Change of use from vacant mezzanine floorspace (A1) to health and fitness studio (D2) with shopfront alterations at ground floor level

Recommendation: GTD

Decision: GTD

Drawing No's: L4251/SK(0) 050 RevA, 051, L(0)084, 40RevB, 039 RevC & 083 Rev B.

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 provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended) the premises shall be used as a Health and Fitness Club only and shall not be used for any other purpose including any purpose within Class D2 Assembly and Leisure unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

4. Notwithstanding the details included in the proposal hereby

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>approved, full details of the cycle parking proposed 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 a satisfactory level of cycle parking provision.</p> <p>5. That a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the development hereby approved being commenced. Reason: To ensure satisfactory travel arrangements in relation to the development.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal is considered to be appropriate in size, scale, character and function in terms of the Town Centre location and will contribute to the vitality and viability of the retail park. No additional parking is considered necessary given the high public transport accessibility of the site. The proposal is therefore considered to comply with Policies TCR1 'Development in Town and Local Shopping Centres' and M10 'Parking for Development' of the Unitary Development Plan 2006.</p> <p>Section 106. No</p>	
<p>PC79.</p>	<p>12 OVERBURY ROAD N15</p> <p>The Officer presented the report and advised the Committee that the property was a two storey building currently in part light industrial use. The building was situated at the rear of the office/light industrial building at 1-19 Tewkesbury Road, forming a complete rectangular block. The site was no longer within a defined employment area and re-designated in terms of employment protection. The area was in transition and it may well have been that the area was developed as a mixed use residential area. This was a mixed scheme with access from Overbury Road.</p> <p>Cllr Amin entered the meeting at 9:58pm.</p> <p>It was considered that there would be no loss of sunlight and daylight to any of the adjoining properties as a result of the development. The scheme was proposed as a car free development, secure bicycle parking spaces within the site that was acceptable for this type of location.</p> <p>The Committee considered the proposed application and enquired whether the development included balconies and was advised that it did.</p> <p>RESOLVED</p> <p>The Committee decided to refuse planning permission as it was considered that the proposed development was in an unsuitable</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	<p>location.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1557 FOR PLANNING COMMITTEE DATED 01/10/2007</p> <p>Location: 12 Overbury Road N15 6RH</p> <p>Proposal: Demolition of existing building and erection of four storey building comprising of 2 x B1 (light industrial) units and residential above comprising of 2 x 1 bed flats, 4 x 2 bed flats, and 2 x 3 bed flats</p> <p>Recommendation: GTD</p> <p>Decision: REF</p> <p>Drawing No's: 12/7/01 to 07.</p> <p>Conditions:</p> <p>Reason for Refusal:</p> <p>That the proposed development would give rise to an unacceptable relationship between the existing commercial and proposed residential uses and is therefore in an unsuitable location in relation to the amenities of the future occupiers of the property contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.</p> <p>Section 106. No</p>	
<p>PC80.</p>	<p>URGENT ACTIONS TAKEN IN CONSULTATION WITH THE CHAIR</p> <p>The Committee was asked to note a decision taken by the Chair under urgency procedures or delegated authority.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC81.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business submitted.</p>	
<p>PC82.</p>	<p>SITE VISITS</p> <p>The next site visits will take place on Friday 26 October 2007 at 9:30am.</p>	
<p>PC83.</p>	<p>DATE OF NEXT MEETING</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 1 OCTOBER 2007**

	Monday 29 October 2007 The meeting concluded at 10:15pm.	
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COUNCILLOR SHEILA PEACOCK

Chair